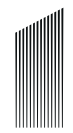


1 MARKET

Positioned for performance





Unparalleled location, amenity and views

Situated in the vibrant heart of Sydney's CBD, 1 Market presents a thrilling opportunity for businesses seeking to reshape their energy and culture.

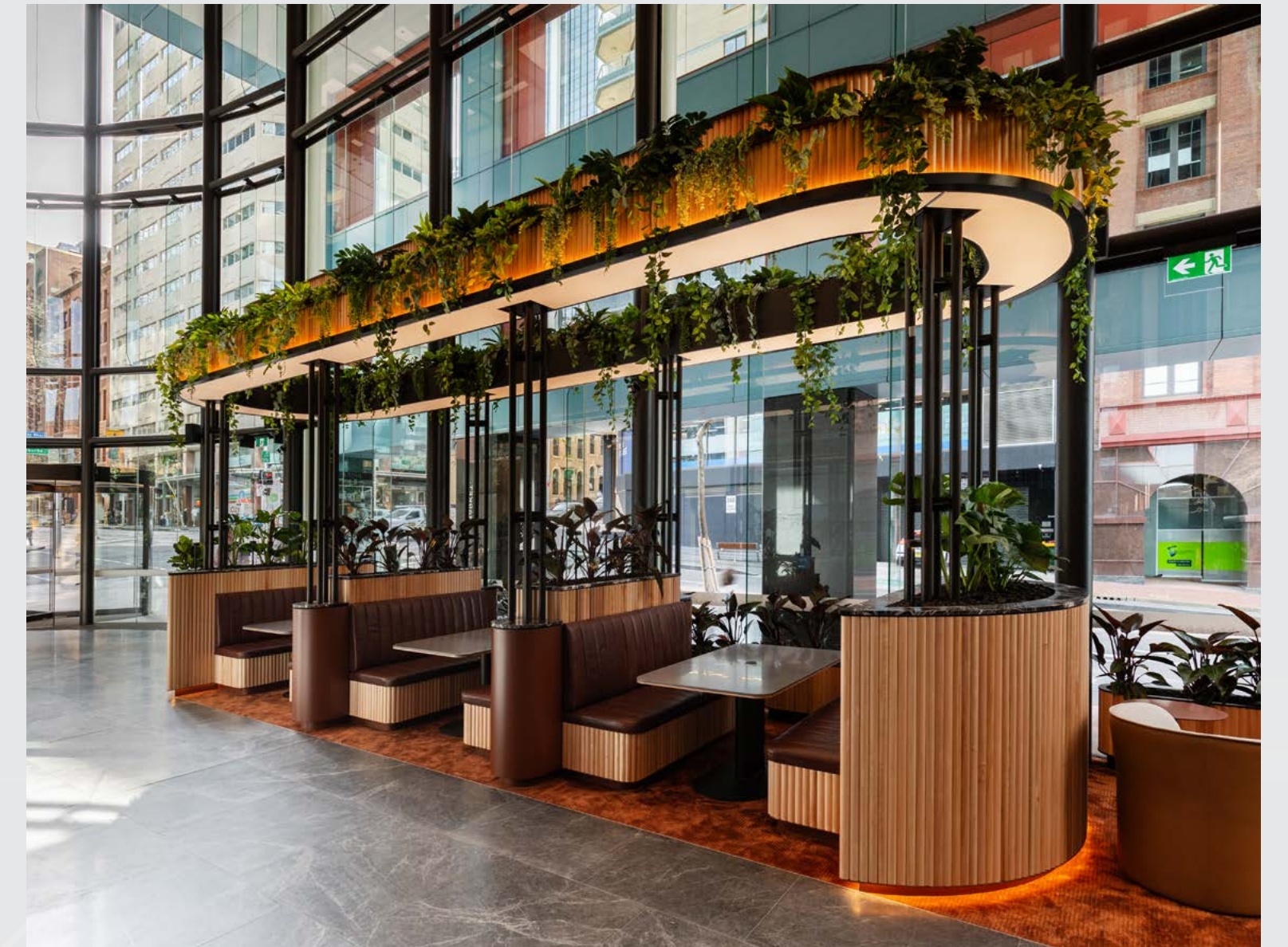
Positioned just moments away from the picturesque waterfront of Darling Harbour and a short walk to Town Hall, QVB, and the nearby light rail, this A-Grade property offers a welcoming atmosphere.

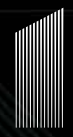
Bathed in abundant natural light, it provides an optimal environment for your team to thrive and excel.



Elevate your day

Start your day off right in 1 Market Street's recently upgraded lobby. Designed by Davenport Campbell, constructed by FDC Construction & Fitout and project managed by Forge Venture Management; the refreshed space provides tenants with a new lobby cafe, informal meeting spaces and an outdoor courtyard.





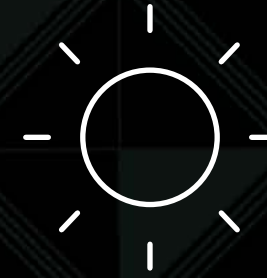
At a glance



32 levels of A-grade office space



Ground floor cafe & retail



Abundant natural light



4.5-Star NABERS Energy rating



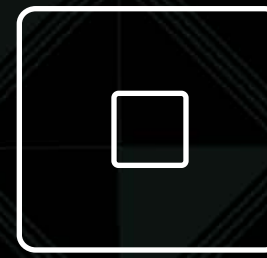
End-of-trip facilities



City & water views, skyline signage



Great transport links



Central core



Column-free floorplates



Onsite Investa management team



Tenant engagement platform - Insite



Bookable meeting rooms



Concierge services



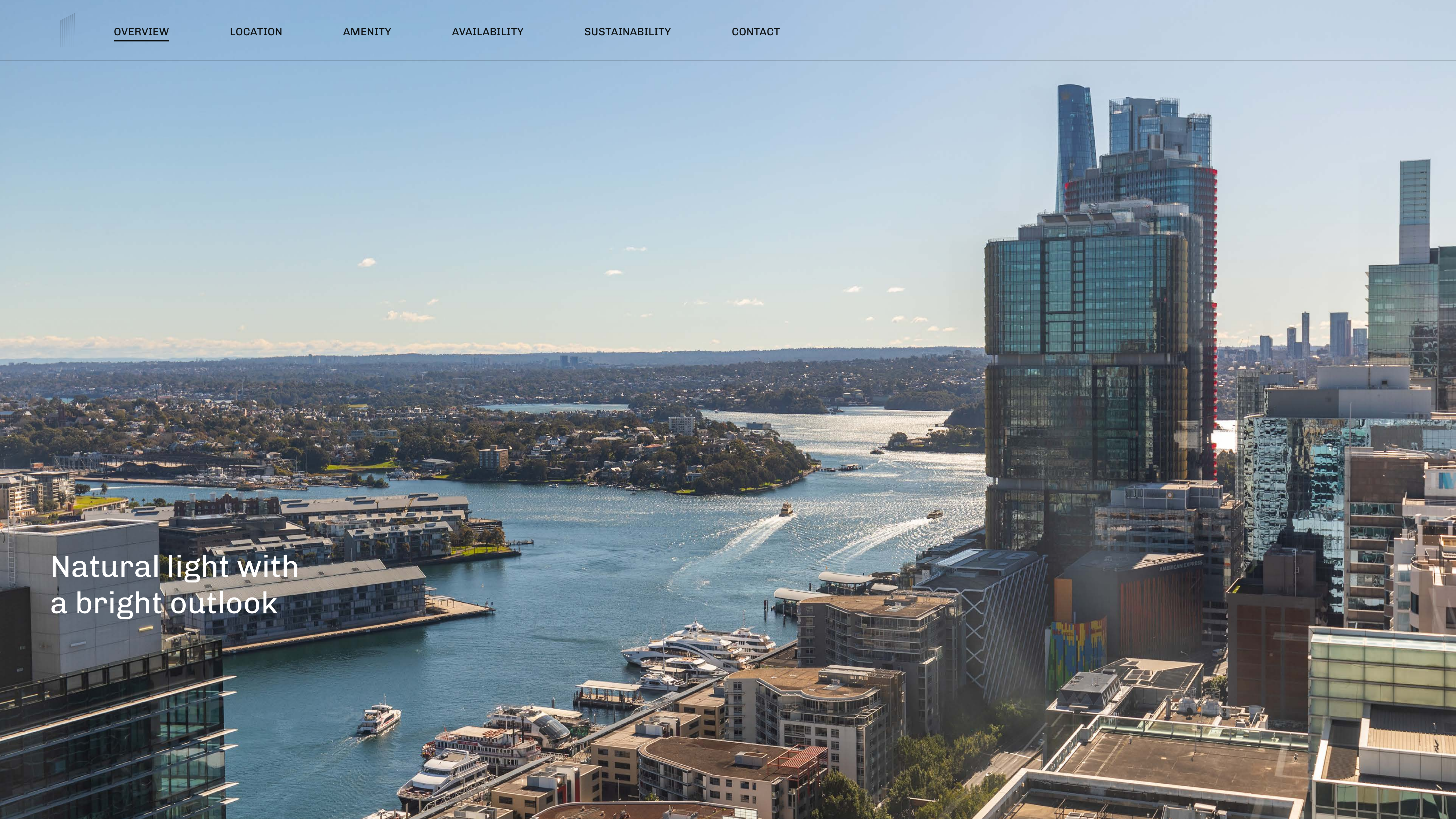
Onsite car parking



Loading dock & goods lifts



Natural light with
a bright outlook





Location

Positioned just moments away from the picturesque waterfront of Darling Harbour and a short walk to Town Hall and QVB.

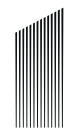
RESTAURANTS AND BARS

- 1. El Loco
- 2. Solander
- 3. Bistro Papillon
- 4. The Baxter Inn
- 5. Old Mate's Place
- 6. Tao
- 7. ESQ Bar & Dining
- 8. Gowings Bar and Grill
- 9. Cargo Bar
- 10. Alegre Bar & Dining
- 11. Bungalow 8
- 12. Untied Sydney
- 13. Wild Sage
- 14. Croft Restaurant
- 15. O Bar and Dining
- 16. Bentley Restaurant + Bar
- 17. Ivy
- 18. Bopp & Tone
- 19. Uncle Ming's Bar
- 20. Employees Only
- 21. Ragazzi
- 22. Mordeo Bistro & Bar

ENTERTAINMENT

- 23. Theatre Royal Sydney
- 24. State Theatre
- 25. City Recital Hall





Positioned for performance

EFFICIENCY

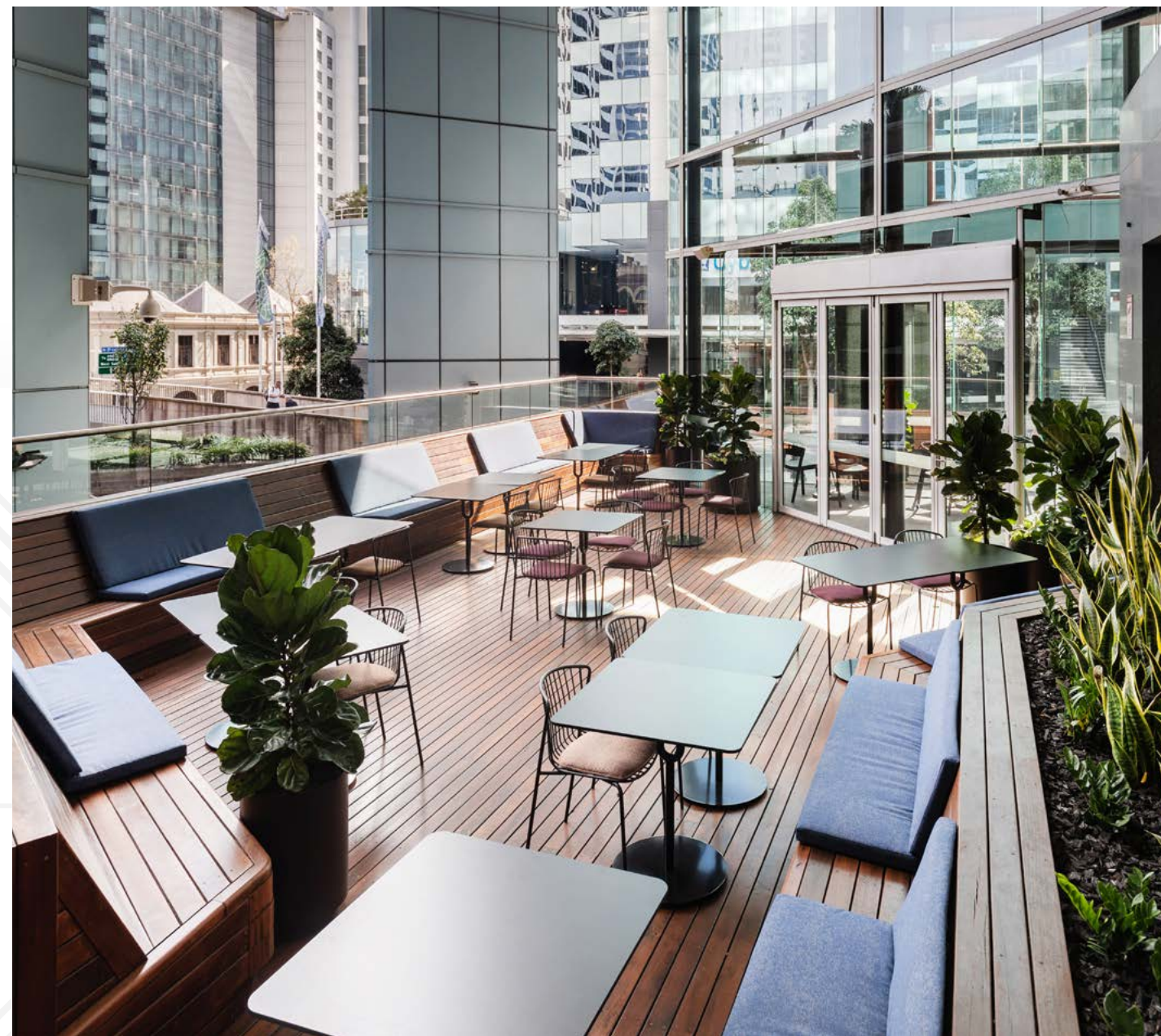
1 Market offers a compelling combination of a prime location, amenity, and flexible workspaces, making it the perfect environment for businesses to thrive and succeed. The adaptable spaces available within the building offer tenants flexibility in their workplace. From contiguous, column-free whole floors, to superior spec suites, fitted out to the highest standard.

CONNECTIVITY

Stay connected with convenient access to major arterial roads such as the Western Distributor, Harbour Bridge, and M1 Freeway and major transport links. Sydney has never been so connected, with metro, light rail, train and bus options all at the doorstep.

INSPIRATION

1 Market's prime location offers a vibrant and dynamic atmosphere, with bustling crowds and constant entertainment. From trendy cafes to upscale restaurants, your team will have access to the best eateries in the city.





Additional amenity

BOOKABLE MEETING ROOMS

With the use of our building app - Insite - you can easily find and book spaces that suit your business's needs. The meeting rooms on level 17 offer flexibility, with the ability to expand or condense depending on your meeting size. Whether you need a meeting room for a client presentation, a video conferencing room for a remote team meeting, or space for a focus group, 1 Market has it all.



END OF TRIP

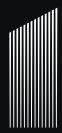
The end of trip facilities offers tenants lockers, showers, towel service and changing rooms, enabling your team to seamlessly transition between work and life, while maintaining their fitness routine. We provide secure storage for 64 bikes and a cycle repair station to cater to the needs of cycling enthusiasts.



INSITE APP

Easily book meeting rooms equipped with audiovisual technology and Wi-Fi access or schedule your next onsite yoga class. All of this can be effortlessly arranged through Insite by Investa, an exclusive online portal that enhances convenience in your workday. Simply check the availability of rooms and book directly via the app, bringing a new level of convenience to your day.

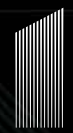




Make it yours

Suite 8.03 is the perfect space for small businesses to grow and host their clients. With numerous meeting spaces, an open-plan fitout and a dynamic kitchen space; suite 8.03 is ready for your businesses needs.





Suite 8.03

AVAILABLE NOW

New speculative fitout

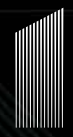


Virtual tour

SPACE SUMMARY

Total area	383.7
Density	10.6sqm
Workstations	36
Waiting room	1
12P board room	1
6P meeting room	1
4P meeting room	1
Quiet room	3
Hot desk	1
Casual meeting	2
Locker area	1
Kitchen & breakout	1
Printer	1
Utilities	1
Comms	1





OVERVIEW

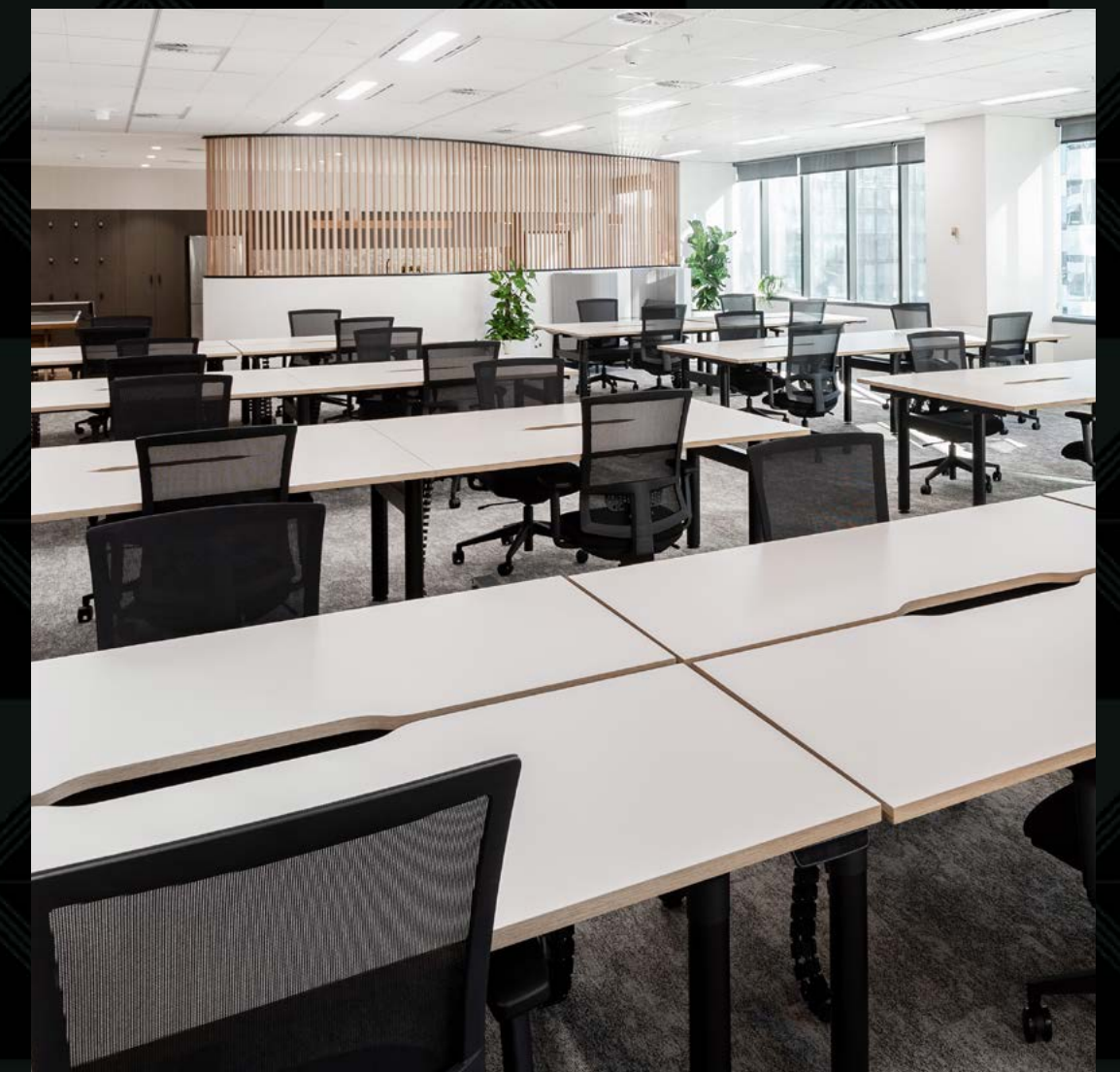
LOCATION

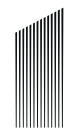
AMENITY

AVAILABILITY

SUSTAINABILITY

CONTACT





Sustainability

Investa’s commitment to sustainability is embedded in every aspect of design. Together, we’re transforming tomorrow by integrating innovative solutions that enhance the environment.

We work transparently with our tenants to help them achieve their ESG goals and improve the world together. We provide our tenants their data from our tenant sustainability toolkit, offering an annual snapshot of our impact.

4.5 STAR

NABERS ENERGY RATING



4.5 STAR

NABERS WATER RATING



Positioned for performance

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