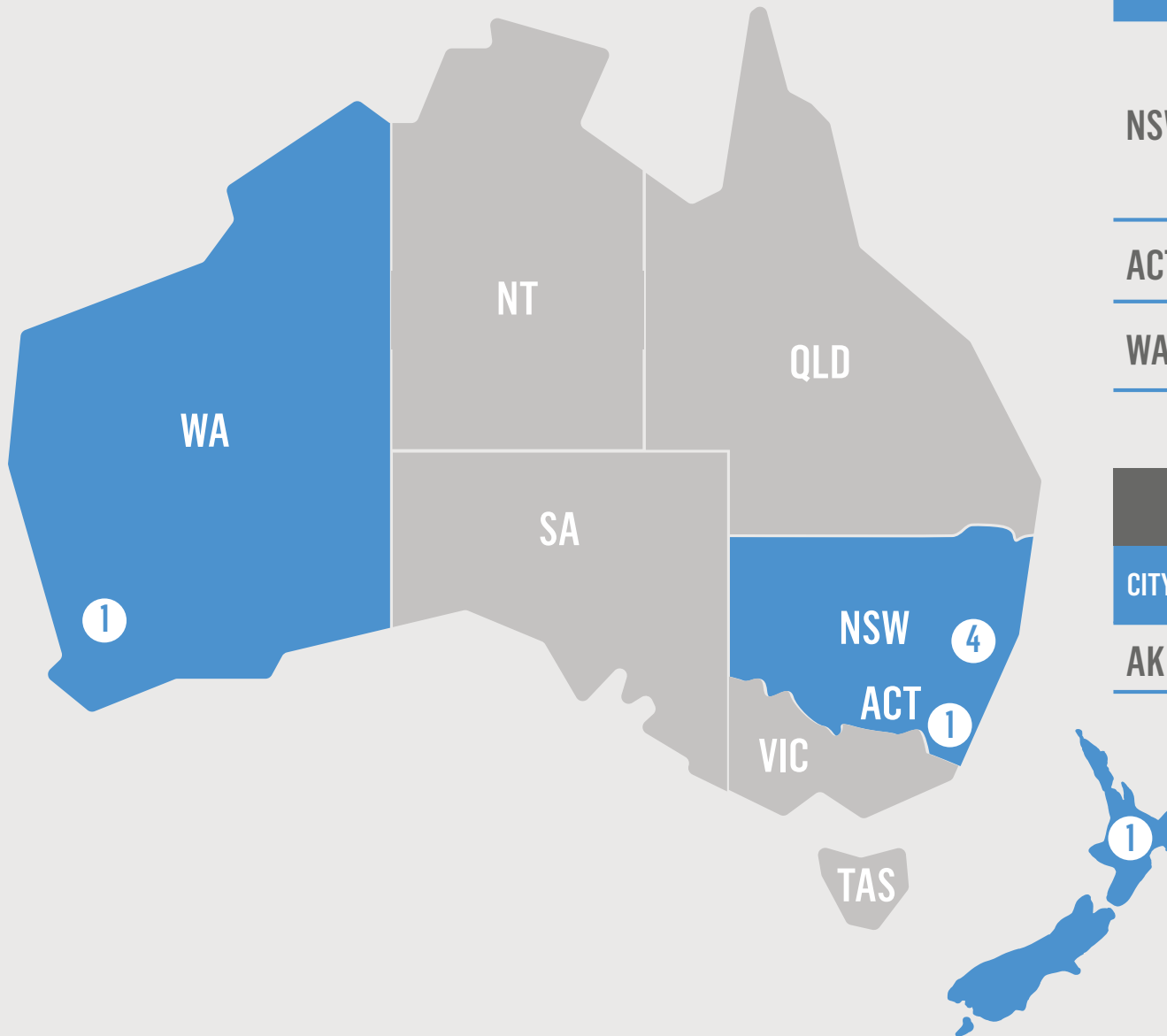


**OFFICE AVAILABILITY REPORT  
FEBRUARY 2020**



# AVAILABLE SPACE OVERVIEW



AUSTRALIA			
STATE	ADDRESS	AVAILABLE NLA (SQM)	PAGE
NSW	1 York Street, Sydney	Multiple	3
	60 Margaret Street, Sydney	Multiple	4
	77 Castlereagh Street, Sydney	Multiple	5
	Top Ryde City Shopping Centre	Multiple	6
ACT	38 Sydney Avenue, Forrest	3,938	7
WA	14-16 Victoria Avenue, Perth	Multiple	8

NEW ZEALAND			
CITY	ADDRESS	AVAILABLE NLA (SQM)	PAGE
AKL	38-58 Gaunt Street, Auckland	Multiple	9

Note: all areas are approximate

# 1 York Street SYDNEY

1 York Street is a superbly located landmark building at the northern end of Sydney's CBD. This B+ Grade asset has convenient access north across the Sydney Harbour Bridge and is equidistant from Barangaroo and Circular Quay. The standalone building has a large light filled lobby and an on-site café as well as modern end of trip facilities. The 860sqm floorplates have a side core configuration, which can be subdivided into various size requirements. The mid and high rise also benefit from expansive Sydney Harbour, Sydney Harbour Bridge and city views.

View the common areas with our [360-degree, virtual tour](#).



<b>Grade</b>	B+
<b>Year Built/ Refurb</b>	1973 / 2016
<b>NABERS Energy</b>	4.0 Star
<b>NABERS Water</b>	4.0 Star
<b>Total NLA (sqm)</b>	18,451
<b>No. of Floors</b>	25
<b>Typical Floorplate (sqm)</b>	860
<b>Estimated Outgoings (psm)</b>	\$123
<b>Major Tenants</b>	eBay PayPal Emirates Clarius Group JCDecaux
<b>Parking Bays</b>	1:177 sqm
<b>Amenities</b>	<ul style="list-style-type: none"> <li>- Modern end of trip facilities</li> <li>- Lobby cafe</li> <li>- Abundant natural light</li> <li>- Sydney Harbour views</li> </ul>

## AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Level 2 (part)*	227	POA	Now
Level 3 (part)	108	POA	March'20
Level 5	860	POA	May'20
Level 7 (part)*	131	POA	Under offer
Level 8 (part)	471	POA	Now
Level 9	860	POA	Nov'19
Level 14 (part)*	139	POA	Now

This tenancy comes with a complete fit out\*



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## 60 Margaret Street SYDNEY

60 Margaret Street is a cornerstone A grade asset, superbly positioned fronting both Margaret Street and George Street. The commercial office tower sits directly above the MetCentre providing a superb amenity to occupiers of the tower, as well as a direct link to Wynyard Transport Hub. The building is well designed with a central core and benefits from abundant natural light and prime views across the Sydney CBD.

<b>Grade</b>	A
<b>Year Built/ Refurb</b>	1980 / refurb 2019
<b>NABERS Energy</b>	4.0 Star
<b>NABERS Water</b>	3.0 Star
<b>Total NLA (sqm)</b>	40,390
<b>No. of Floors</b>	31
<b>Typical Floorplate (sqm)</b>	1,400
<b>Estimated Outgoings (psm)</b>	\$193
<b>Major Tenants</b>	ING Cliftons Ozforex JustCo Virgin Active
<b>Parking Bays</b>	143
<b>Amenities</b>	– End of trip facilities – Food court – Virgin Active – MetCentre

### AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Level 24	1,495	POA	Aug'20
Level 33	1,256	POA	Sep'20
Level 36 (part)**	596	POA	Now

\*\* Spec fitout in place



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## 77 Castlereagh Street SYDNEY

77 Castlereagh Street is a well-designed B-Grade asset in a premium location. Positioned above Westfield Shopping Centre and adjacent to Myer Shopping Centre, the asset is in close proximity to significant retail and F&B offerings, as well as St. James and Martin Place Railway Stations. The building was refurbished in 2010 and benefits from additional access via the Sky Lobby at 85 Castlereagh.

<b>Grade</b>	B
<b>Year Built/ Refurb</b>	1980 / refurb 2010
<b>NABERS Energy</b>	5.5 Star
<b>NABERS Water</b>	N/A
<b>Total NLA (sqm)</b>	13,090
<b>No. of Floors</b>	11
<b>Typical Floorplate (sqm)</b>	1,220
<b>Estimated Outgoings (psm)</b>	\$206
<b>Major Tenants</b>	Dentons Lawyers Bartier Perry
<b>Parking Bays</b>	Available
<b>Amenities</b>	<ul style="list-style-type: none"> <li>- Premium lobby</li> <li>- Showers on most floors</li> <li>- Retail and food/ beverage</li> </ul>

### AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Level 7**	474	POA	Now
Level 8 Existing fitout	683	POA	Now

\*\* Spec fitout PC Apr/20



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## Top Ryde City Shopping Centre TOP RYDE

The Hub, is an opportunity for Professional, Commercial and Service providers to join in the established Top Ryde City Shopping Centre. Located in the heart of the Ryde Business District, with prime location on Blaxland Road and Devlin Street with over 95,000 vehicles passing daily. Just 12km from the Sydney CBD, this thriving mixed-use development comprises of commercial, retail, dining, leisure and over 650 apartments.



<b>Parking Bays</b>	Available
<b>Amenities</b>	<ul style="list-style-type: none"> <li>- Successful restaurant precinct supported by major banks</li> <li>- Parking</li> <li>- Fitness First</li> </ul>

### AVAILABILITY

Tenancy	NLA (sqm)	Rent (psm)	Available
3025	121	POA	Now
3027	167	POA	Now
C3000A	65	POA	Now
C3000	91	POA	Now
3013	194	POA	Now
3023	98	POA	Now
3029	115	POA	Now
3030	207	POA	Now
3037	91	POA	Now
3037A	62	POA	Now



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## 38 Sydney Avenue FORREST

This A Grade asset has undergone a full refurbishment in CY18 which comprised a new entry foyer, new lift lobbies, new end of trip facilities, bike storage and upgraded floorplates with new ceiling, lighting, carpet and amenities. The building has 8,975 sqm of contiguous office space over four floors within the core of Canberra's parliamentary precinct. The asset will meet Government and private office space requirements and is targeting a 4.5 Star NABERS Energy rating.

<b>Grade</b>	A
<b>Year Built / Refurb</b>	1997 / 2018
<b>NABERS Energy</b>	Targeting 4.5 Star
<b>NABERS Water</b>	N/A
<b>Total NLA (sqm)</b>	9,099
<b>No. of Floors</b>	4
<b>Typical Floorplate (sqm)</b>	2,300
<b>Estimated Outgoings (psm)</b>	\$70
<b>Major Tenant</b>	Vacant
<b>Parking Bays</b>	1:133 sqm
<b>Amenities</b>	<ul style="list-style-type: none"> <li>- New amenities on all levels</li> <li>- New end of trip facilities</li> <li>- Bike storage</li> <li>- On-site cafe</li> <li>- Abundant natural light</li> <li>- Refurbished entry foyer</li> </ul>

### AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Ground	1,557	POA	Now
Level 1	2,363	POA	Now



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## 14-16 Victoria Avenue PERTH

Strategically located in a vibrant CBD precinct, this 10 storey commercial building enjoys a prominent corner position with sweeping views to the west and south from its upper levels. Substantially refurbished in 2017, the building features a bright entry foyer with cafe, modern end of trip facilities, basement parking and flexible floor plates of 619sqm. The building is a brief walking distance to the city's main commercial and retail attractions and a number of Perth's best hotels, cafes, restaurants and bars.

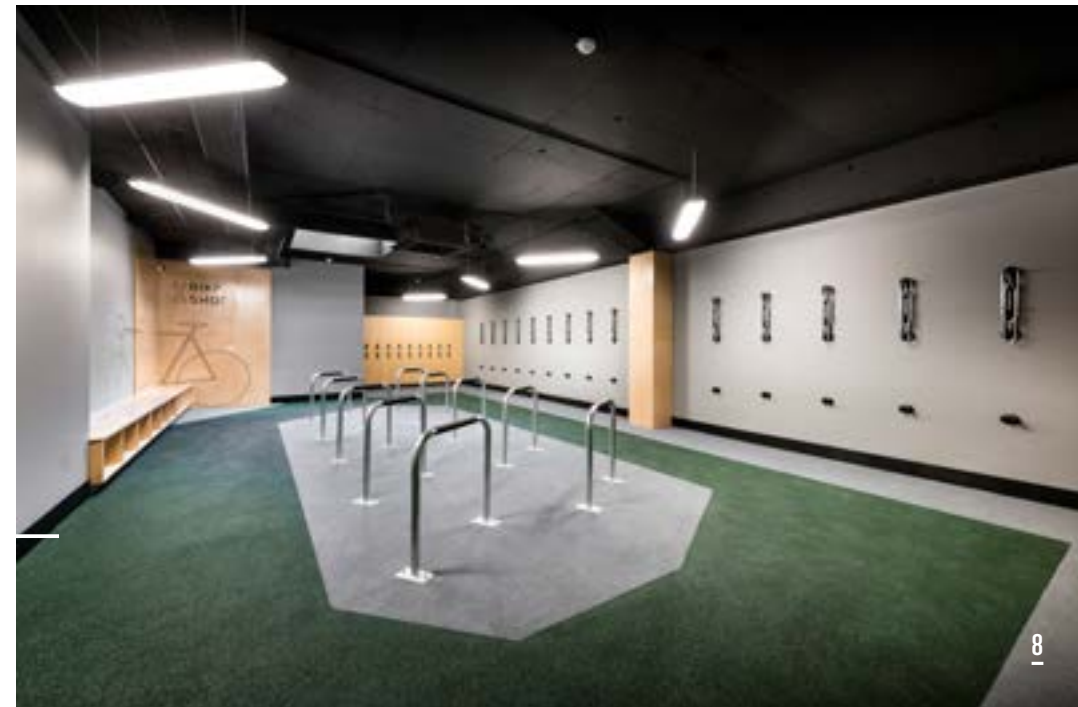


<b>Grade</b>	B
<b>Year Built / Refurb</b>	1968, 2007, 2012 and 2017
<b>NABERS Energy</b>	0.0 Star
<b>NABERS Water</b>	N/A (Targeting 3.0 Star)
<b>Total NLA (sqm)</b>	5,352
<b>No. of Floors</b>	10
<b>Typical Floorplate (sqm)</b>	619
<b>Estimated Outgoings (psm)</b>	\$140
<b>Major Tenants</b>	Insight Project Services The Smith Family Imagine Cruising
<b>Parking Bays</b>	1:172 sqm
<b>Amenities</b>	<ul style="list-style-type: none"> <li>- Lobby cafe</li> <li>- On-site gym</li> <li>- Common outdoor dining area</li> <li>- Conference room</li> </ul>

### AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Ground Office/ Retail	88	POA	Now
Level 1**	60 & 124	\$385	Now
Level 2 (part)	63	\$385	Now
Level 3**	63-162	\$385	Now
Level 4 (part)	265	\$385	Now
Level 5^	619	\$395	Now
Level 6^	619	\$395	Now

\*\* Spec fit outs in place  
^ Floor can be subdivided



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## Datacom House 38-58 Gaunt Street AUCKLAND

Perfectly placed between Victoria Park and the Viaduct, VXV is home to some of New Zealand's most progressive businesses, alongside a variety of retailers providing food and beverage offerings and services to the businesses and people working and living in the VXV Precinct and wider community. Datacom House is well placed within a portfolio of assets which accommodates around 7,000 occupants. The wider Wynyard Quarter area is quickly changing as further developments are completed. This results in a continuously growing working and residential population.

<b>Grade</b>	A
<b>Year Built / Refurb</b>	2017
<b>NABERS Energy</b>	N/A (Targeting 4.0 Star)
<b>NABERS Water</b>	N/A (Targeting 4.0 Star)
<b>Total NLA (sqm)</b>	16,937
<b>No. of Floors</b>	7 (Including ground)
<b>Typical Floorplate (sqm)</b>	2,599
<b>Estimated Outgoings (psm)</b>	\$97
<b>Major Tenants</b>	Datacom Apple
<b>Parking Bays</b>	1:150 sqm
<b>Amenities</b>	<ul style="list-style-type: none"> <li>- Back of house loading access</li> <li>- On-site cafe</li> <li>- Wheelchair access</li> </ul>

### AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Ground	307	POA	Under Offer
Ground	237	POA	Now



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