

1,175m<sup>2</sup> to 9,974m<sup>2</sup> • HIGH QUALITY FITOUT • AVAILABLE NOW • SUBLEASE

1727

PACIFIC  
HWY

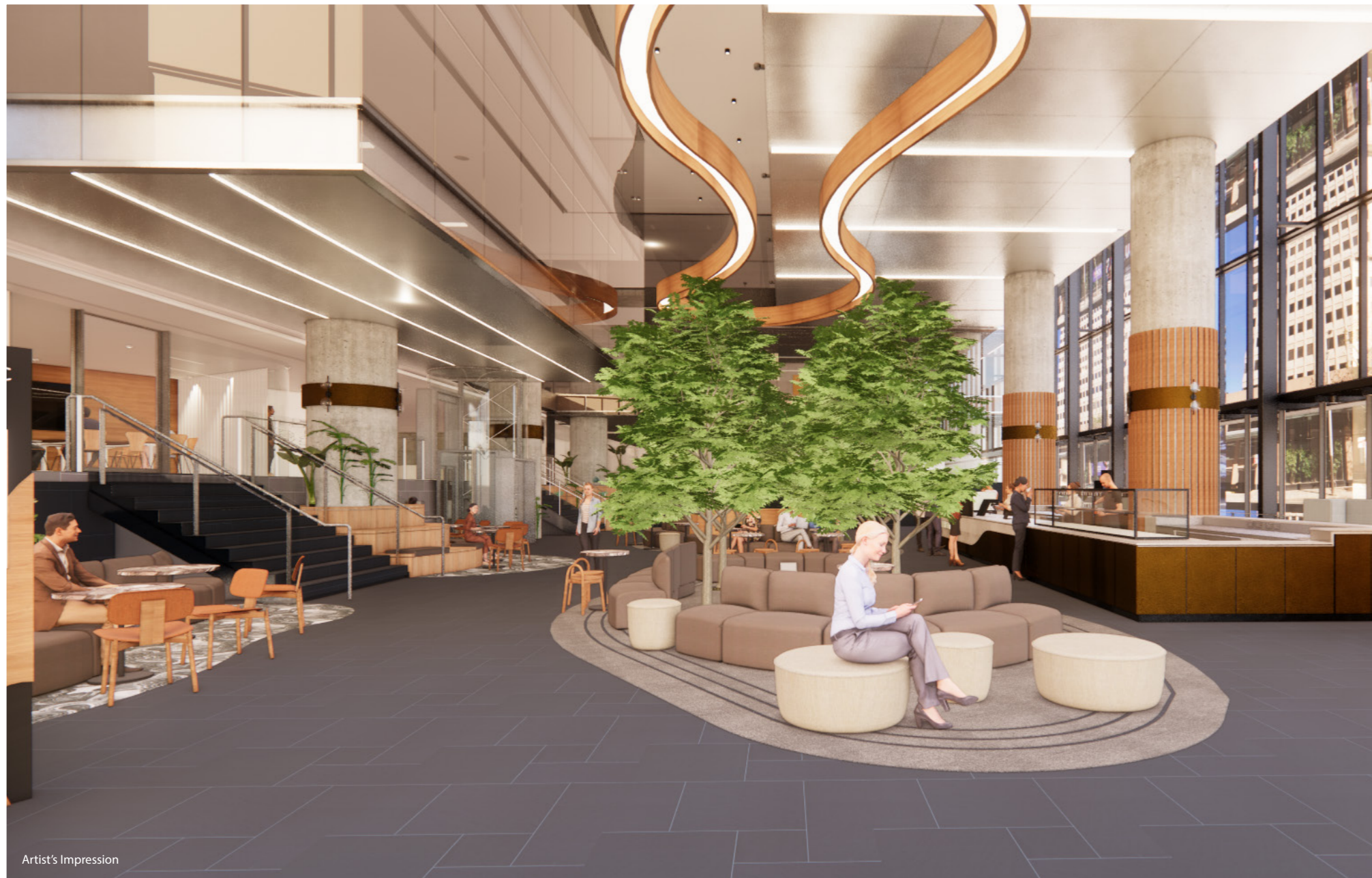




# New Life



Position your company in an inspiring and progressive multi-floor workplace that's move-in ready, and poised to foster a thriving new chapter of office culture.



Artist's Impression

North Sydney is on the rise, rapidly returning to its heyday as a thriving CBD alternative. 177 Pacific Highway is an A-Grade building with exceptional amenity including cafes, third space, End of Trip facilities and wellness offerings, providing your workforce with all the conveniences they need.

The space on offer provides a light, bright, interconnected series of floors with its own entrance from the ground level atrium. The fit-out is progressive and creative, suited to all types of business as a magnet for bringing teams together. Level 15 has a large expansive terrace with views for client and team enjoyment.

The neighbourhood offers exceptional food and beverage options and is well serviced by the North Sydney train station and in 2024 the Metro providing easy and fast access north as well as into the Sydney CBD.



# Executive Summary



## LEASING INFORMATION

Levels  
**1 and 10-16**

Desks per floor  
**120-158**

High quality fitout, expansive views and natural light

Lease term until 31.7.2028 with options

## BUILDING INFORMATION

A-Grade building

Available space  
**1,175-9,974m<sup>2</sup>**

Sky signage available

Excellent onsite parking  
**30** parking spaces

## AMENITIES AND END OF TRIP FACILITIES

**98** bike racks

**X** Showers

**X** Lockers

Bookable meeting rooms

Atrium lobby with concierge and cafe

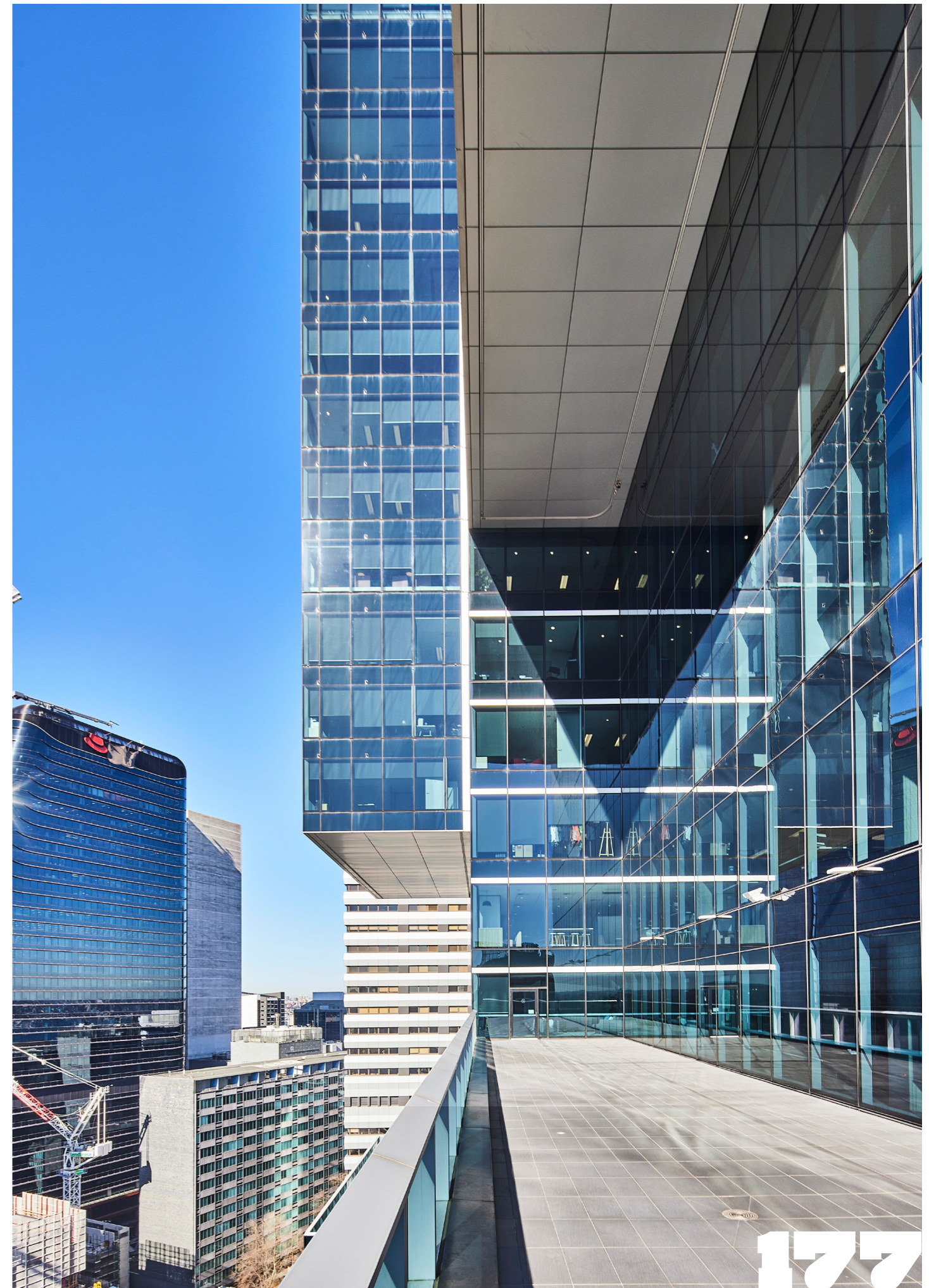
## ENVIRONMENTAL CREDENTIALS

**5** Green Star Office as Built Rating

**5** Green Star Office Design rating

**5.5** NABERS Energy Rating

**5** NABERS Water Rating





# The Offering



177 Pacific is a sophisticated, A-grade workplace that towers above North Sydney with its confident contemporary design. The distinctive 1,000m<sup>2</sup> garden plaza lobby features beautiful trees and seating for a natural welcome, with concierge services and The Naked Duck Café completing an impressive entrance. With refurbishments currently taking place, this is a building that will make an inspiring place for your workforce.

Floors 1 and 10-16 offer excellent natural light and expansive views. It also features high quality fitted out office space, interconnecting stairs, meeting rooms designed to maximise workplace collaboration, and breakout spaces that provide an ideal working environment for staff.

177 Pacific Highway is a flexible, future-proof address that sits at the intersection of lifestyle, business and innovation, in a resurgent North Sydney precinct.





# A Brilliant Location



As North Sydney continues to reinvent itself, a host of new developments bring with them exciting new restaurants, cafes, bars and retail. But the biggest transformation will come with the new Victoria Cross Metro station, set to open just a few steps away from 177 Pacific Highway in 2024.

With it will come unprecedented access to Sydney CBD, with underground trains arriving every two minutes to access Barangaroo, Bridge St and Pitt St stations in less than ten. And the same Metro system promises an easy commute from further

afield, with lines already operational from Rouse Hill and Castle Hill, Chatswood and Crows Nest on the north, and Bankstown to the south.

North Sydney is well serviced by the current train line, and extensive bus routes from the city, the north and lower North Shore. Positioned on the corner of Pacific Highway and Berry Street, 177 Pacific Highway offers incredible access in and out, without the city headaches.



Image credit: Sydney Metro – Artist's Impression of Victoria Cross Station entrance

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PACIFIC HWY





F

MILSONS  
POINT  
FERRY

T

NORTH  
SYDNEY  
TRAIN  
STATION

M

VICTORIA  
CROSS  
METRO  
STATION

177  
PACIFIC HWY

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PACIFIC HWY



# Amenities & Lifestyle



As a sophisticated business address, 177 Pacific Highway offers best in class amenities. From concierge services and 24 hour security, to comprehensive end of trip facilities, yoga and pilates classes, this is a workplace that caters to all working lifestyles.



## WELLBEING

Showers, lockers and bike racks cater to cyclists, runners and walkers across the Harbour Bridge, or those exercising on Lavender Bay harbourfront between meetings. North Sydney has more than its share of gyms and studios for getting in a quick session.



## DRINKS AND DINING

It might be an active playground, but North Sydney's burgeoning food and beverage scene will satisfy those seeking indulgence or escape from the desk. Explore the cocktail menu at Green Moustache, enjoy sophisticated and airy dining at RAFI or Glorietta, get your coffee fix at Glory Days, and taste what all the fuss is about at Five Points Burgers. The Greenwood, Rag & Famish, Commodore and Blues Point Road strip remain local stalwarts. Whatever the occasion or hankering, your team will have plenty of choice.

## RETAIL

Life admin and retail therapy are well catered for, with Greenwood Plaza offering everything from everyday to special occasion retail. Dentists, clinics, banks and florists complete a thriving CBD that can support the needs and desires of the time-poor professional.



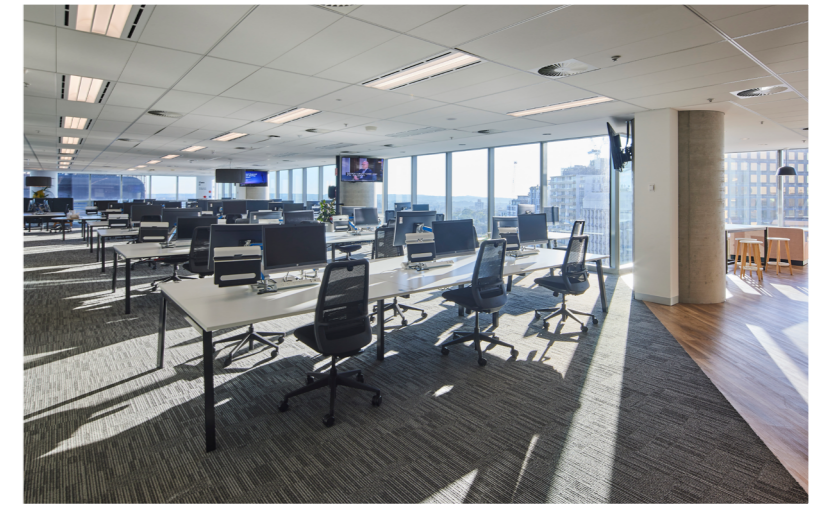




# Available Space



This space benefits from exclusive escalator access to front of house on Level 1, seven contiguous floors in the building's mid-rise, with internal stair access for connectivity between floors.



LEVELS	AREA m <sup>2</sup>	NET RENT*	AVAILABILITY	NUMBER OF WORK STATIONS	CURRENT LEASE EXPIRY	COMMENTS
Level 16	1,175m <sup>2</sup>	\$925	NOW	102	31/07/2028	
Level 15	1,175m <sup>2</sup>	\$925	NOW	122	31/07/2028	Exclusive outdoor terrace
Level 14	1,337m <sup>2</sup>	\$925	NOW	148	31/07/2028	
Level 13	1,337m <sup>2</sup>	\$925	NOW	158	31/07/2028	
Level 12	1,337m <sup>2</sup>	\$925	NOW	144	31/07/2028	Exclusive outdoor terrace
Level 11	1,430m <sup>2</sup>	\$925	NOW	156	31/07/2028	
Level 10	1,429m <sup>2</sup>	\$925	NOW	146	31/07/2028	
Level 1	754m <sup>2</sup>	\$925	NOW		31/07/2028	Front of house including soft meeting space, third space meeting rooms and boardrooms.

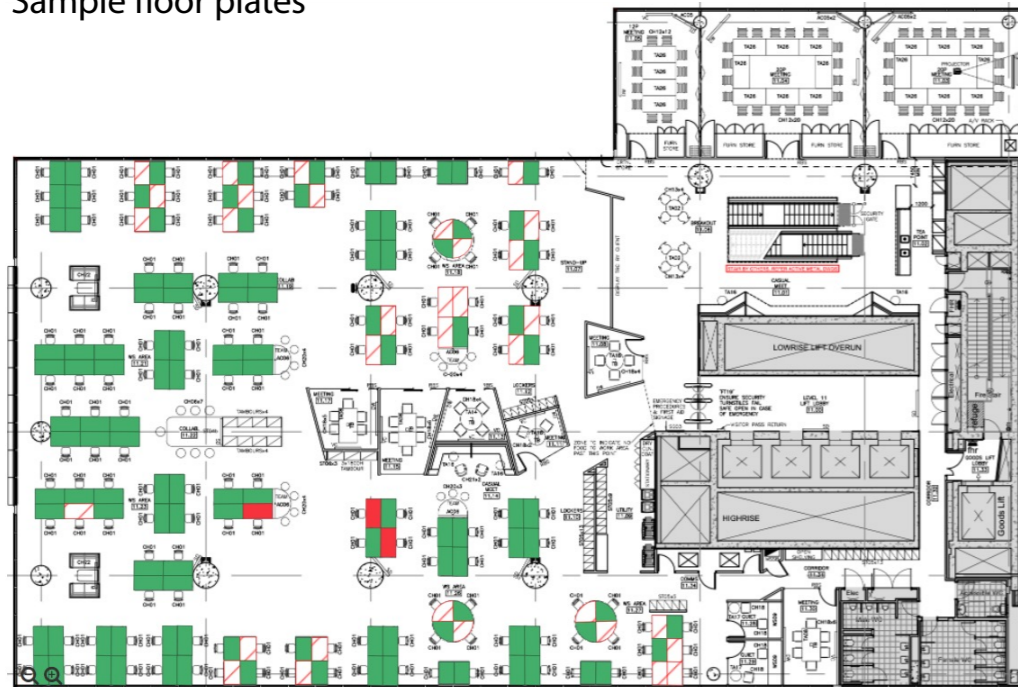
\* Plus GST



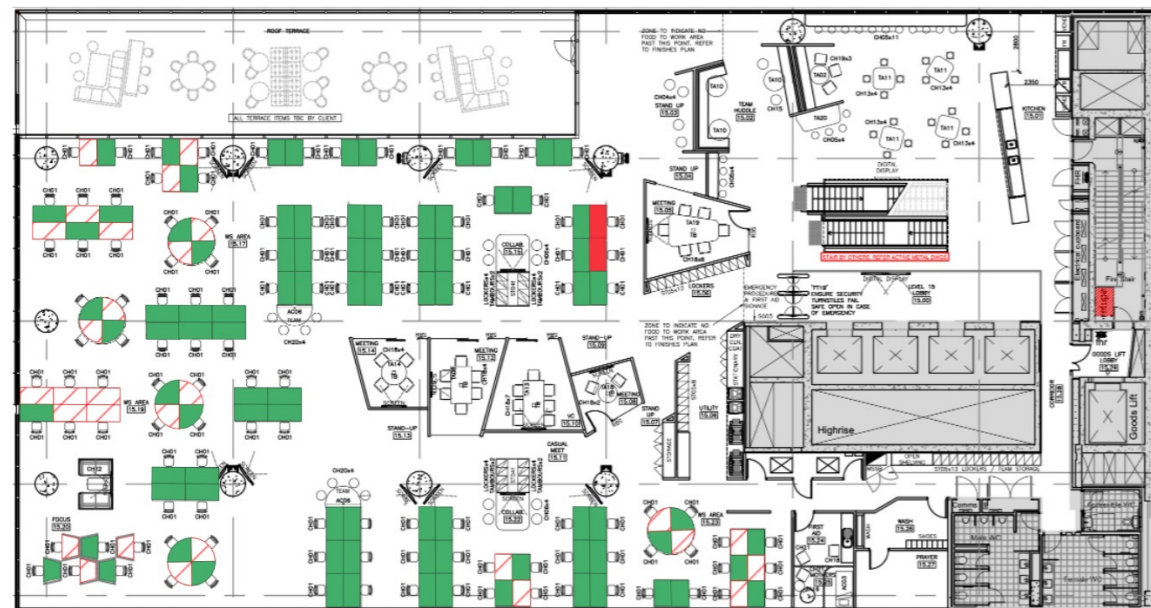
# Floorplans



Sample floor plates



LEVEL 11



LEVEL 15



177  
PACIFIC HWY



# Sustainability Credentials



177 Pacific Highway has achieved extremely high standards in sustainability and performance ratings, designed from the outset to minimise energy and water consumption.

Benefit from reduced operating costs, greater productivity, and a building with environmental credentials that align to your business' and workforce's values.





# Your Next Chapter Awaits

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Don't miss this move-in ready opportunity at 177 Pacific Highway. It awaits a dynamic business seeking a place to foster an exciting new era of workplace culture in the heart of a revitalised North Sydney. Make it yours.



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Disclaimer: The information contained herein has been obtained from sources we believe to be reliable and therefore we have no reason to doubt its accuracy. The Lessor and its agents will not be responsible for misconception any error or which may appear. Prospective Lessees are therefore advised to make whatever investigations they deem necessary. All measurements are approximate.

\* GST will be calculated on the full taxable basis (add 10%). Interested parties should seek their own advice as to how the GST will affect them



PACIFIC HWY





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