233 CASTLEREAGH

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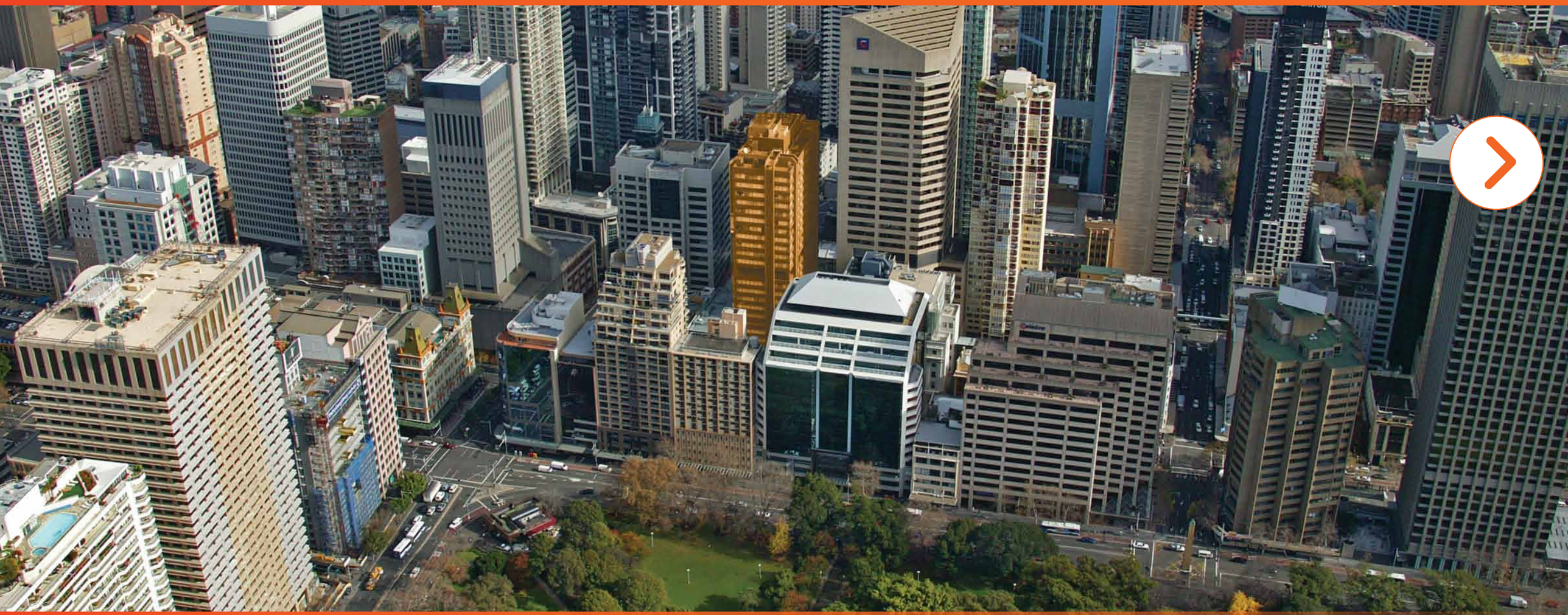

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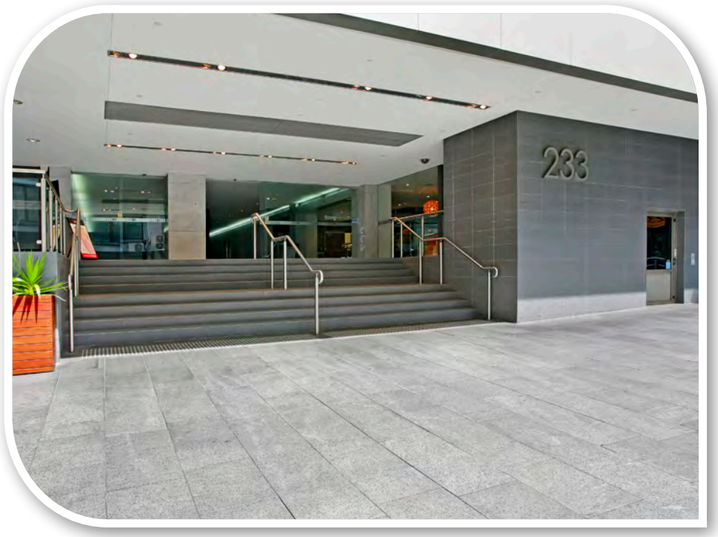

INTRODUCTION

233 Castlereagh Street is a 24 level commercial office tower located in the southern end of the Sydney CBD within close proximity to the Downing Centre & Family Law Court. The building has recently been refurbished, and offers an ideal match for discerning corporate occupants who are seeking quality office space in this highly accessible location.

The prestigious Sydney address, dual street frontage, cost efficiency and sustainable environmental performance plus the convenience of onsite food court/ convenience retail, makes 233 Castlereagh Street a compelling leasing opportunity.

» Suites from 190m^2 to whole floors of 864m^2
» Interconnecting floors of 1,600m^2
» Fitted out or refurbished suites
» Ample on-site parking
» 2 star NABERS rating

Leasing Now!

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OVERVIEW

More prestige

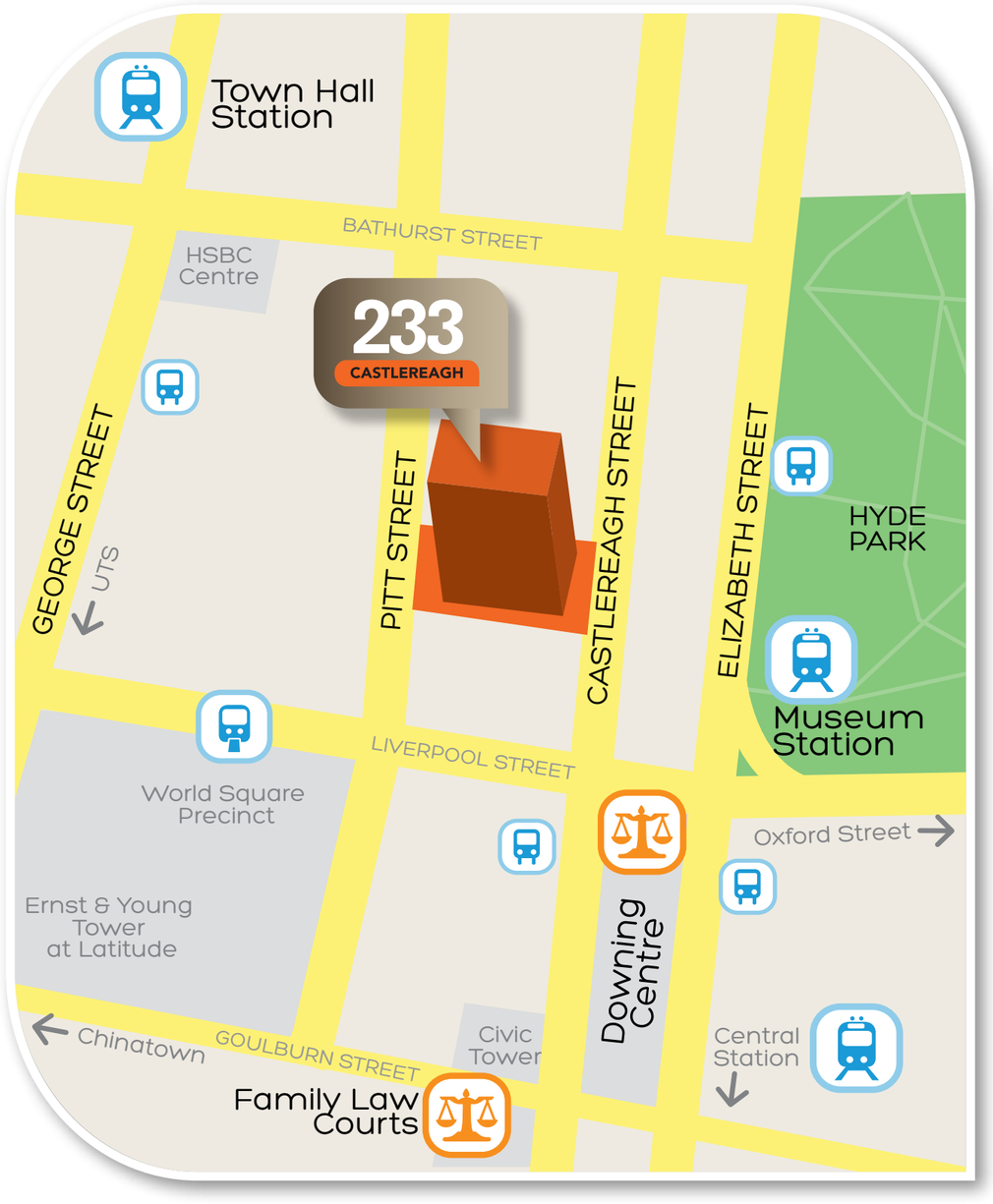
233 Castlereagh presents a truly professional corporate image for its tenants and visitors. The office tower has been set back on three sides to allow for good levels of natural light and excellent city and panoramic views from the upper floors, including views over Hyde Park towards the Sydney Harbour.

More value

The building recently underwent a major refurbishment including a building services, streetscape & façade upgrade, new ground floor foyer, refurbished office floors & amenities, lift car upgrade and new access control system.

More features

- Basement car park accommodating 180 cars, with showers & bike racks
- On-site retail arcade with food court, convenience shopping & professional services including medical centre & copy/printing shop
- Dual street frontages between Pitt & Castlereagh Streets
- Close proximity to bus, rail and monorail
- Ample on-site basement parking available



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LOCATION

More accessible

The property is situated between Castlereagh Street and Pitt Street, and its dual street frontage provides easy walk-through access from either street, to both the retail and office entrances.

The main office entrance is found at street level on the Castlereagh Street façade, while the lower ground retail arcade has its main entrance on Pitt Street.

More transport options

233 Castlereagh Street is located within close proximity to multiple transport options, for example:

- Trains (city loop: Museum Station, Elizabeth Street and Town Hall Station)
- Buses (Elizabeth Street Castlereagh and George Streets)
- Monorail (Liverpool Street)

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AREAS FOR LEASE

More flexibility

Various areas are available for lease at 233 Castlereagh Street, from 120m^2 to whole floors and interconnected floors of 1,600m^2

Ground floor — 299m^2
Provides an existing fitout, and has good access to loading dock. Overlooks Pitt Street.

Suite 1.02 — 190m^2
Fully refurbished suite.

Suite 204 — 281m^2
This suite has a reception, boardroom, kitchen/breakout area, comms/storeroom and approximately 12 workstations.

Suite 301 — 390m^2
Fully refurbished suite.

Suite 502 — 228m^2
Existing fitout including reception, boardroom, 3 offices and approximately 12 workstations.

Suite 603 — 180m^2
Existing fitout including boardroom, 2 offices, kitchen/breakout area and approximately 12 workstations.

Level 10 & 11 — 1,618m^2
These floors are connected via internal stairs and have been completely refurbished.
›› Sub-divisible.

Whole Level 19 — 864m^2
›› Sub-divisions considered.
Fully refurbished with partial fitout including offices and kitchen/breakout area.

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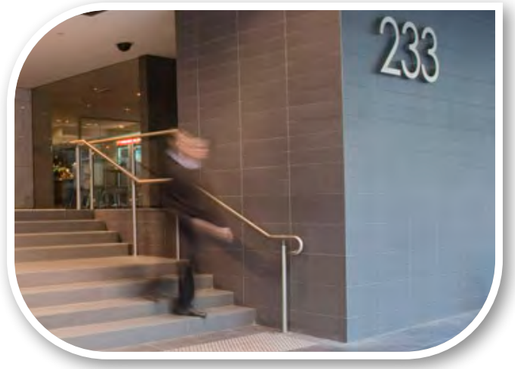

SPECIFICATIONS

Location	233 Castlereagh Street, Sydney
Description	24 level commercial tower (22 levels of office accommodation) providing approximately 19,000m^2 of quality office space.
Refurbishment Summary	The building has recently undergone a major refurbishment including: » Façade upgrade » Streetscape upgrade » New ground floor foyer » Refurbished office floors and amenities » Lift car upgrade » New access control system » In addition, in 2001 a new lift group overlay system was installed
Car Parking	Direct access to secure basement parking for 193 cars, together with eight dedicated courier bays.
Low Rise Floors	Levels 1 to 11 inclusive totalling an area of 8,905m^2. Typical floor size is approximately 809.6m^2
High Rise Floors	Levels 14 to 24 inclusive totalling an area of 9,804.0m^2. Typical floor size is approximately 864m^2
Storage	There are 15 storerooms in the basement providing a total of approximately 180m^2 of storage space.
NABERS	2 Star NABERS rating till November 2013
Owner	GDI Property Group http://www.gdi.com.au
Leasing Agents	Jones Lang LaSalle is appointed as joint coordinating Agents with Knight Frank
	All sizes quoted are approximates only and subject to survey.

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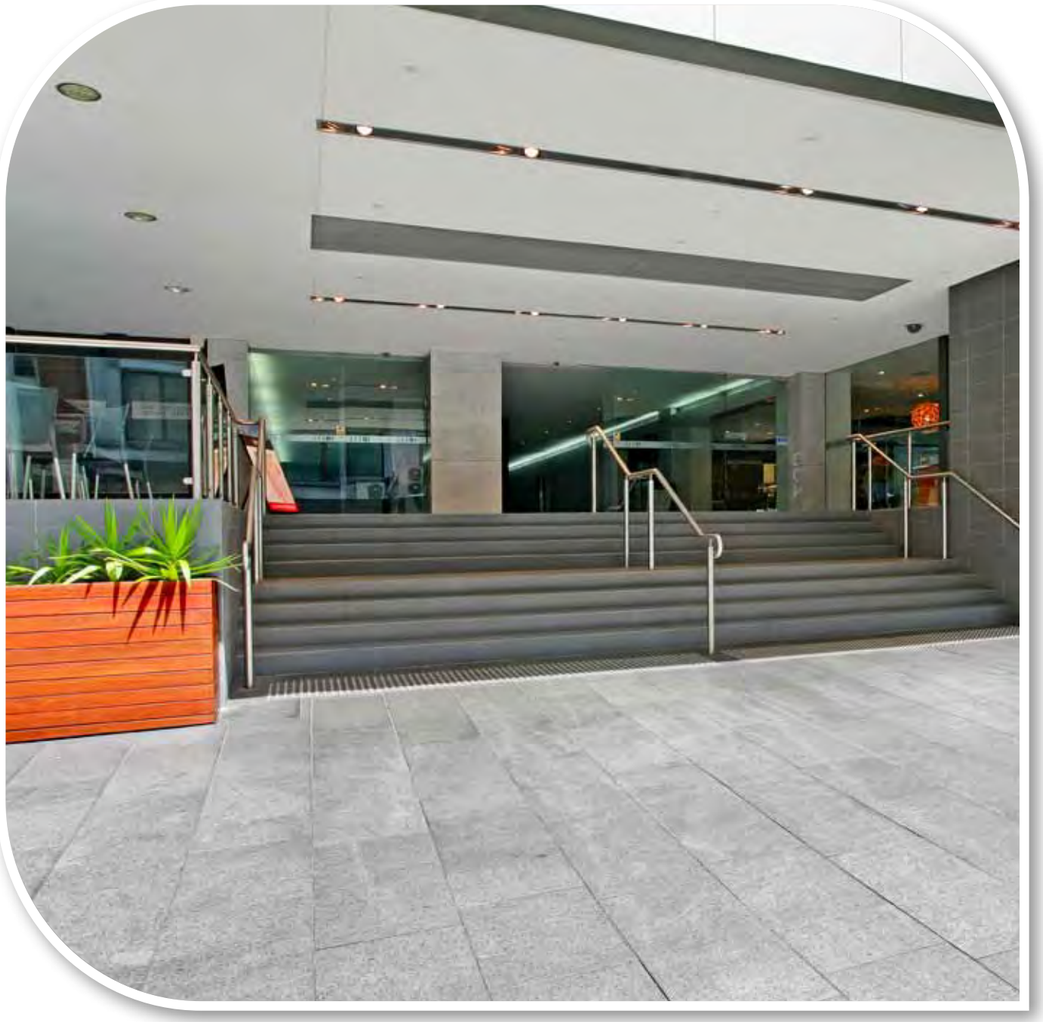

Castlereagh Street entrance

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Office entrance foyer

Views from upper levels

Pitt Street entrance
and onsite retail,
(lower ground level)

Clockwise from left:
Hyde Park; Local amenity;
Interior floorplate.

Onsite retail and food court
(lower ground level)

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DISCOVER MORE...

» High Rise Floor Indicative Furniture Plan
» Option 01

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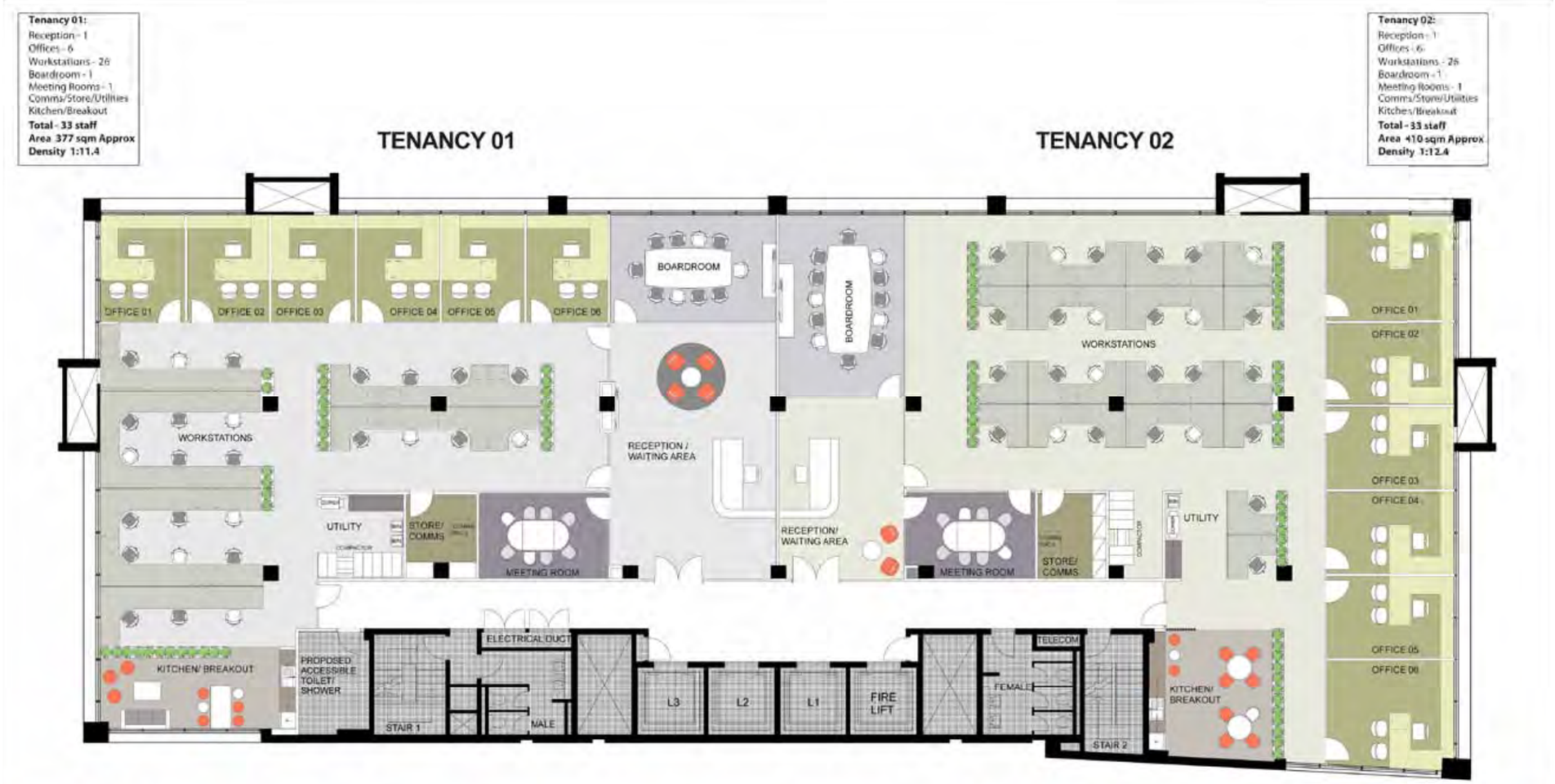

» High Rise Floor Indicative Furniture Plan
» Option 02 (2 tenancies)

» High Rise Floor Indicative Furniture Plan
» Option 03

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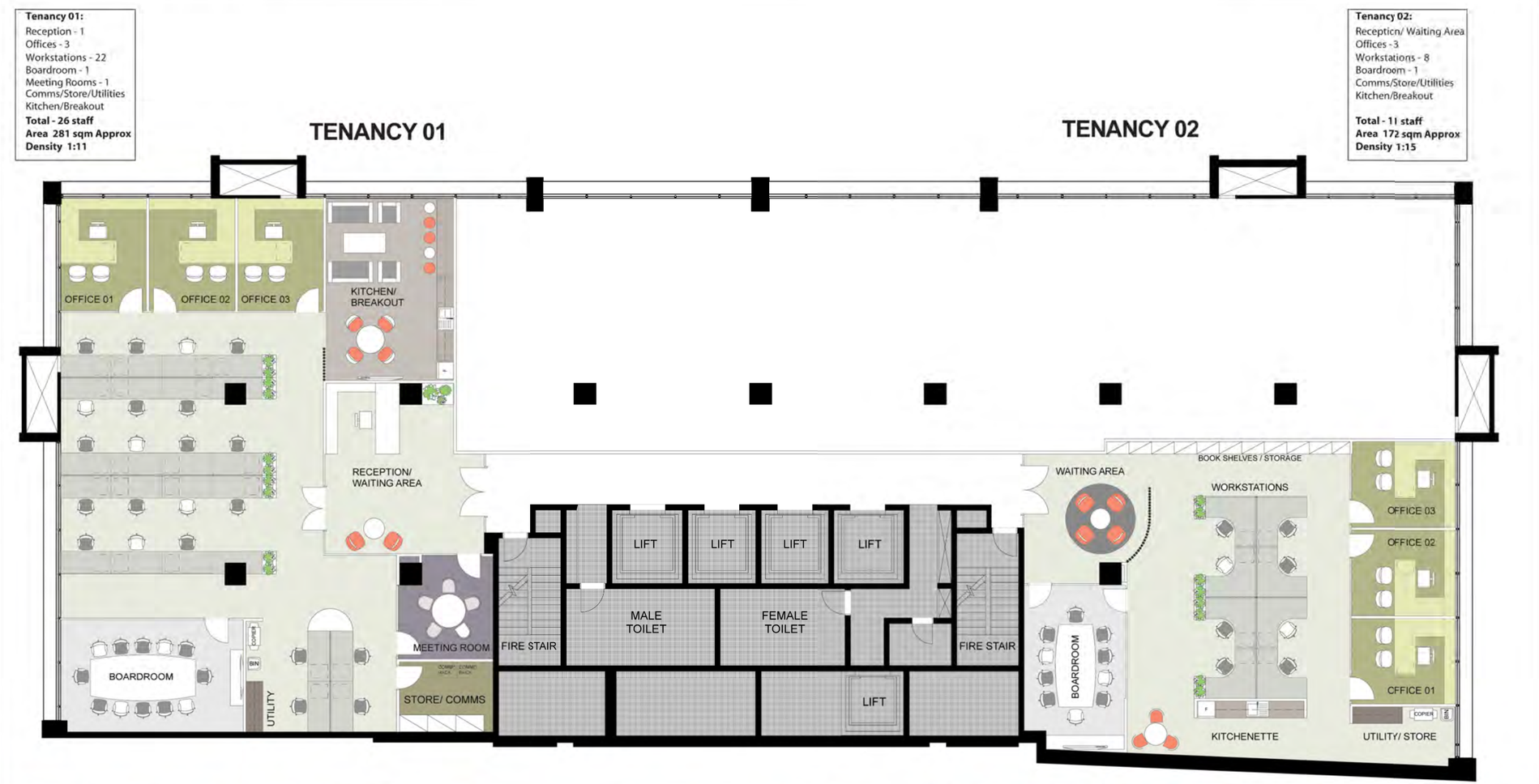

» Low Rise Floor Indicative Furniture Plan
» Level 2 (2 tenancies)

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» Low Rise Floor Indicative Furniture Plan
» Level 10

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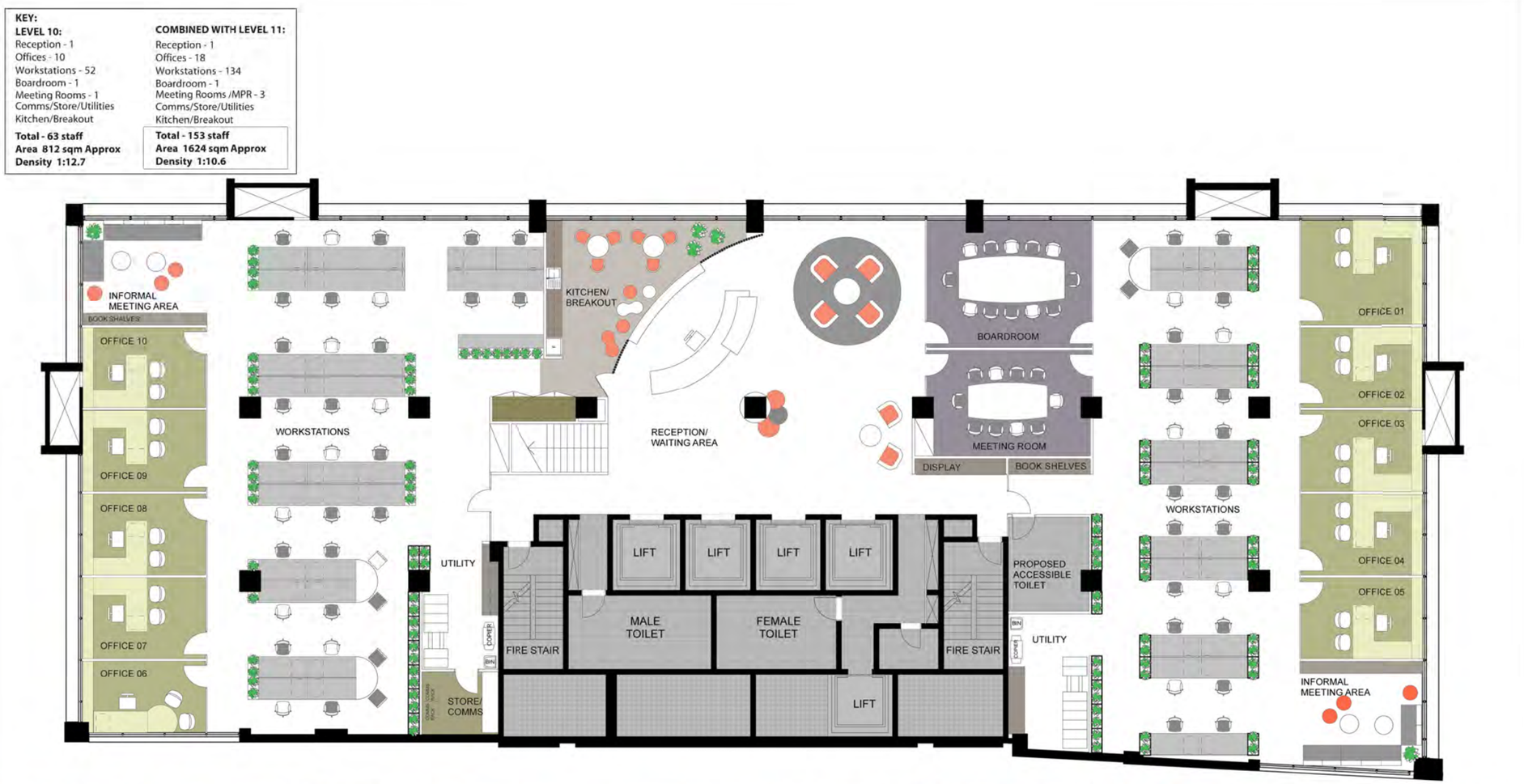

» Low Rise Floor Indicative Furniture Plan
» Level 11

CONTACT

Jones Lang LaSalle

Ben Kardachi
M: 0419 230 278

Christopher Selman
M: 0406 047 031

Knight Frank

Thomas Fredriksen
M: 0400 030 003

Brendan Shipp
M: 0421 714 362

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More value
More opportunity
More flexibility

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