



CHIFLEY

SUITES

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***MAKE YOUR  
BUSINESS A  
DESTINATION***

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CHIFLEY

## *SET THE PACE*

JOIN CHIFLEY'S  
IMPRESSIVE BUSINESS  
NETWORK.



Chifley Square  
← Phillip St

## OVERVIEW

# A DISTINCT FIRST IMPRESSION

Chifley is an iconic 42 level landmark building in Sydney's financial and legal hub, home to some of Australia's most influential firms.

Designed by New York architects, the building draws its influence from Manhattan skyscrapers with impressive scale and quality marble finishes.

Chifley is also focused firmly on the future, with recent lobby refurbishment and upgrades creating an impressive entrance and enhancing amenities.

Refurbished and fitted out suites are now available, providing you a unique opportunity to join this powerful business network.

## KEY FEATURES

Chifley Plaza retail and Club House

42 floors of Premium office space

Expansive CBD and harbour views

390 car parking spaces

End of trip facilities

Building concierge

24 hour onsite security

Flexible column-free floorplates

4-star NABERS Energy rating



**LOCATION**

***AT THE  
HEART OF  
THE ACTION***

WHEN YOU'RE AT THE TOP OF  
YOUR GAME, YOU NEED TO BE IN  
A POSITION OF INFLUENCE.

With its prominent position in the Sydney skyline  
and a location at the heart of the financial district,  
Chifley is a destination renowned for its network  
of progressive businesses and industry leaders

You'll be located just moments from the  
Law Courts, Martin Place and State Parliament,  
and a short walk from Circular Quay,  
Hyde Park and Pitt Street Mall.



HARBOUR BRIDGE

CIRCULAR QUAY

ROYAL BOTANIC GARDENS

CHIFLEY

WYNYARD

EASTERN DISTRIBUTOR

WOOLLOOMOOLOO WHARF

MARTIN PLACE

PARLIAMENT HOUSE

THE DOMAIN

PITT STREET MALL

LAW COURTS

CHIFLEY

# FIRST CLASS SERVICE COMES AS STANDARD

AT CHIFLEY, YOU'LL EXPERIENCE PREMIUM SERVICE AND EXCEPTIONAL ATTENTION TO DETAIL.

We make sure conducting business is seamless, by providing the facilities and support to help you perform at the highest level.

## CHIFLEY RETAIL

With over 30 retailers, including a hand-picked selection of global and Australian retailers, everything you need is here. The offer includes a food court, and cafes operate for early breakfast to late afternoon meetings, as well as service providers such as a tailor, pharmacy, barber and newsagent. Award-winning Azuma Japanese Restaurant provides the perfect setting for fine dining business lunches and dinners.

## CONCIERGE

The Chifley Concierge is available to meet and greet important guests, organise same day dry-cleaning or book that special dinner. Chifley also provides 24 hour onsite security to ensure peace of mind.

## CHIFLEY CLUB HOUSE

The Chifley Club House is a complimentary space for all Chifley Tenants, with a towel service, CNN news broadcast and fresh fruit, tea, coffee and filtered water.

## END OF TRIP FACILITIES

Chifley's End of Trip facilities include secure bike cages, lockers, showers and a daily towel service.



**SURROUNDING PRECINCT**

***THE BEST  
OF SYDNEY,  
ON YOUR  
DOORSTEP***

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IN THE HEART OF THE FINANCIAL DISTRICT, CHIFLEY IS A SHORT WALK FROM TRANSPORT, ENTERTAINMENT AND THE BEST OF SYDNEY'S LIFESTYLE.

**TRAVEL**

Chifley is just a few minutes' walk from Martin Place station, with Wynyard, Circular Quay and St James stations also nearby. It's easily accessed by car and close to the Eastern Distributor and Harbour Bridge.

**REVIVE**

Clear your head with a stroll in Sydney's Royal Botanic Gardens or Hyde Park, take a lunchtime jog from Circular Quay to Mrs Macquarie's Chair, or swim laps at Boy Charlton Pool. There are also plenty of local gyms to choose from. For a cultural break, visit the MCA or NSW Art Gallery.

**EXPLORE**

Head to one of the many surrounding restaurants or discover the latest bar in the hidden laneways near Martin Place and The Rocks. For an iconic experience, watch the sunset over the Harbour Bridge from Opera Bar. If shopping is more your style, visit Chifley retail stores or head to Pitt Street Mall.



**VIEWS**

# **A PANORAMIC OUTLOOK**

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SUNSET TO SUNRISE,  
IT'S AN INSPIRING VIEW

Chifley offers spectacular views overlooking the magical blue of Sydney Harbour, the Sydney Opera House and The Royal Botanic Gardens.

Views stretch to North and South Head, from Manly to Watsons Bay and across Darling Harbour to the Blue Mountains.



SUSTAINABILITY

# ***IMPROVING OUR SUSTAINABILITY***

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WE UNDERSTAND THAT SUSTAINABLE BUILDING DESIGN CAN SIGNIFICANTLY SAVE ENERGY AND WATER COSTS, SO WE CONSISTENTLY UNDERTAKE NEW INITIATIVES TO IMPROVE OUR PERFORMANCE.

Chifley currently has a 4.0 star NABERS Energy Rating. We recently centralised the air-conditioning plant to create additional zoning and controls, installed new energy efficient lighting with sensor controls and undertook an extensive upgrade of the lift controls and motors.





# PREMIUM GRADE SERVICES

ENJOY CHIFLEY'S PREMIUM GRADE BUILDING SERVICES AND THE FLEXIBILITY OF COLUMN FREE FLOORS. CREATE AN ACTIVE WORKSPACE TO SUIT YOUR NEEDS, FROM OPEN PLAN COLLABORATIVE ENVIRONMENTS TO PRIVATE MEETING HUBS AND QUIET SPACES.

## THE BUILDING PROFILE AT A GLANCE

Date of Completion	1992
Number of Storeys (including ground and upper ground floors)	44
Office Net Lettable Area	65,310m <sup>2</sup>
Retail Net Lettable Area	5,268m <sup>2</sup>

## TYPICAL OFFICE FLOOR SIZE

Low Rise	1,620m <sup>2</sup>
Mid Rise	1,500m <sup>2</sup>
High Rise	1,300m <sup>2</sup>

## RISERS

Low Rise	Levels 2-16
Mid Rise	Levels 16-28
High Rise	Levels 28-42

## NO. OF LIFTS PER RISE

Office Levels	6
Carpark	2

## COLUMN FREE FLOORS

Access Flooring to Office Floors (ex Level 42)	150mm
Floor to Ceiling Height	2,700mm
Slab to Slab Height	4,075mm
Core to Window Span	12-14m

## POWER RETICULATION

### Power into Building

4 independent sub-stations each connected to the 11 KV triple grid city electricity system

### Emergency power

Diesel Generators serving Essential Services and Tenant Standby Power requirements

### Standard Tenant Emergency Power Provision

30 watts per m<sup>2</sup>

## SERVICE PROVIDERS

Foxtel, Asia Sat 3, PanAm Sat 8, Reuters and Digital Television

## SECURITY

24 hour, 7 day manned on-site security

Access control Casi Rusco system with proximity card

Manned concierge desk

Building hours: Business days - 8.00am to 6.00pm  
Monday to Friday

## BASEMENT

Tenant, visitor and casual car spaces

Male and female showers and locker facilities

Loading dock

Secure bike racks and area

## ACCESSIBLE TOILETS

Located at each lift transfer floor

## ON-SITE RETAIL OVER THREE LEVELS

Restaurants, wine bar, coffee shops, foodcourt and retail shops provide an ideal environment for networking with likeminded business people.

## ENVIRONMENTAL SUSTAINABILITY

Chifley Tower's current energy efficiency rating is: 4-star NABERS Energy rating.

Chifley Tower has implemented a number of initiatives to assist in achieving a significant uplift to its sustainability rating. Initiatives completed in 2012 on the refurbished floors include centralising the air-conditioning plant with additional zoning and controls, new energy efficient lighting with sensor controls and an extensive upgrade of the lift controls and motors.

## TECHNICAL UPGRADES

Extensive modernisation of superior services and building finishes has reinforced Chifley Tower as one of Sydney's leading premium grade buildings.

### The refurbished whole floors offer:

5 zones for greater control of air-conditioning supply.

New centralised chilled water plant.

Energy efficient T5 lighting.

Automated C-Bus sensor controlled lighting.

5 zones for tenant control of lighting.

New electrical infrastructure.

New 2-way ceiling grid system and tiles.

## BUILDING UPGRADES

Each of the lift lobbies of the refurbished floors have new high quality finishes. The low and mid rise floors have colour backed glass wall finishes with tiled flooring. The high rise floors have French Vanilla limestone wall finishes and Italian stone flooring.

Chifley Tower's modernisation has included an upgrade to the lift car interiors and controls, replacement of the lift motors to the mid and high rise lift cars, construction of a secure caged bike facility and new male shower and locker facilities.

**AVAILABILITY**

# **CHOOSE YOUR DYNAMIC NEW WORKSPACE**

A RARE OPPORTUNITY TO  
POSITION YOUR GROWING FIRM  
AMONGST INDUSTRY LEADERS.

Make this iconic corporate address your own,  
with a selection of suites available for lease in low,  
mid and high-rise levels.

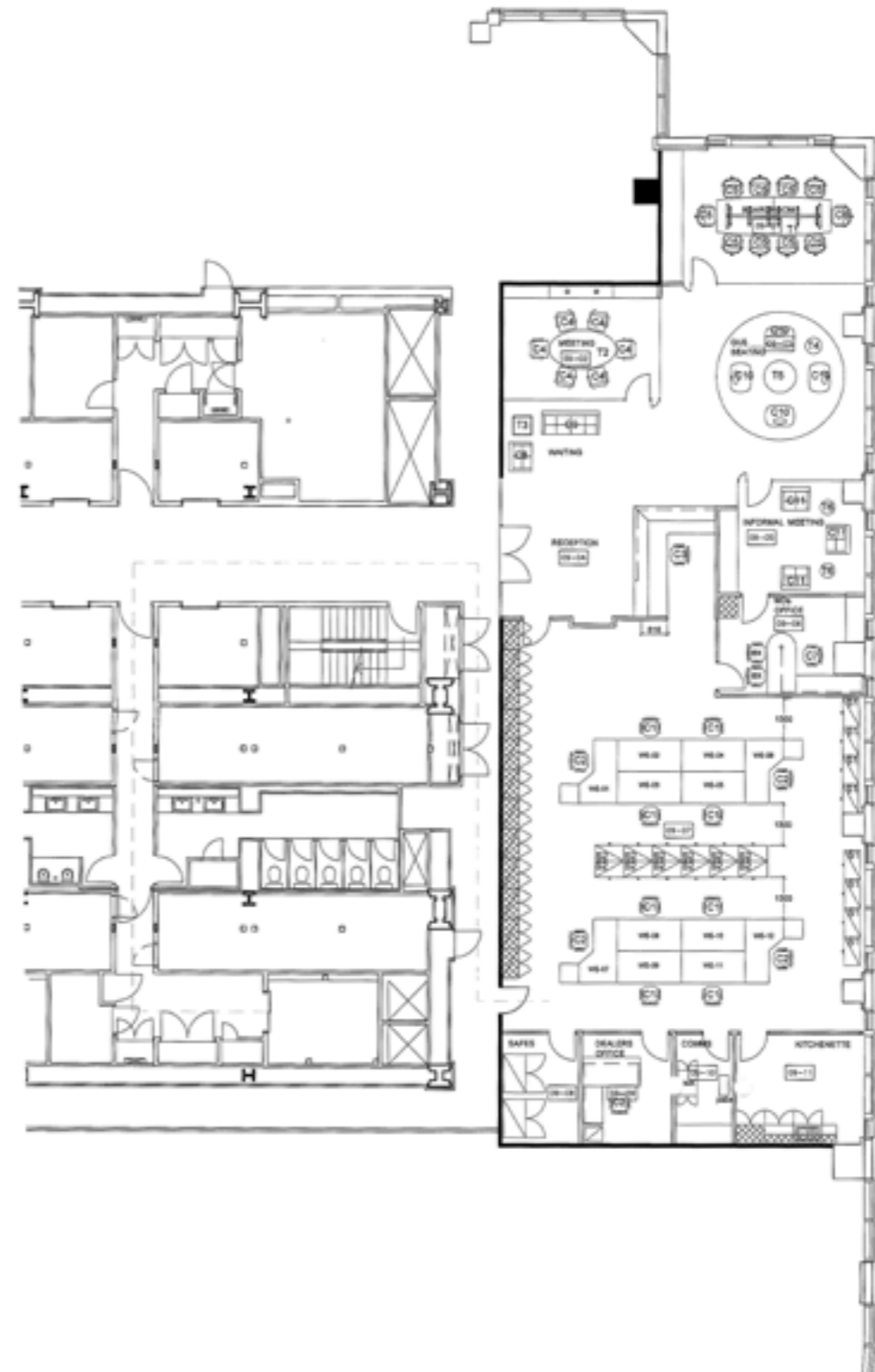
<b>LEVEL</b>	<b>AREA APPROX</b>	<b>RENTAL \$/SQM PA NET</b>	<b>AVAILABILITY</b>	<b>COMMENTS</b>
3301	215.00 - 658.00	Price on application	Immediate	Expansive views over Sydney harbour and Royal Botanic Gardens. Near new fit-out. Subdivisions possible.
32	600.00 - 1,297 .00	Price on application	Immediate	Harbour views.
2402	241.00	Price on application	Immediate	Newly refurbished southern suite. Great natural light.
1902	159.30	Price on application	Immediate	Lift lobby frontage. Harbour views. South east corner suite with new full fit-out.
1901	460.00	Price on application	Immediate	Lift lobby frontage. Harbour views. Part fit-out in place. Workstations and meeting room table available.
1204	159.40	Price on application	Immediate	South-east corner. Access via corridor.
1202	160.00	Price on application	Immediate	Shared eastern lift lobby. Impressive harbour views.
1201	262.00	Price on application	Immediate	North-west shared lift lobby frontage. Partial harbour views.
1002	190.00 - 671.00	Price on application	Immediate	Great natural light. Subdivision considered from 190sqm.
903	226.10	Price on application	2 months notice	Quality existing fit-out on southern side.
902	343.00	Price on application	Immediate	Quality existing fit-out with harbour views.
502	305.00	Price on application	Immediate	South east corner suite enjoying great natural light. Workstations and meeting room table available.

## **BUILDING OUTGOINGS**

In addition to rental, currently estimated at \$210.19/sqm pa plus GST as at 31.12.14

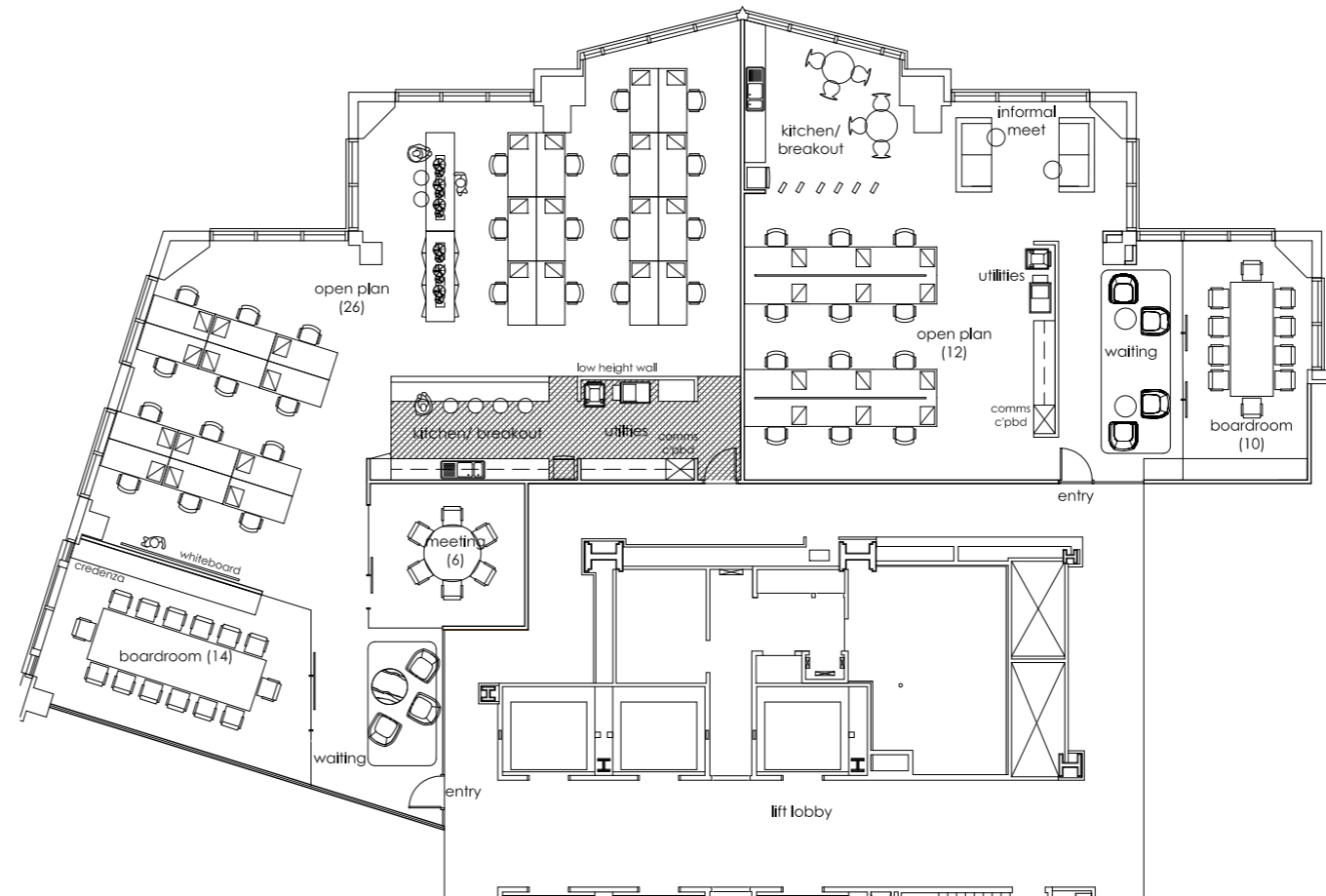
# LEVEL 9 SUITE 902

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**LEVEL 12**  
**SUITE 1201**  
**SUITE 1202**

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**LEVEL 19**  
**SUITE 1901**  
**SUITE 1902**

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# LEVEL 32 SPLIT FLOOR

## TENANCY 1

Reception	1
Boardroom	1
Meeting room	1
Workstations	48
Offices	8
Breakout	1
Comms / store room	1
Utility	1
Informal meeting	2

**Total staff** 58

**Approx area (sqm)** 675

**Density** 11.6

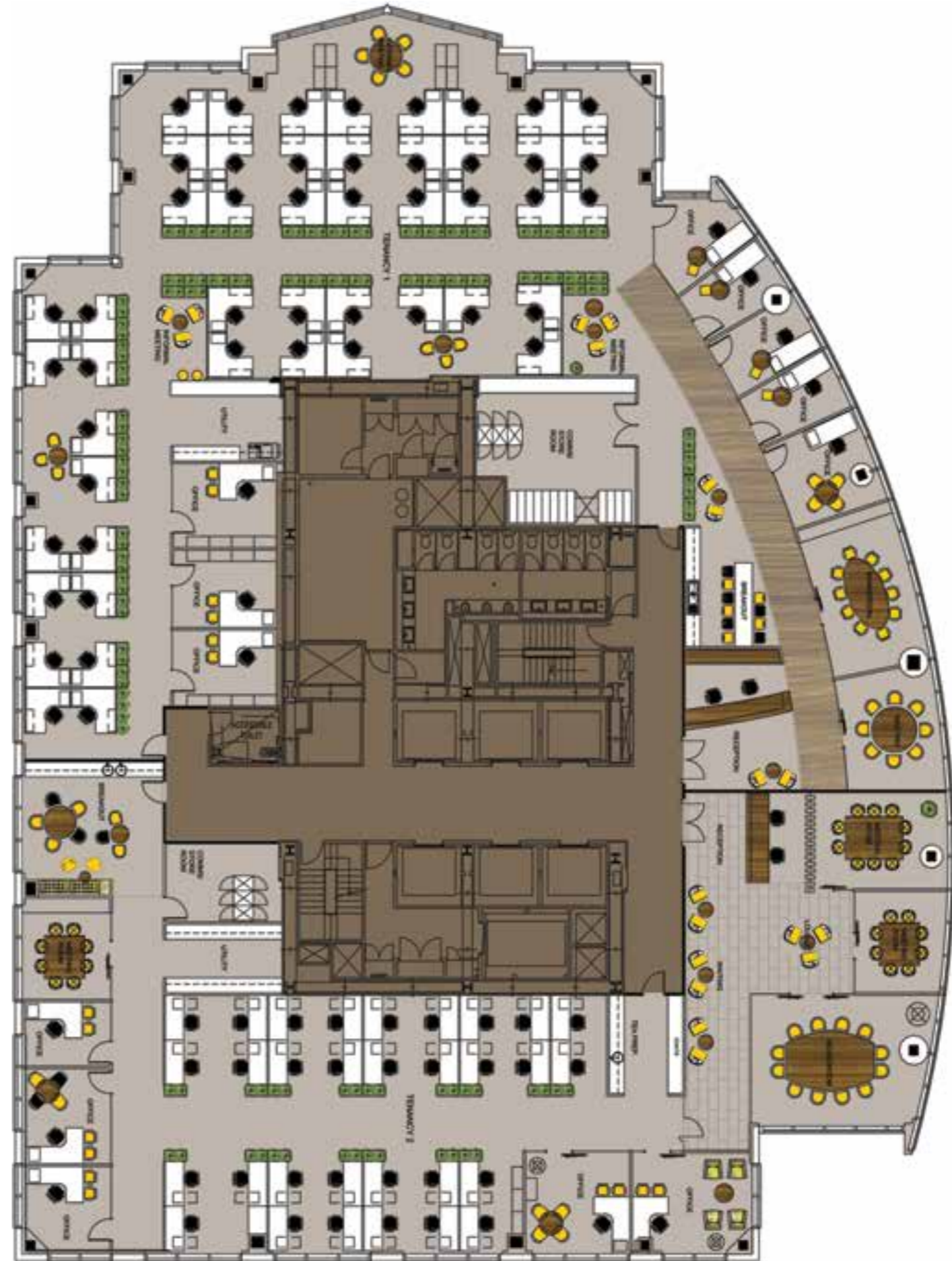
## TENANCY 2

Reception	1
Boardroom	1
Meeting rooms	3
Lounge	1
Workstations	31
Offices	5
Breakout	1
Comms / store room	1
Utility	1
Tea prep.	1

**Total staff** 38

**Approx area (sqm)** 504

**Density** 13.2



# LEVEL 33 SUITE 3301

## TENANCY 2

Reception	1
Waiting area	1
Offices	3
Workstations	32
Boardroom	1
Meeting rooms	1
Kitchen / breakout	1
Utilities	2

**Total staff** 36

**Approx area (sqm)** 435

**Density** 12

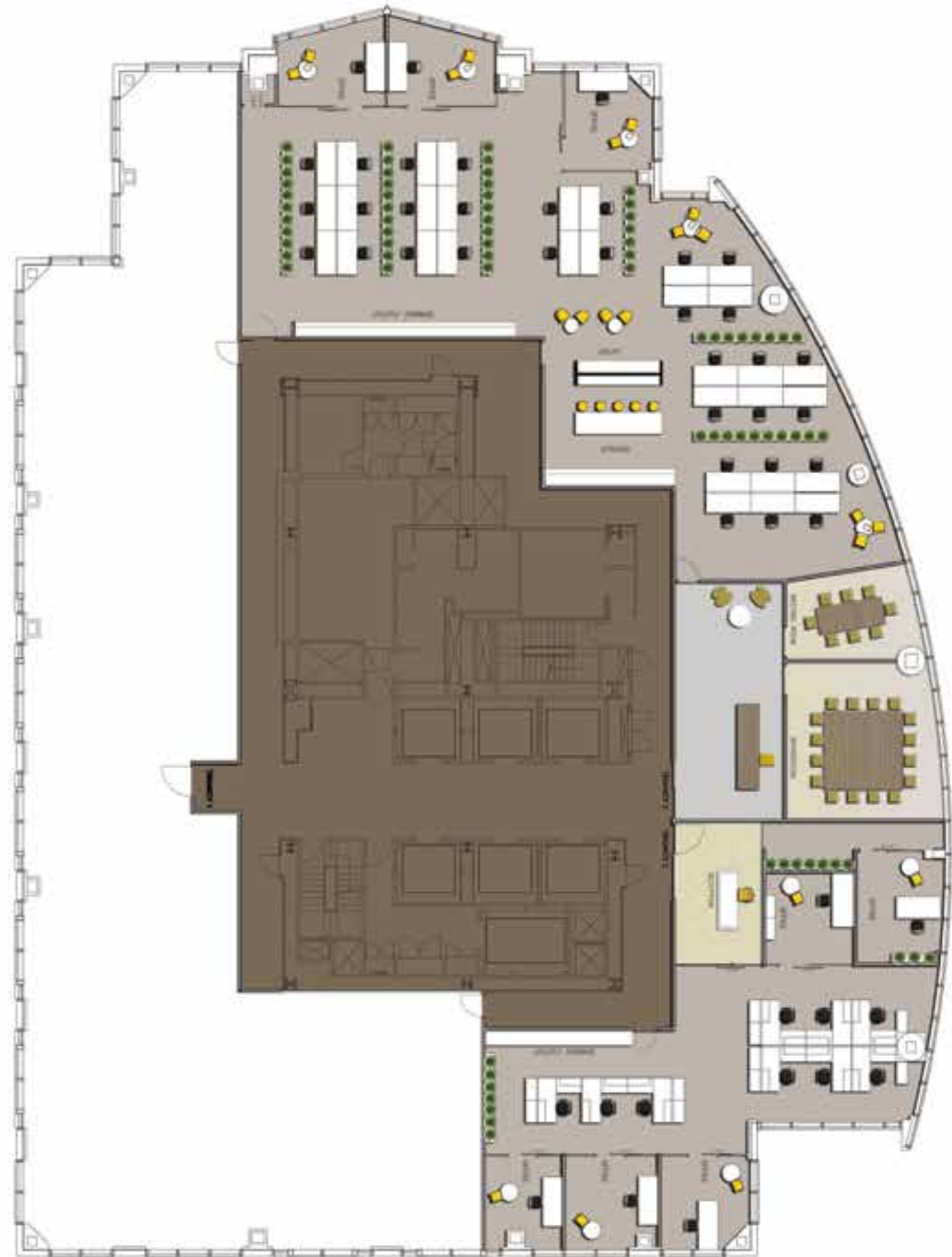
## TENANCY 3

Reception	1
Offices	5
Workstations	9
Utility / store	1

**Total staff** 15

**Approx area (sqm)** 215

**Density** 14.3



**CONTACT**

***AN ICONIC  
ADDRESS  
AND UNIQUE  
OPPORTUNITY***

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JOIN CHIFLEY'S PROGRESSIVE  
AND DYNAMIC BUSINESS LEADERS.

Contact us today to arrange an inspection.

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