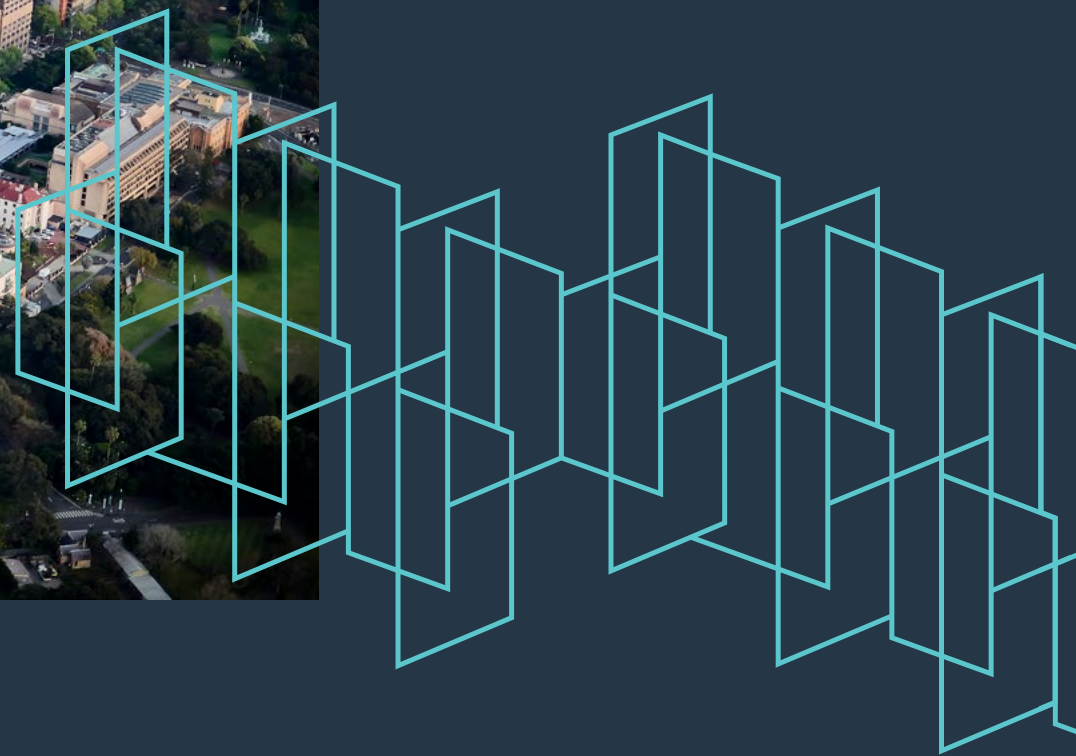




# Quarterly Vacancy Opportunities

November 2021





# Introduction

“In the following pages, Investa has assembled some of the opportunities available within the portfolio at the present time. These range from areas as small as 87 square metres in the Grafton Bond Building to tranches of space across multiple floors in 130 Pitt Street and 1 Market Street . . . and everything in between.

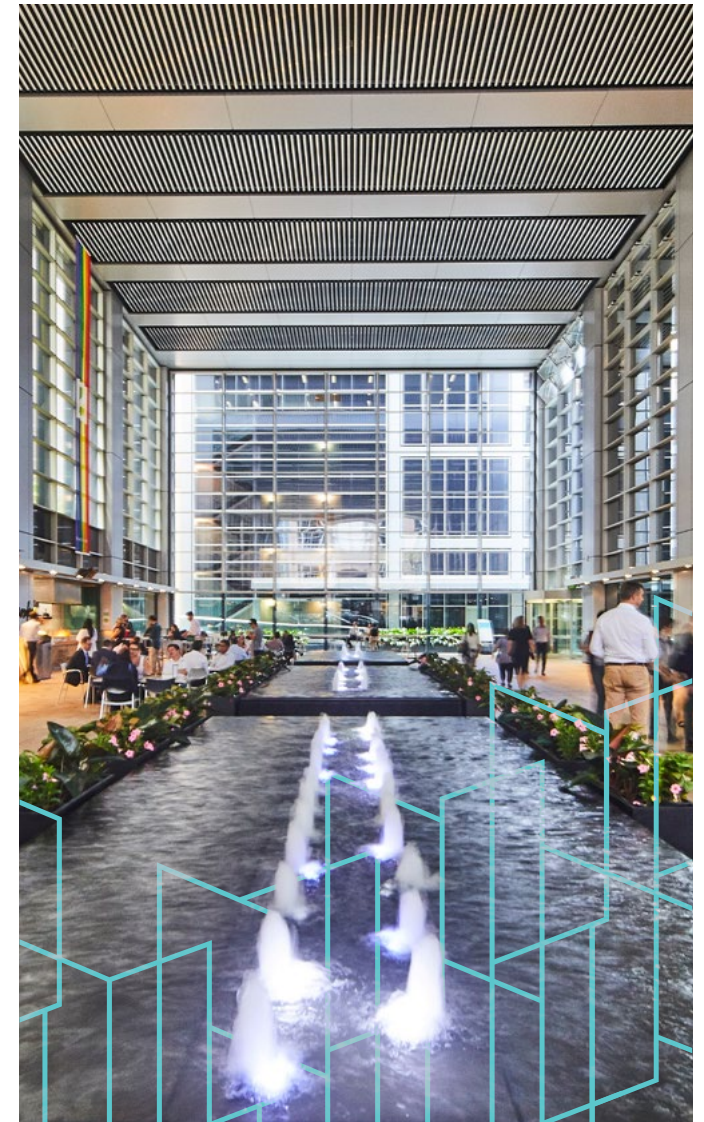
As we emerge from Covid 19, for hopefully the last time, the Sydney leasing market represents a wonderful opportunity for our existing tenants, our prospective tenants and of course, to our diligent leasing agents. This quarterly update of opportunities in the Investa portfolio arrives just in time to capture the latent demand for office which has been impacted by the pandemic. As we found after the last lockdown, businesses will bounce back quickly. There is so much pent-up demand, and this coupled with a string of withdrawals for potential new developments and an expanded Metro augurs well for leasing markets across the grades in the Sydney CBD.

As more and more people return to their offices over the next 6 months, businesses will find that they can't return to the old “normal”. If people are going to work from an office, they want more – more collaborative spaces, more meeting rooms, but also more quiet areas. They want greater access to technology and workplaces where employee well-being is a contributor to productivity and not just a

hoped for by-product. This means our buildings and our building management teams are going to have to work harder. Investa's research has found that the top 3 factors in a business' strategic property decisions are location, accessibility and proximity to clients, but employee well-being, technology and connectivity are now just as important and in a post-Covid world, more so.

But one thing remains constant, whether it is before, during or post-Covid, and that is, leasing is still very much a people business. Leases don't just happen, they require smart, motivated and well resourced people with drive and a keen sense of “the deal”. Investa greatly values the work of its dedicated leasing operatives and we hope that by working together we can each achieve our leasing goals over the coming months. . . “

**Michael Cook**  
Group Executive  
Investa




## Deutsche Bank Place, 126 Phillip Street, Sydney


### Overview


With stunning views across Sydney Harbour and the Royal Botanic Gardens, 126 Phillip is an iconic Australian office building, providing top tier businesses with Premium office space and an exceptional location.


The tower boasts a 5-Star NABERS Energy rating and a spectacular ground floor atrium with high quality food and beverage offerings and convenient retail. The building provides tenants with showers, lockers, bike racks, child care centre and attractive outdoor areas.

### Key Facts


  
**42,313**  
NLA/GLA(m<sup>2</sup>)

  
**5**  
NABERS  
ENERGY

  
**4.5**  
NABERS  
WATER

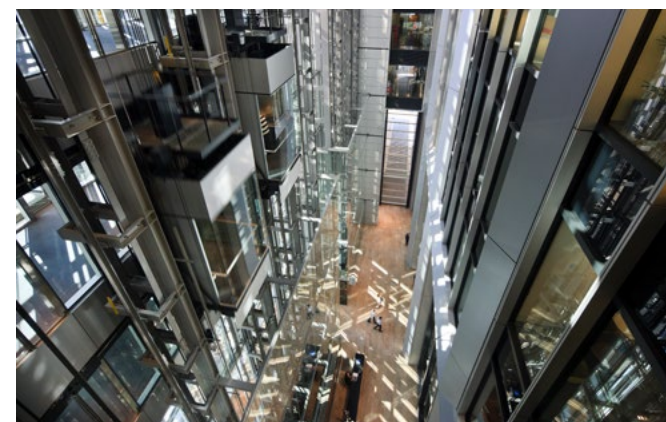
  
**1,444 m<sup>2</sup>**  
Average floor

**Major Tenants**  
Deutsche Bank, Allens, New Chambers

  
View  
Website

### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent / m <sup>2</sup>	Outgoings / m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Level 17	1,444	\$1,400	\$243.00	\$34	Refurbished whole floor	Available from Jul-22
Level 11	1,444	\$1,240	\$243.00	\$34	Refurbished whole floor	Available NOW



### Key Contacts

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## 420 George Street, Sydney

### Overview


Completed in August 2010, 420 George delivers the highest quality office accommodation in services, efficiency, sustainability and design. Featuring 'The Sanctuary' providing world-class End-of trip facilities featuring 5 Star hotel style towel, laundry and shoe shining service, this is a building with style and functionality.

Using innovative commercial high rise design principles, the side core and open floor plates maximise space, efficiency and tenant flexibility. The 31 level building comprises over 37,000 sqm NLA with floorplates averaging 1,200sqm.


### Key Facts




**37,000**  
NLA/GLA(m<sup>2</sup>)



**5**  
NABERS  
ENERGY




**4**  
NABERS  
WATER




**1,200m<sup>2</sup>**  
Average floor

**Major Tenants**  
AECOM & State Street



View  
Website



View  
Video

### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent /m <sup>2</sup>	Outgoings /m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Level 29	108	\$1,350	\$200.48	\$32.97	Spec Fit-out	Available NOW
Level 29	278.5	\$1,350	\$200.48	\$32.97	Existing Fit-out	Available NOW
Level 26	1,220	P.O.A	\$200.48	\$32.97	Existing Fit-out	Available from Mar-23
Level 25	1,220	P.O.A	\$200.48	\$32.97	Existing Fit-out	Available from Mar-23
Level 24	1,220	P.O.A	\$200.48	\$32.97	Existing Fit-out	Available from Mar-23
Level 23	1,220	\$1,280	\$200.48	\$32.97	Existing Fit-out	Available from Jun-22
Level 22	1,220	\$1,240	\$200.48	\$32.97	Clear floor	Available NOW
Level 20	1,161	\$1,220	\$200.48	\$32.97	Existing Fit-out	Available NOW
Level 18	453	\$1,240	\$200.48	\$32.97	Spec Fit-out (under const.)	Available NOW
Level 17	1,191	\$1,210	\$200.48	\$32.97	Spec Fit-out (under const.)	Available NOW
Level 9	218	\$1,100	\$200.48	\$32.97	Existing Fit-out	Available from Dec-21
Level 9	146.6	\$1,025	\$200.48	\$32.97	Existing Fit-out	Available NOW



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## 135 King Street, Sydney

### Overview

135 King Street is located in the heart of Sydney's CBD, surrounded by high-end retail stores and global brands on Castlereagh Street and adjacent Pitt Street Mall.

A short walk to trains at both Town Hall and Martin Place stations, with major bus routes on the doorstep and new CBD cycleways making access even easier to 135 King Street.

The building incorporates international retail brands, H&M and Platypus below 23 levels of office space. The 27,252sqm of A-grade office space offers 1,200sqm floor plates and a 5.5-star NABERS Energy rating.

### Key Facts

  
**27,203**  
NLA/GLA(m<sup>2</sup>)

  
**5.5**  
NABERS  
ENERGY

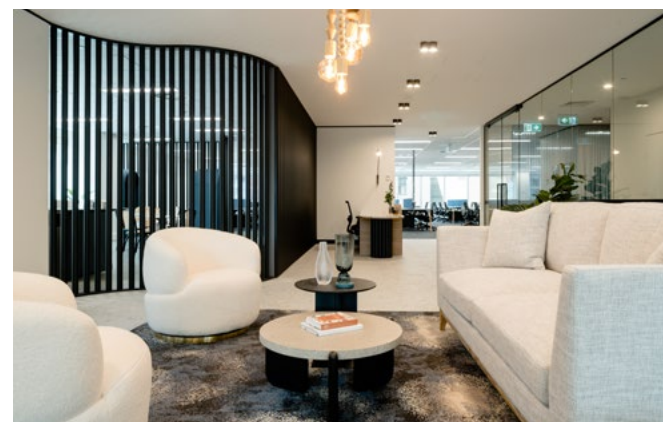
  
**4.5**  
NABERS  
WATER

  
**1,200m<sup>2</sup>**  
Average floor

**Major Tenants**  
Multiplex, DCX Technology, ACCC, M&D Services

  
View  
Website

  
View  
Video



### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent / m <sup>2</sup>	Outgoings / m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Level 29	397	\$1,300	\$184.93	\$20.52	Double height, open plan	Available NOW
Level 25	362	\$1,220	\$184.93	\$20.52	Quality Fit-out	Available NOW
Level 21	1,209	\$1,110	\$184.93	\$20.52	Existing Fit-out	Available from Feb-22
Level 20	1,208	\$1,100	\$184.93	\$20.52	Existing Fit-out	Available from Feb-22
Level 19	1,208	\$1,090	\$184.93	\$20.52	Existing Fit-out	Available from Feb-22
Level 13	650	\$1,050	\$184.93	\$20.52	Refurbished suite	Available NOW
Level 11	1,226	\$1,010	\$184.93	\$20.52	Open plan	Available NOW
Level 6	272	\$885	\$184.93	\$20.52	Existing Fit-out	Available NOW



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## 347 Kent Street, Sydney

### Overview

Incorporating the precinct's industrial heritage, this new design by acclaimed architecture firm Woods Bagot brings tradition and innovation together in a single cohesive concept, combined with premium amenities.

Amenities include concierge service, bright and open lobby space, lobby café, end-of-trip facilities with towel service, lockers and exposed ceilings as well as a range of retailers on your doorstep with 347 Kent's well connected location.

Make this space your own with the option of customisable floor plates and the ability for interconnecting stairs between office floors.

### Key Facts

  
**26,818**  
NLA/GLA(m<sup>2</sup>)

  
**5**  
NABERS  
ENERGY

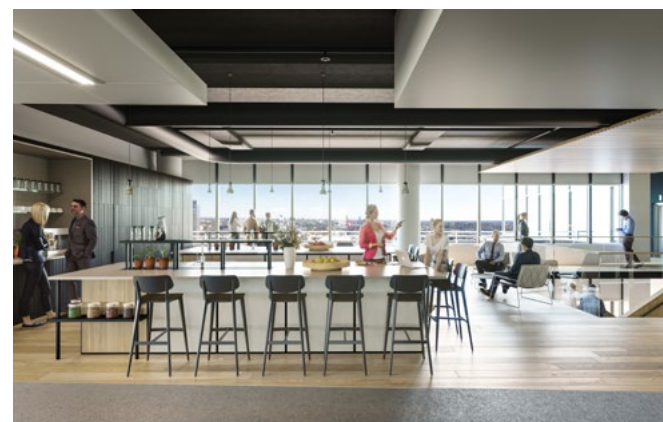
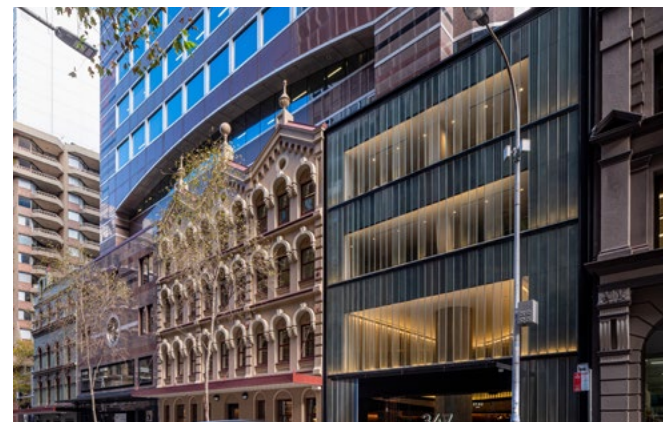
  
**4.5**  
NABERS  
WATER

  
**1,200m<sup>2</sup>**  
Average floor

**Major Tenants**  
Hall and Wilcox, Zurich Financial Services Australia Limited, IOOF Services Co

  
View  
Website

  
View  
Video



### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent / m <sup>2</sup>	Outgoings / m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Level 20	1,209	\$1,100	\$187.21	\$15.20	Warm shell	Available NOW
Level 19	1,209	\$1,100	\$187.21	\$15.20	Warm shell & proposed spec	Available NOW
Level 15	820	\$1,070	\$187.21	\$15.20	Refurb to cold shell	Available from Feb-22
Level 14	497	\$1,070	\$187.21	\$15.20	Proposed spec Fit-out	Available from Feb-22
Ground (Retail)	123	\$1,300	N/A	\$15.20	Cold shell	Available NOW



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## 388 George Street, Sydney

Property website link goes here

### Overview

Located on Sydney's most prominent intersection, the corner of George and King Streets, sits 388 George Street. The recently redeveloped building delivers 38,364 square metres of A-Grade commercial office space and 2,680 square metres of prime retail space to the CBD core.

Joint owners Brookfield Properties and Oxford Investa Property Partners (OIPP) in 2020 completed the \$200 million 388 George Street redevelopment, transforming the office tower into a state-of-the-art commercial tower with a new retail pavilion and improved building amenity including premium end-of-trip facilities with 270 bike racks, 363 lockers and 21 showers.

### Key Facts



#### Major Tenants

Aware Super, QBE, The Commons, Cartier, Bally



### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent / m <sup>2</sup>	Outgoings / m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Level 15	1,280	\$1,125	\$205.00	\$16.15	No	Available NOW
Level 8-11	1,145 -4,909	\$1,095	\$205.00	\$16.15	No	Available NOW
Suite 6.02	417	\$1,125	\$205.00	\$16.15	New spec Fit-out	Available NOW
Suite 5.02	650	\$1,100	\$205.00	\$16.15	New spec Fit-out	Available from Apr-22
Suite 5.01	430	\$1,100	\$205.00	\$16.15	New spec-Fit-out	Available from Apr-22
Level 4	430-1,213	\$1,025	\$205.00	\$16.15	Spec Fit-out	Available NOW



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## 201 Kent Street & Grafton Bond Building Sydney

### Overview

With spectacular views over Darling Harbour and the Sydney CBD, this A-grade building offers over 39,000sqm of net lettable area and has a 5.5-star NABERS Energy rating.

Amenities within the complex include a sunny, open air courtyard, childcare, co-working operator, end-of-trip facilities, indoor/outdoor cafes and onsite dedicated property management team.

201 Kent Street is easily accessible by all public transport modes with convenient pedestrian links to Wynyard Walk, Barangaroo, Darling Harbour and King Street Wharf all within a five minute stroll.

### Key Facts

**39,853**  
NLA/GLA(m<sup>2</sup>)

**5.5**  
NABERS  
ENERGY

**4.5**  
NABERS  
WATER

**1,325m<sup>2</sup>**  
Average floor

**Major Tenants**  
AON , Credit Corp Group

View Website

View Video

### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent /m <sup>2</sup>	Outgoings /m <sup>2</sup>	Cleaning /m <sup>2</sup>	Fitout	Comments
Suite 26.02	250-685	\$1,075	\$139.32	\$23.76	Proposed new spec Fit-out	Available from Feb-22
Level 25	1,315	\$1,070	\$139.32	\$23.76	Warm shell	Available NOW
Level 22	1,325	\$1,055	\$139.32	\$23.76	Cold shell	Available NOW
Level 21	1,325	\$1,050	\$139.32	\$23.76	Cold shell	Available NOW
Level 19	1,325	\$1,030	\$139.32	\$23.76	Proposed full floor Fit-out	Available NOW
Suite 18.01	590	\$1,055	\$139.32	\$23.76	Proposed new spec Fit-out	Available from Mar-22
Suite 11.01	690	\$995	\$139.32	\$23.76	Yes	Available from Mar-22
GBB 2.01/02	202	\$1,000	Gross	\$23.76	Yes	Available NOW
GBB 2.03	87	\$1,000	Gross	\$23.76	Yes	Available NOW
GBB 4.02/03	173	\$1,050	Gross	\$23.76	Yes	Under Offer
GBB 4.04	87	\$1,050	Gross	\$23.76	Yes	Available NOW
GBB 5.01/02	207	\$1,075	Gross	\$23.76	Partial Fit-out	Available NOW



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## 6 O'Connell Street, Sydney

### Overview

The 26-storey office tower holds a prime location in a reinvigorated precinct in the heart of the Sydney CBD. With easily sub-divisible floorplates of 600sqm, 6 O'Connell appeals to the boutique office user attracted to core location, Harbour views and close proximity to transport options.

The 14,596sqm office tower is occupied by over 40 tenants and has recently welcomed popular restaurateurs, Restaurant Hubert and Balcon by Tapavino.

In 2016, 6 O'Connell underwent a lobby refurbishment and new End-of-Trip facilities to continue our commitment to provide superior amenity for tenants and guests.

### Key Facts



#### Major Tenants

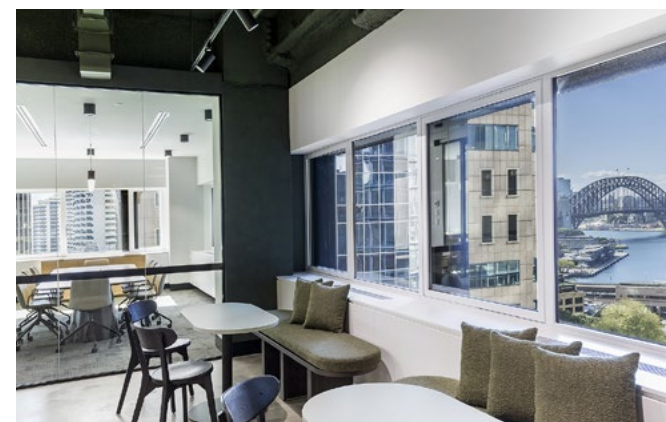
Gerson Lehrman Group, GCKW Services, Axiom Fitout Group, Australian bankers Association



View Website

### Availabilities

Premise	Total Area (m²)	Rent / m²	Outgoings / m²	Cleaning / m²	Fitout	Comments
Suite 12.01	281	\$1,040	\$204.08	\$26.99	New spec fitout	Available from Dec-21
Suite 9.01	354	\$1,040	\$204.08	\$26.99	New spec fitout	Available from Dec-21
Suite 7.01	333	\$1,020	\$204.08	\$26.99	Existing fitout	Available from Jan-22
Suite 3.01	165	\$975	\$204.08	\$26.99	New spec fitout	Available from Dec-21
Suite 3.02	210	\$950	\$204.08	\$26.99	New spec fitout	Available from Dec-21



### Key Contacts

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## 20 Bridge Street, Sydney

### Overview

20 Bridge Street is conveniently located on the corner of Bridge and Pitt Streets in the centre of Sydney's financial district, with direct access to transport and extensive retail and entertainment amenities, including Circular Quay and Australia Square.

20 Bridge Street is an A-grade commercial building comprising 13 upper levels of office accommodation, 'Exchange Square' retail on the ground level and an Auditorium at basement level. With recent upgrades to the ground level, ASX viewing gallery and common areas, the building has large, efficient floor plates, good natural light and Harbour views are available from upper floors.

### Key Facts



**20,323**  
NLA/GLA(m<sup>2</sup>)



**4**  
NABERS  
ENERGY



**4.5**  
NABERS  
WATER



**1,532m<sup>2</sup>**  
Average floor

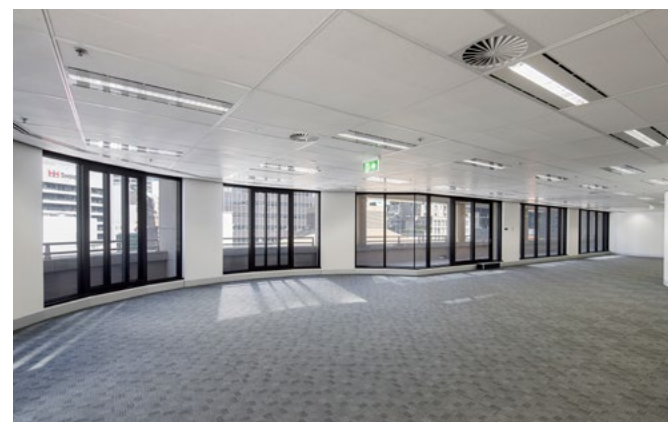
**Major Tenants**  
ASX, Standards Australia



[View Website](#)

### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent / m <sup>2</sup>	Outgoings / m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Suite 13.01	435	\$1,015	\$245.10	\$12.50	Existing Fit-out	Available NOW
Suite 12.04	409	\$985	\$245.10	\$12.50	New spec Fit-out	Available from Dec-21
Level 8	762	\$940	\$245.10	\$12.50	Refurbished Suite	Available NOW



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## 40 Mount Street, North Sydney

### Overview

40 Mount Street is a striking landmark A-grade building comprising 28,500sqm over 21 levels, occupying a prime North Sydney CBD location.

Architecturally sophisticated, representing 'World Leadership' in sustainable design, it has been awarded a 6 Star Green Star Office Design and 'As Built' rating.

The perfect union of architectural and technological innovation of style and substance – 40 Mount Street is everything a tenant could wish for and more!

### Key Facts



**28,500**  
NLA/GLA(m<sup>2</sup>)



**5.5**  
NABERS  
ENERGY



**4.5**  
NABERS  
WATER



**1,350m<sup>2</sup>**  
Average floor

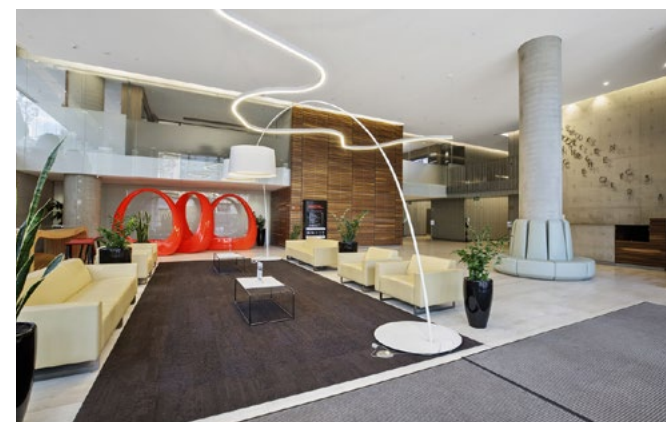
**Major Tenants**  
Coca-Cola Amatil , Coca-Cola South Pacific , Gartner , McAfee Security



View Website

### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent / m <sup>2</sup>	Outgoings / m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Level 17	1,124.25	\$950	\$139.64	\$28.95	Existing Fit-out	Available from Sep-22
Level 4	2,005	\$860	\$139.64	\$28.95	Existing Fit-out	Available NOW
Level 3	1,962	\$850	\$139.64	\$28.95	Existing Fit-out	Available from Jan-22
Ground	872	\$450	\$139.64	\$28.95	Existing Fit-out	Available NOW
Ground (retail)	91	Enquire	\$139.64	\$28.95		Available from Jan-22



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## 130 Pitt Street, Sydney

### Overview

130 Pitt Street is in the heart of the CBD and on the doorstep of world-class retail precinct of Pitt Street Mall.

The building is close to rail, bus, cycle lane and arterial roads providing quick and easy access for all tenants and guests. With an abundance of retail, restaurants, bars and fitness amenity on its doorstep plus a new onsite lobby cafe, 130 Pitt Street provides the optimal space for office workers. 130 Pitt Street is a mixed use property with prime retail on the lower two floors and 13 floors of office space.

The premium building includes new End-Of-Trip facilities, recent mechanical lift upgrade, new lobby café and boasts a 5 star NABERS rating for Energy.

### Key Facts



**10,098**  
NLA/GLA(m<sup>2</sup>)



**5**  
NABERS  
ENERGY



**4.5**  
NABERS  
WATER



**765m<sup>2</sup>**  
Average floor

#### Major Tenants

Big Commerce, Australian Ethical Investments, On Deck Capital



### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent / m <sup>2</sup>	Outgoings / m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Level 16	754	\$1,030	\$215.23	\$13.60	Cold Shell	Available NOW
Level 15	764	\$1,020	\$215.23	\$13.60	New spec Fit-out	Available NOW
Level 14	268	\$1,030	\$215.23	\$13.60	Refurbished Fit-out	Available NOW
Level 13	766	\$1,000	\$215.23	\$13.60	Warm shell	Available NOW
Level 10	771	\$985	\$215.23	\$13.60	Cold shell	Available NOW
Level 7	355	\$950	\$215.23	\$13.60	Brand new spec Fit-out	Available NOW
Level 7	390	\$970	\$215.23	\$13.60	Existing Fit-out	Available NOW
Level 6	780	\$900	\$215.23	\$13.60	Existing Fit-out	Available NOW
Level 4	129	\$860	\$215.23	\$13.60	Existing spec Fit-out	Available NOW



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# 1 Market Street, Sydney

## Overview

1 Market Street is a modern 32 level office building with a three level podium and ground floor retail complex. This A-grade building has 29,492 sqm of total net lettable area, excellent natural light and a 5-star NABERS Energy rating. With outstanding views across Darling Harbour and Cockle Bay.

1 Market Street offers a unique and impressive business address. Only a short walk to the Darling Harbour ferry wharf, Metro Light Rail and close to Town Hall railway station, buses and major arterial roads. 1 Market Street is conveniently located close to the city's premier retail, dining, accommodation and conferencing facilities.

## Key Facts



**29,492**  
NLA/GLA(m<sup>2</sup>)



**5**  
NABERS  
ENERGY



**4.5**  
NABERS  
WATER



**1,100m<sup>2</sup>**  
Average floor

**Major Tenants**  
Sony Pictures , CBA , Nexia



View  
Website



View  
Video

## Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent / m <sup>2</sup>	Outgoings / m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Level 32	1,133	\$1,275	*	\$35.00	Cold Shell	Available NOW
Level 31	450	\$1,265	*	\$35.00	Base Building	Available from Mar-22
Level 24	264	\$1,195	*	\$35.00	Base Building	Available from Dec-21
Level 19	281	\$1,195	*	\$35.00	Proposed spec Fit-out	Available NOW
Level 18	593	\$1,195	*	\$35.00	Proposed spec Fit-out	Available NOW
Level 18	418	\$1,160	*	\$35.00	Existing Fit-out	Available NOW
Level 10	1,078	\$1,095	*	\$35.00	Base Building	Available NOW
Ground (retail)	108	Enquire	Gross	P.O.A	Cold Shell	Available NOW

\* Included in outgoings over base year



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## 117 Clarence Street, Sydney

### Overview

117 Clarence Street, a 14-storey office building, including 11 levels of office space and basement parking for 33 cars. The building is located in Sydney CBD near Wynyard Station on the western side of Clarence Street and only a short walk to Martin Place.

### Key Facts



### Availabilities

Premise	Total Area (m <sup>2</sup> )	Rent / m <sup>2</sup>	Outgoings / m <sup>2</sup>	Cleaning / m <sup>2</sup>	Fitout	Comments
Ground (retail)	55.9	\$1,095	\$205.00	\$16.15	No	Available NOW
Suite G.03	534.1	\$1,125	\$205.00	\$16.15	Existing Fit-out	Available NOW
Suite 1.01	306	\$1,095	\$205.00	\$16.15	Existing Fit-out/spec soon	Available NOW
Suite 8.02	517	\$1,125	\$205.00	\$16.15	Existing Fit-out/spec soon	Available from Feb-22
Suite 9.01	1,023	\$1,125	\$205.00	\$16.15	Existing Fit-out/spec soon	Available from Feb-22



### Key Contacts

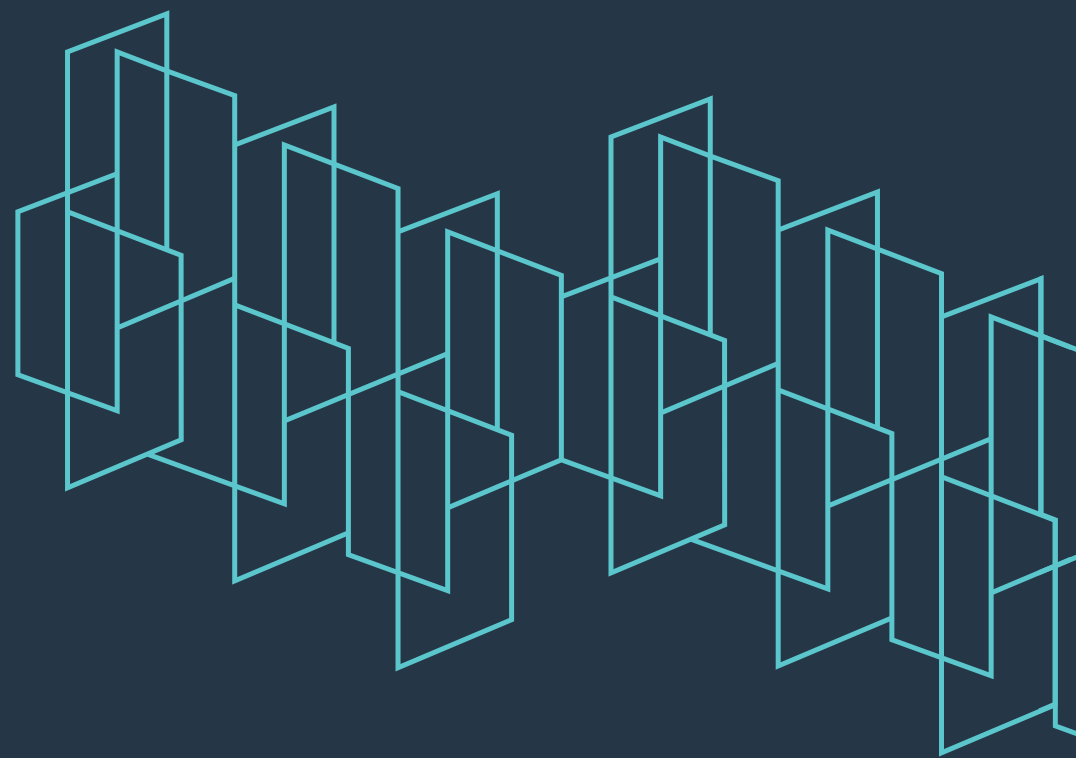
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