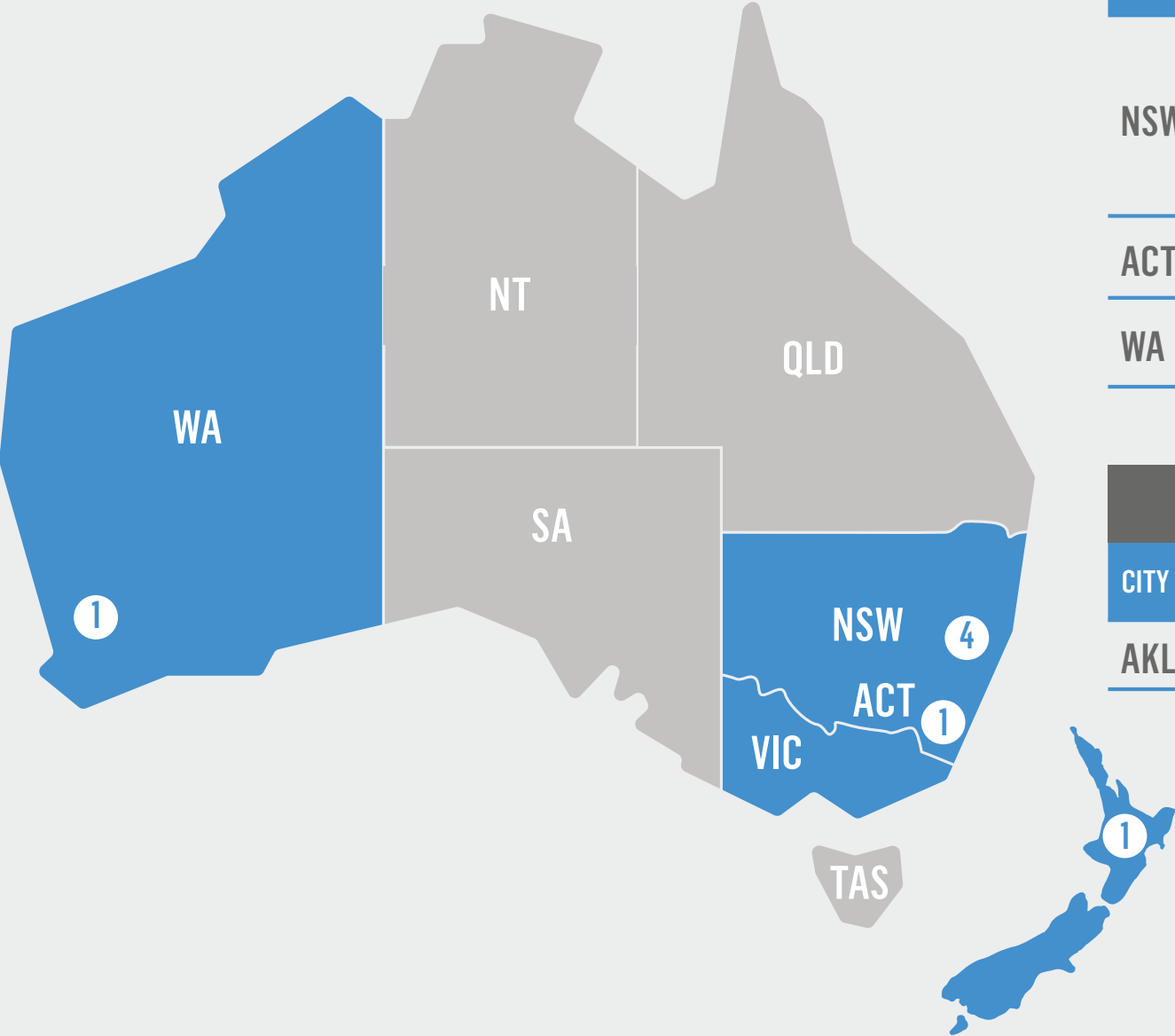


OFFICE AVAILABILITY REPORT
NOVEMBER 2019



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](#).

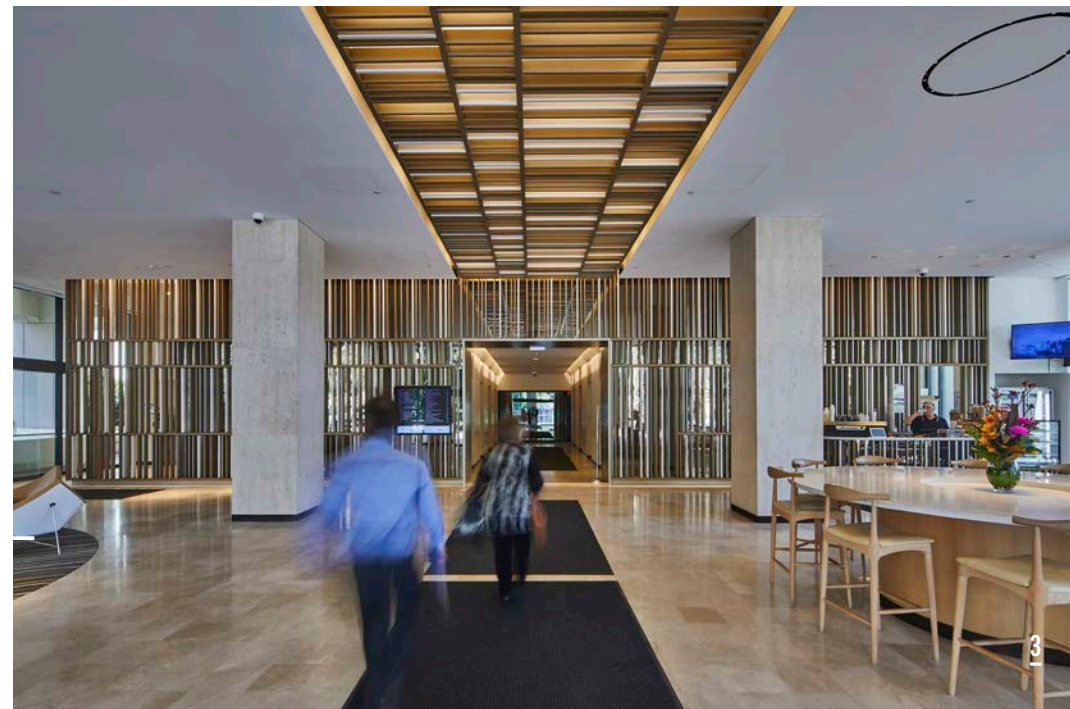


Grade	B+
Year Built/ Refurb	1973 / 2016
NABERS Energy	4.0 Star
NABERS Water	4.0 Star
Total NLA (sqm)	18,451
No. of Floors	25
Typical Floorplate (sqm)	860
Estimated Outgoings (psm)	\$123
Major Tenants	eBay PayPal Emirates Clarius Group JCDecaux
Parking Bays	1:177 sqm
Amenities	<ul style="list-style-type: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

AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Level 2 (part)	227	POA	Jan'20
Level 5	860	POA	May'20
Level 7 (part)*	131	POA	Dec'19
Level 9	860	POA	May'20
Level 14 (part)	139	POA	Nov'20

This tenancy comes with a complete fit out*



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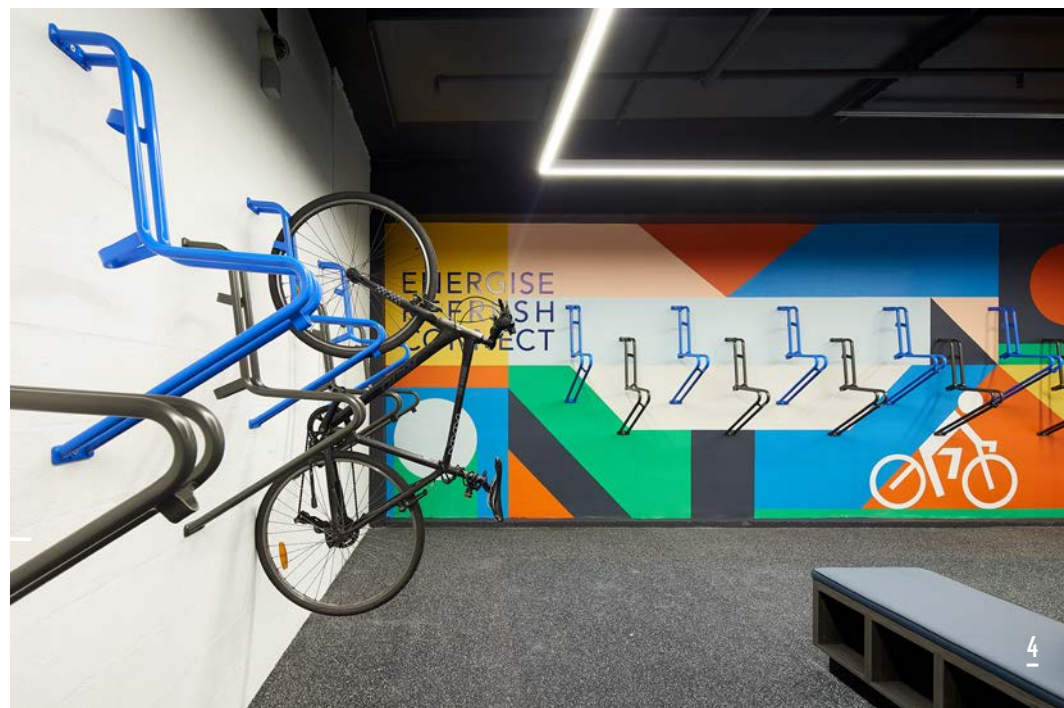
60 Margaret Street SYDNEY

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.

Grade	A
Year Built/ Refurb	1980 / refurb 2019
NABERS Energy	4.0 Star
NABERS Water	3.0 Star
Total NLA (sqm)	40,390
No. of Floors	31
Typical Floorplate (sqm)	1,400
Estimated Outgoings (psm)	\$193
Major Tenants	ING Cliftons Ozforex Virgin Active
Parking Bays	143
Amenities	<ul style="list-style-type: none"> – 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	600	POA	Now



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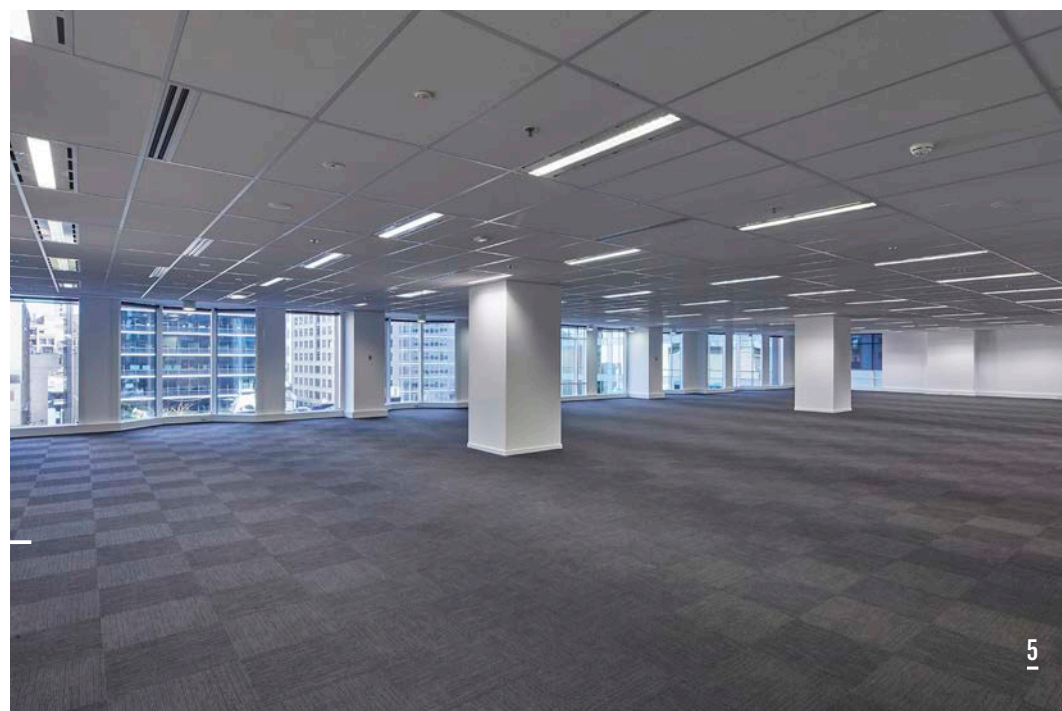
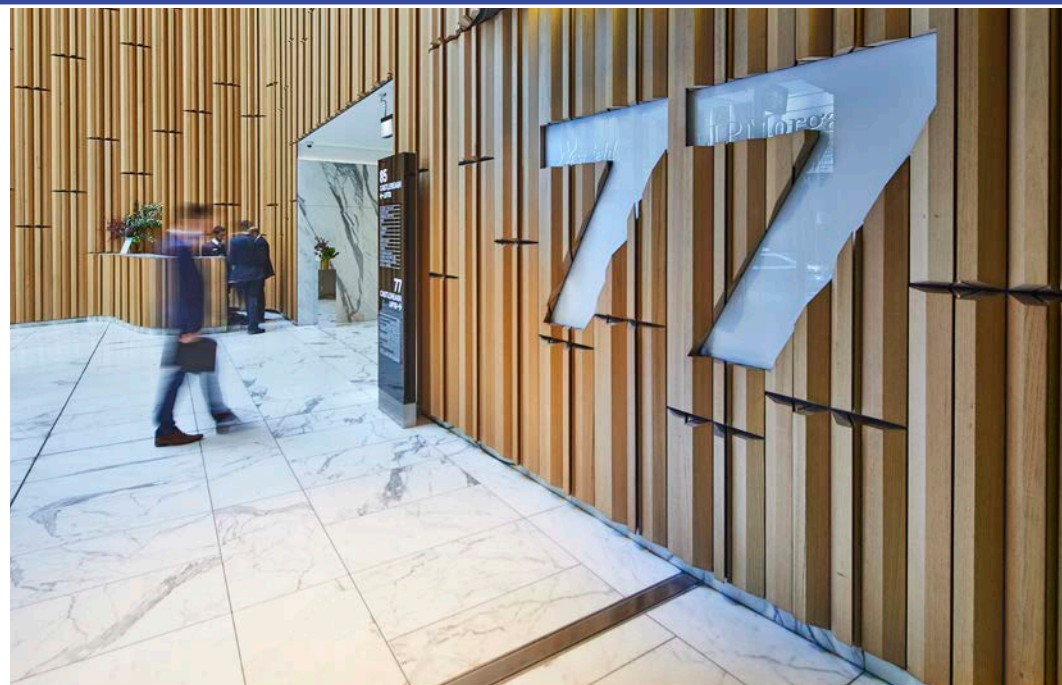
77 Castlereagh Street SYDNEY

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.

Grade	B
Year Built/ Refurb	1980 / refurb 2010
NABERS Energy	5.0 Star
NABERS Water	TBC
Total NLA (sqm)	13,090
No. of Floors	11
Typical Floorplate (sqm)	1,220
Estimated Outgoings (psm)	\$206
Major Tenants	Dentons Lawyers Bartier Perry
Parking Bays	Available
Amenities	<ul style="list-style-type: none"> – Premium lobby – Concierge desk – Showers on each floor – Retail and food/ beverage

AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Level 7	474	POA	Now
Level 8 Existing fit out	683	POA	Jan '20



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Top Ryde City Shopping Centre TOP RYDE

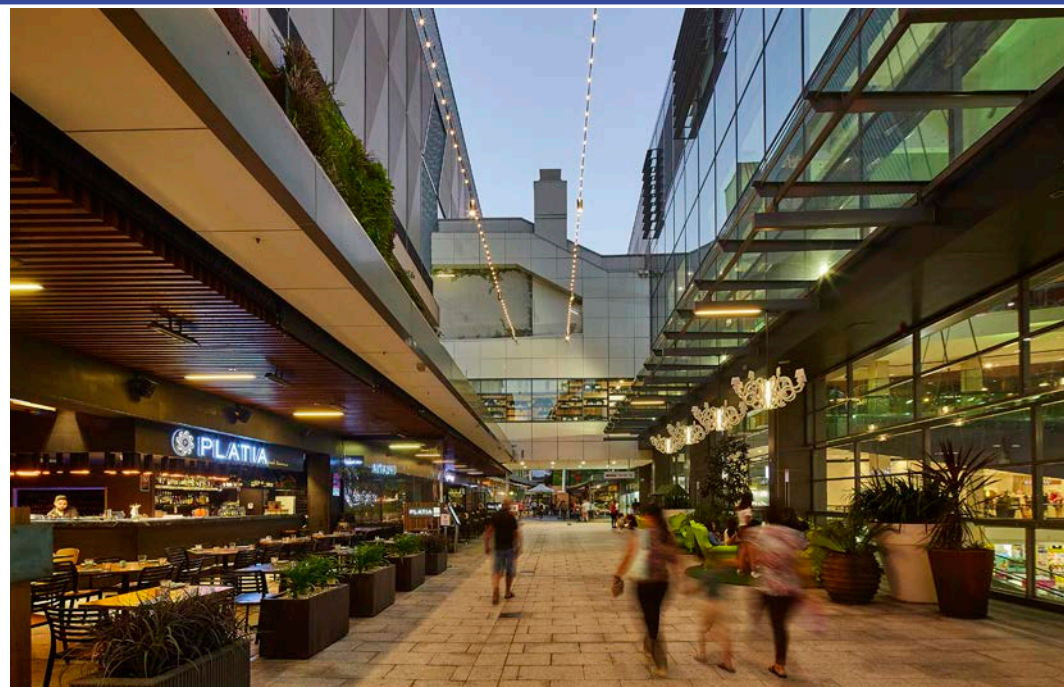
The Hub, is an opportunity for Professional, Commercial and Service providers to join in the established Top Ryde City Shopping Centre. Located in the heart of the Ryde Business District, with prime location on Blaxland Road and Devlin Street with over 95,000 vehicles passing daily. Just 12km from the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



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

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.



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

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 new entry foyer with cafe, new end of trip facilities, basement parking and flexible floor plates of 620sqm. 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.

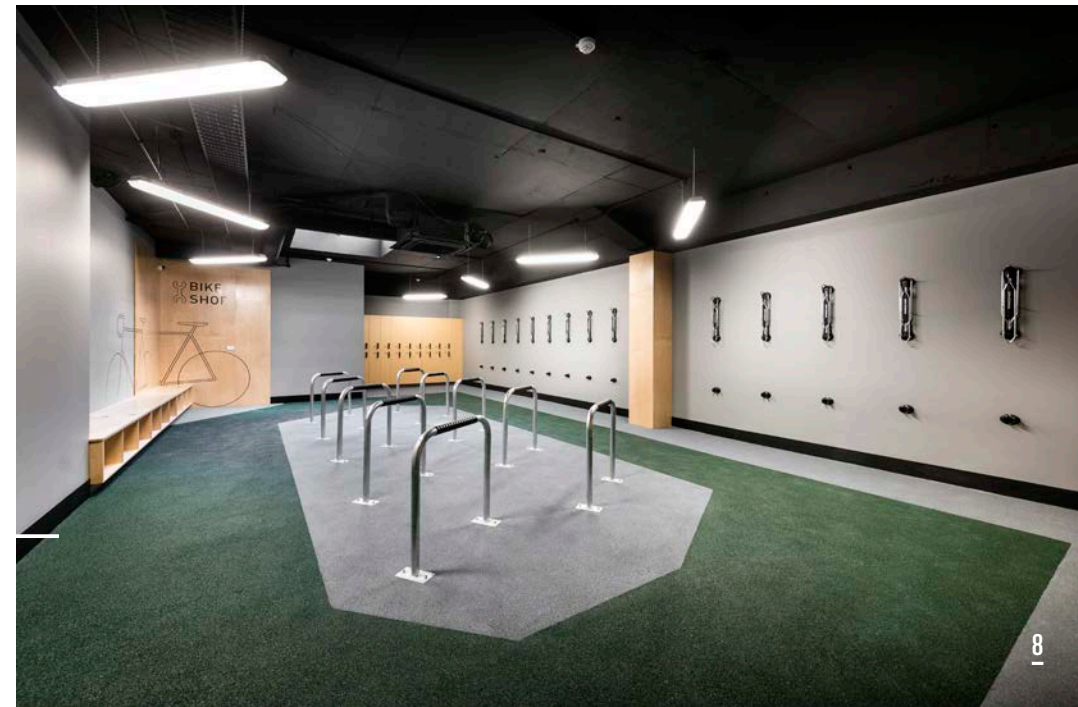


Grade	B
Year Built / Refurb	1968, 2007, 2012 and 2017
NABERS Energy	0.0 Star
NABERS Water	N/A (Targeting 3.0 Star)
Total NLA (sqm)	5,352
No. of Floors	10
Typical Floorplate (sqm)	619
Estimated Outgoings (psm)	\$140
Major Tenants	Insight Project Services The Smith Family Imagine Cruising
Parking Bays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

AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Ground Office/ Retail	88	POA	Now
Level 1**	60 & 247	\$385	Now
Level 2 (part)	63	\$385	Now
Level 3**	63-162	\$385	Now
Level 4 (part)	265	\$385	Now
Level 5^	618	\$395	Contact agent
Level 6^	618	\$395	Contact agent

** 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.



Grade	A
Year Built / Refurb	2017
NABERS Energy	N/A (Targeting 4.0 Star)
NABERS Water	N/A (Targeting 4.0 Star)
Total NLA (sqm)	16,937
No. of Floors	7 (Including ground)
Typical Floorplate (sqm)	2,599
Estimated Outgoings (psm)	\$82
Major Tenants	Datacom Apple
Parking Bays	1:150 sqm
Amenities	<ul style="list-style-type: none">– Back of house loading access– On-site cafe– Wheelchair access

AVAILABILITY

Level	NLA (sqm)	Rent (psm)	Available
Ground	254	POA	Under Offer
Ground	544	POA	Now



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