



# 580 GEORGE



INFORMATION  
MEMORANDUM



085

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# INTRODUCING 580 GEORGE

580

An invigorated commercial tower in Sydney's most vibrant and cosmopolitan precinct.

## SYDNEY'S TRUE CENTRE

An unbeatable location, 580 George is directly connected to the city's transportation routes and is filled with amenity and service that the modern worker seeks.

## THE CITY AT ITS BEST

One of the most sought after workplace locations in Sydney with some of the city's best cafés, bars and restaurants just moments away.

## IMPRESSIVE ON EVERY LEVEL

33 levels of A-grade office space overlooking QVB and Town Hall, offering expansive views of some of Sydney's most quintessential sandstone landmarks. Abundant natural light floods into highly efficient floor plates of 1,200-1,300sqm.

## TRANSPORT LINKS

Direct undercover access to Town Hall train station and the nearby bus and light rail services, makes 580 George one of the most connected buildings in Sydney.

## CUTTING EDGE DESIGN

A spectacular building foyer has established 580 George as a true landmark not only on the city skyline, but also as an icon on Sydney's street-scape.

## IN GOOD COMPANY

Now the location of choice for many of Australia's most successful modern businesses, 580 George sees financial heavyweights sitting alongside technology titans, as each seek to attract today's modern, vibrant workforce.



GEORGE



# TRANSFORMATION

The building foyer at 580 George is a spectacular architectural statement, offering a premium arrival experience for staff and visitors.

With soaring sculpted ceilings and natural light flooding in from George Street, first impressions have never been so impressive.

Vibrancy is everywhere with two lobby café's, an executive style business lounge and spaces to work, meet and relax. Our hotel style concierge are always on hand to help.



# LOCATION

Located at the corner of George and Bathurst, overlooking Town Hall, 580 George is one of the most accessible office towers in Sydney CBD.

Sydney's cultural and entertainment hubs such as Darling Harbour, World Square and Chinatown are all a short walk away, while there is undercover pedestrian access to shopping and dining hubs at QVB, Pitt Street Mall and Westfield Sydney.

### TRAIN

Town Hall train station connects directly to 580 George via underground walkway, ensuring staff and visitors a comfortable arrival. 6 platforms service every CBD train line, allowing direct travel to the majority of Sydney's suburbs.

### BUS

York Street and Elizabeth Street routes are less than a five minute walk away, while many other routes depart from key terminus points at the nearby QVB and Druiett Street.

### LIGHT RAIL

The new Sydney CBD light rail has changed the face of George Street and created one of the world's most impressive boulevards, right to the doors of 580 George. The new line connects Circular Quay with Randwick and Kingsford, while existing lines are a short walk away connecting to the inner west and Dulwich Hill.



# SYDNEY AT ITS BEST

## CITY SIDE

Lively and sophisticated eateries surround 580 George with a multitude of options available for breakfast, lunch and late night snacks. Break bread in the classical surroundings of the QVB's Palace Tea Rooms.

After hours, stylish venues such as Tetsuyas, Alpha and the adjoining Luke's Kitchen in the unique Kimpton Margot Hotel, offer spectacular menus and extensive wine and cocktail lists to help unwind in style.

## PARK SIDE

Life at 580 George also offers a quick escape to the green heart of Sydney, with Hyde Park a short stroll away to stretch out and enjoy the sun.

Cafés dot the park's perimeter for those seeking a morning espresso, while Bambini Trust Wine Room and Restaurant on Elizabeth Street is an institution for Sydney business people.

## HARBOUR SIDE

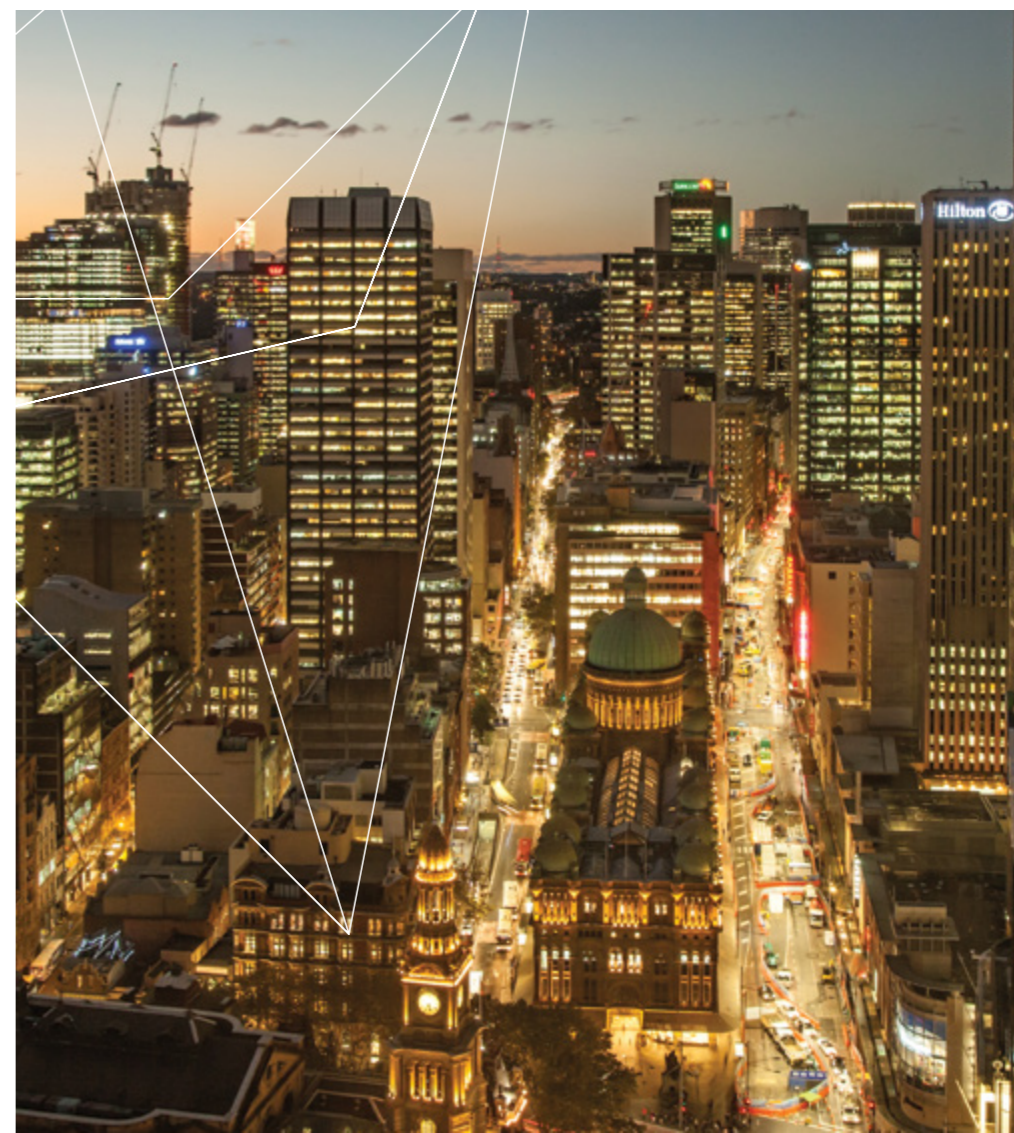
A short stroll past Town Hall opens up the cultural and entertainment quarter of Darling Harbour with its many venues for those seeking lunch with water views or a vibrant nightlife scene.

Located conveniently nearby the International Conference Centre Sydney which can seat up to 8000 and house 2400 sqm of space for events and conferences.

## DIVERSE FOOD OPTIONS

With the convenience of quality dining on-site you don't need to worry about poor weather or limited time to get some food.

If you are on the go, the 580 FoodHall is your best option for a fast and delicious lunch with a range of diverse food options. If you are eating in then take a seat at Hero Sushi train or chill out in our lobby executive lounge with coffee from Copper Espresso. For those hot chocolate lovers, Guylian Belgian Chocolate Café offers premium chocolates and desserts to enjoy.



# IMPRESSIVE ON EVERY LEVEL

Set back from George Street, the 33 levels of A-grade office space offer expansive views overlooking the iconic sandstone classics of QVB and Town Hall.

Natural light floods into the highly efficient floor plates of 1,200-1,300sqm. Built off a central core, they offer superb views from every face of this landmark building, while allowing the flexibility required for all manner of workplace configuration.

A fast and effective lift system boasts destination control and lifts have a customised interior, reflecting the lobby design.

Tenant wellbeing and amenity is at the centre of everything, with an on-site medical centre and childcare centre located in the building podium.

There are a range of speciality stores at the base of the building and nearby, including a supermarket, dry cleaner and florist.



# IN GOOD COMPANY

Join a list of leading Australian and Global businesses that have chosen 580 George as their head office including:

UBER

APA Group 

  
mnf group

 ABN-AMRO

NBCUniversal |

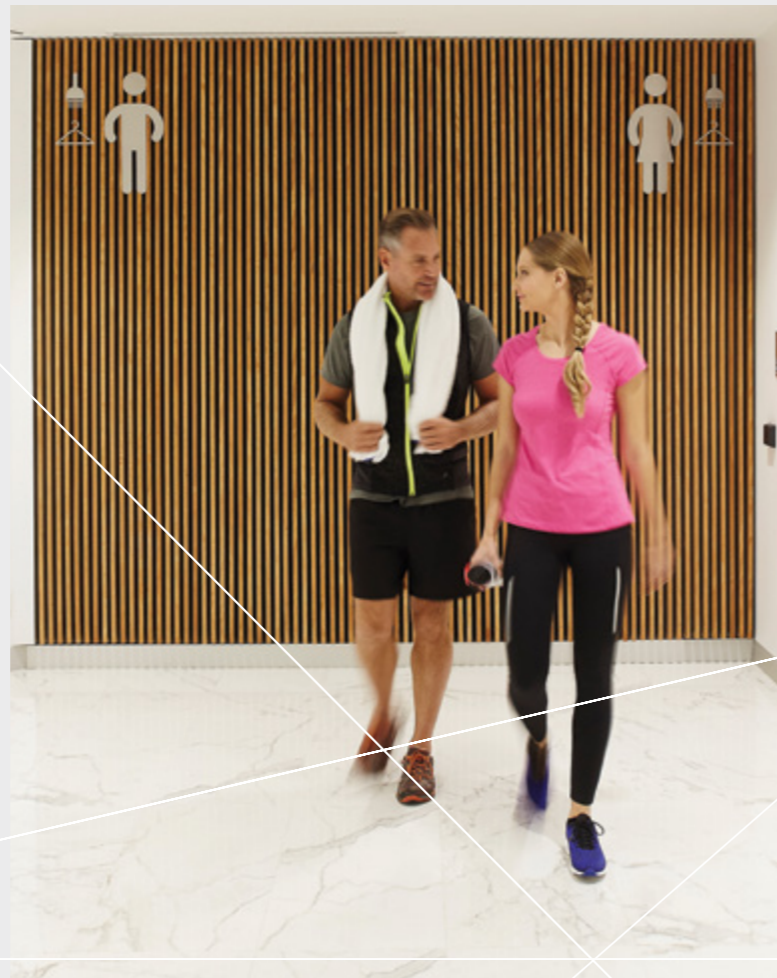
# END OF TRIP

Supporting the health and wellbeing of staff is now a major factor in attracting and retaining the best employee talent, and End of Trip facilities have become the flagship of this shifting trend towards wellness.

580 George offers luxury and convenience of the highest level.

Enjoy the option to cycle to work with access to 86 secure bike racks in the building basement and premium change room facilities on level two offering;

- Over 276 lockers,
- 16 showers,
- Daily fresh towel service,
- GHD hair dryers and straighteners
- Ironing boards, and
- Drying racks.



GEORGE

# CONCIERGE

Located in the lobby of the building, our 5-star hotel-style Concierge service is happy to assist you with day-to-day life at 580 George.

The team are always on hand to help with anything you need, from restaurant bookings to dry cleaning and anything else to make your day just a little easier.



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# SPACE & CO

Benefit from our innovative Space&Co. co-working facility at 580 George which provides flexible working areas for your team.

Space&Co. is GPT's state of the art co-working venue, providing flexible workspace solutions to a range of customers, offering all-inclusive monthly membership types, including open plan desks, private offices and studio offices.

Space&Co's newest offering, Studio17, launched in August 2019 and is a premium event space located on level 17. With spectacular views, industrial finishes and interchangeable layout options, this is the perfect option for any events ranging from 15-50 guests.

To learn more about Space&Co. memberships or to arrange a tour, visit [SPACEANDCO.COM.AU](https://spaceandco.com.au)



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# SUSTAINABILITY

GEORGE

## SETTING THE STANDARD IN SUSTAINABILITY

GPT Wholesale Office Fund has achieved an industry leading climate response milestone with 580 George being certified carbon neutral by NABERS and Climate Active. This milestone certification will be replicated for the rest of GWOFs portfolio which is operating carbon neutrally since the 1st January 2020.

## STAR PERFORMER

580 George has achieved a 6-Stars equivalent NABERS Energy GreenPower Rating using self-surrendered LGC's, underlining it's approach and commitment to reducing its environmental footprint.

## THE FIRST

580 George holds the mantle as the first building in Australia to attain a NABERS waste rating. NABERS Waste is standardised industry measure of how well a building manages waste generation, recycling and resource recovery, and supply chain management.

# **TOUCHLESS, SEAMLESS, TRUSTED IS HERE** EXPERIENCE THE FUTURE NOW

At GPT, we've rolled out new, unique, scientifically proven technologies to improve the health and wellbeing of our tenants. We've invested in upgrading our in-building technology to deliver a touchless, seamless and trusted journey.



**AIR FILTRATION &  
UV PURIFICATION  
SYSTEMS**



**TOUCHLESS  
TECHNOLOGY**



**MOBILE APP LIFT  
TECHNOLOGY**

## AIR FILTRATION & UV PURIFICATION SYSTEMS

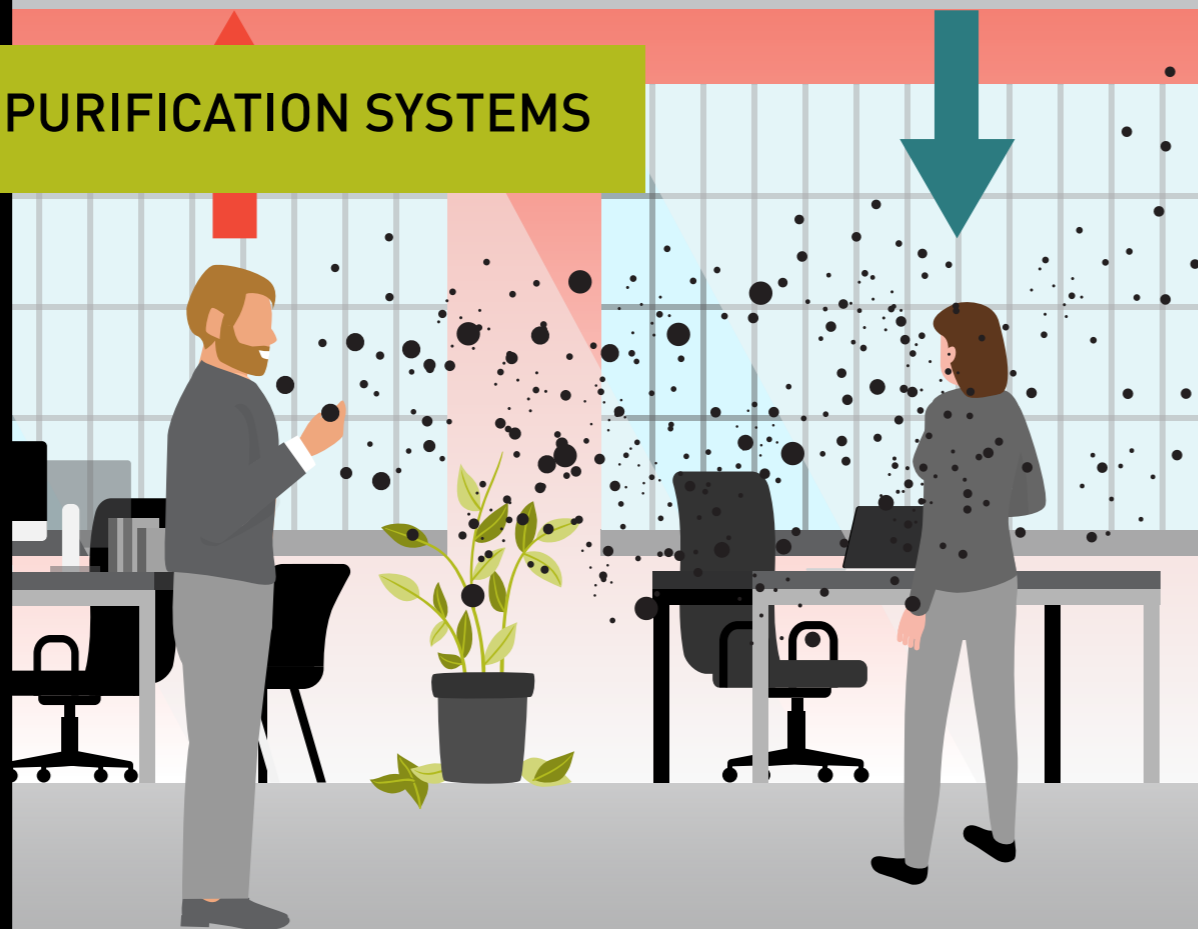
The first and most significant is our improved air quality: GPT buildings now have 99% cleaner air.

The biggest cause of poor air quality in the workplace is the mould and bacteria circulated by the heating, ventilating, and air conditioning systems. We've upgraded the air filtration and installed air purification systems which use scientifically proven UV technology delivering a 99% improvement in air quality.

### HOW DOES IT WORK?

Viruses and bacteria are brought inside buildings by people via coughing and sneezing. The movement of this air within the built environment is a significant factor in the distribution of bacteria, fungi and viruses.

All air inside a GPT building is passed through the air handling unit, before it enters the workspace resulting in improved air quality.



**SCENARIO 1:** Conventional Air Filtration



**SCENARIO 2:** Air filtration upgrade = Improved air quality

## ENJOY TOUCHLESS TECHNOLOGY

Imagine arriving at your office building and not needing to touch anything until you sit at your desk...

Users can open secured doors with their access card or a mobile phone.



## MOBILE APP LIFT TECHNOLOGY

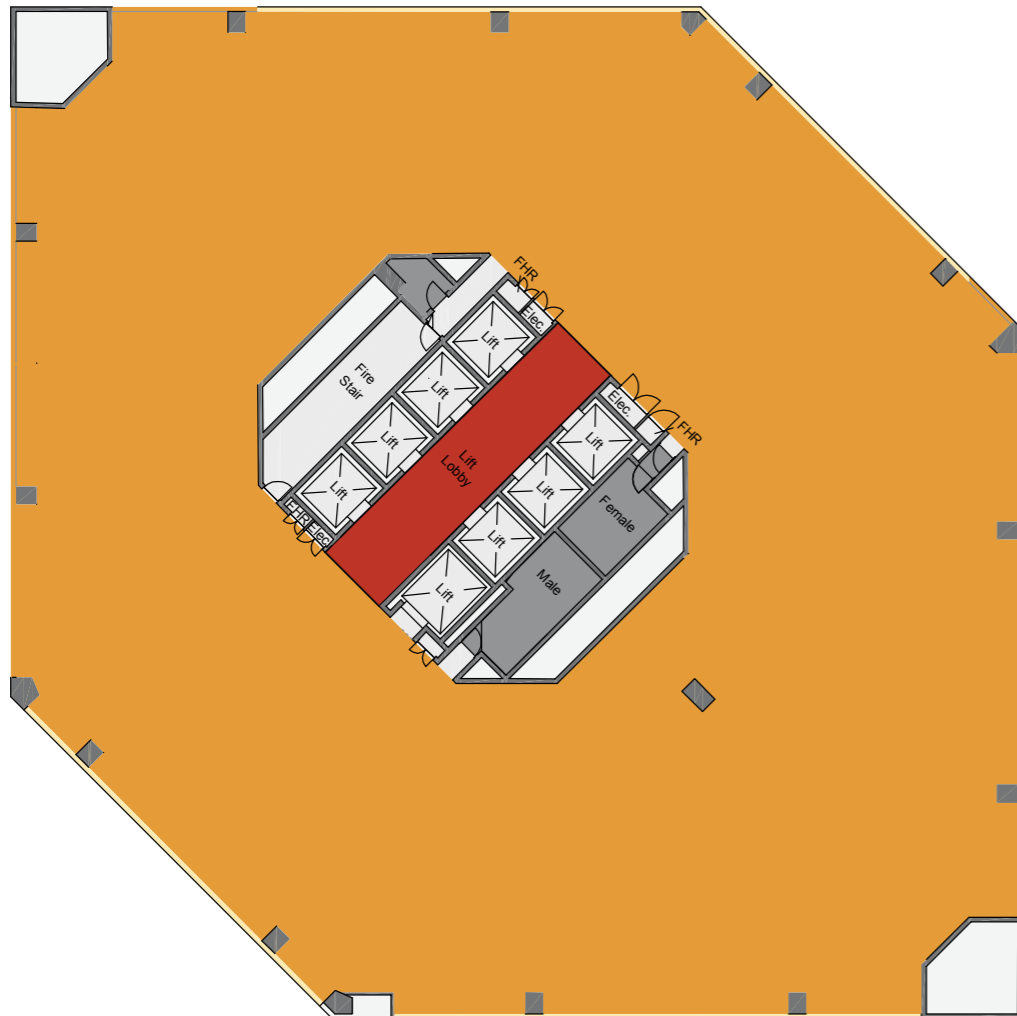
Our highly efficient lift technology and mobile app enables users to call lifts without touching anything but their phone.



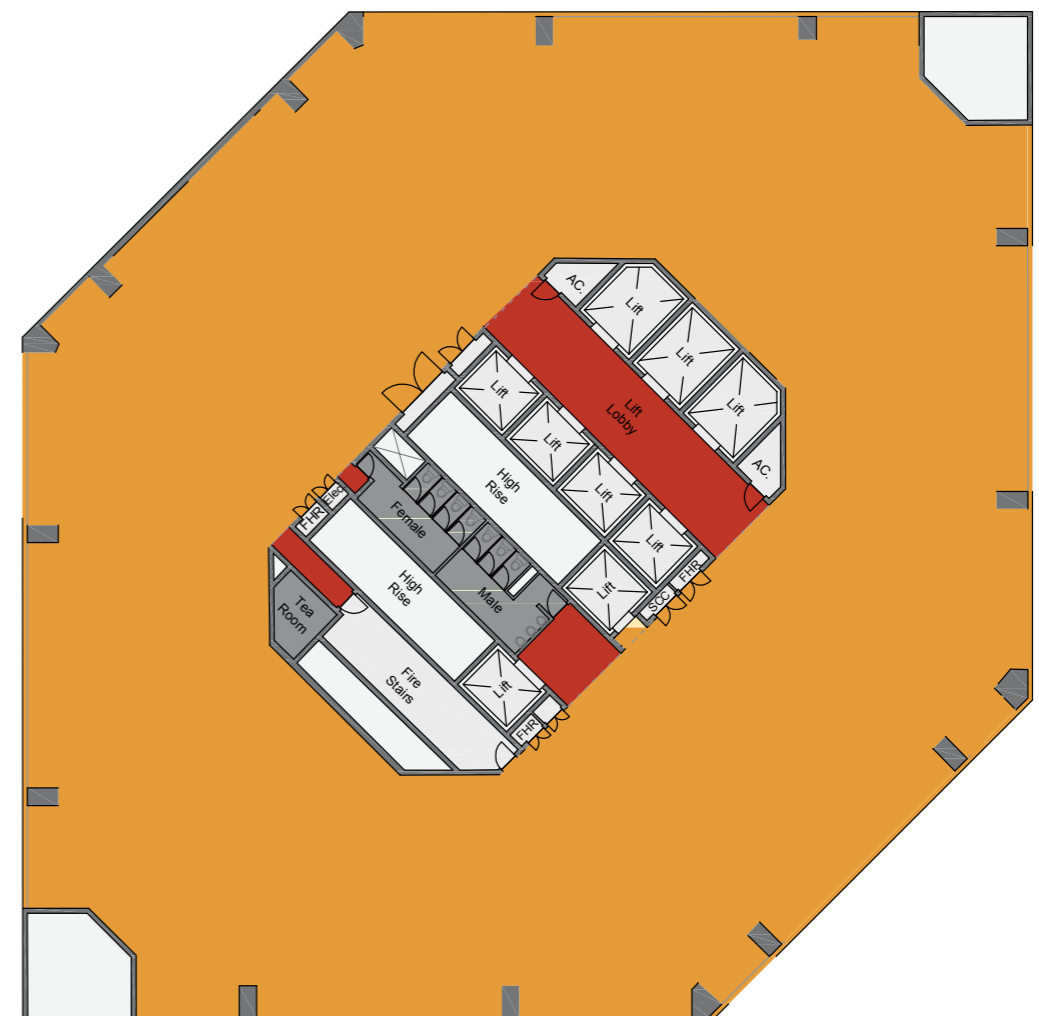
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# TYPICAL HIGH RISE FLOORPLAN



# TYPICAL LOW RISE FLOORPLAN



# HIGH RISE LOW DENSITY

54	WORKSTATIONS	1	BOARDROOM
35	OFFICES	1	WAITING AREA
2	RECEPTION	1	COMMS
7	MEETING ROOM	2	UTILITY AREA
4	INFORMAL MEETING	2	SERVERY
3	QUIET ROOM	1	BREAKOUT
		91	TOTAL STAFF
		14	SQM PER PERSON
		1296	TOTAL AREA SQM



# HIGH RISE HIGH DENSITY

111	WORKSTATIONS	1	BOARDROOM
18	OFFICES	1	WAITING AREA
2	RECEPTION	1	COMMS
7	MEETING ROOM	2	UTILITY AREA
4	INFORMAL MEETING	2	SERVERY
3	INTERVIEW ROOM	1	BREAKOUT
		129	TOTAL STAFF
		10	SQM PER PERSON
		1296	TOTAL AREA SQM





# TECHNICAL SPECIFICATIONS

## BUILDING OVERVIEW

Levels	33
Grading	A Grade
Ceiling Height	Level 6, 8, 10, 12, 15, 19, 21, 25, 26, 29 & 30 = 2680mm Level 7, 13, 22, 23 & 24 = 2690mm Level 9, 11, 14, 16, 20 & 31 = 2700mm Level 27, 28 & 32 = 2670mm Level 33 = 2710mm
Office Floor Space NLA	High rise: 1297sqm Low rise: 1233 sqm
Views	Great views of the Sydney Cathedral and Town Hall Heritage district together with a "Manhattan" style Sydney CBD vista.
Architect	Designed by Rice Daubney
Sustainability	NABERS Energy 5.5 star    NABERS Water 4 star NABERS Waste 3.5 star    NABERS Indoor Environment 5 star
Refurbishments	Lobby, end of trip, bathrooms, car park.

## STANDBY POWER – BASE BUILDING

Emergency Services	100%
Standby Power Availability For Tenant Use	Limited tenant loads
House Lights & Power	50%
Tenant Supplementary Loop	100%
Tenant Lights & Power	Limited tenant loads
Tenancy Lighting – Fittings	Limited tenant loads

## BUILDING MANAGEMENT

Type	Full on-site building management, Concierge and 24/7 security
Recycling	Organics, paper, cardboard, e-waste, florescent tubes, comingle approx. 60% recycling/landfill diversion

## COMMUNICATIONS

Tenancy Floor Cabling Facilities	2 x dedicated data risers + 1 x base building riser
Ducted Skirting	1 x 3 channel perimeter skirting

## MASTER ANTENNA TELEVISION

TV Channels	Free to air television, ability to subscribe to Foxtel
Digital	Digital radio stations available
Pay TV	Foxtel backbone within the building
Antennae	Free to air
Satellite	Foxtel
Carriers	Powertel, Vodafone Network, UE Access, Telstra, Vocus

## HYDRAULICS

Grease Stack Available On Levels	Level 17, Lower Ground, Basement 1, Basement 2 and Basement 3
Soil And Waste Services	Yes
Water Risers Adjacent To Stacks With Isolation Valves	Yes
Floor Coverage For Provisional Services	Mobile phone coverage on all floors
Water Demand Sub Metering	Base building and commercial kitchens
Water Storage	100KL hydrant fire/fresh water & 80KL Sprinkler tank

## SECURITY

Access System	Access Control. Gallagher System, HID RP 40 Card readers. HID iClass TM Corporate 1000 35 bit card.
Control Room/Desk	On-site 24/7  116 cameras, includes full pan tilt zoom capability.  Main public areas including foodhall, car park entrance/exit, loading dock, lift lobby, all entry/exit points and goods lift.
Inter Floor Fire Stairs	Inter-floor fire stair security access may be installed as required.

## LIFTS

Waiting Intervals	High rise: 22 seconds  Low rise: 24.1 seconds
Handling Capacity	26 persons 1800kgs
Car Loading	High rise 60%  Low rise 65%
Lateral Vibration	< = 14 milligrams
Goods Lift	1800kg capacity

## AMENITIES

Change Rooms	Male and Female facilities
Bicycle Storage	86
Shower Facilities	9 Male, 6 Female and 1 disabled/parent room
Personal Lockers	286
Concierge/Security	Concierge services provided

## PARKING

Car Parks	141 car park bays
Loading Docks	Dockmaster - 6:30am - 5:00pm
Courier Parking	Dock facility for courier parking and deliveries - 20 minute waiting period

## ENVIRONMENTAL

NABERS Rating	NABERS Energy 5.5 star NABERS Waste 3.5 star	NABERS Water 4 star NABERS Indoor Environment 5 star
Building Size	Office: 37,261.8 sqm Retail: 4,226.7 sqm	
Floor Plate	High rise: 1297 sqm Low rise: 1233 sqm	
High Loading	Dock Clearance 3.5m	
Mechanical Zones	13 VAV's/Floor	
Tenant Supplementary Loop	2.1 lit/Sec/Floor	
After Hours Operation	Tower is accessible 24/7	
Cooling Plant Redundancy	4 chillers	

## TENANT RISERS

General Exhaust (Toilet)	Yes - 1 per rise
Supplementary Kitchen Exhaust	No
Supplementary Outside Air	90L/sec/floor

## ELECTRICAL

Power	Floor dependent: Low rise - min 88 va/m <sup>2</sup> High rise - min 53 va/m <sup>2</sup>
Lighting	6.8-15 watt per sqm, depending on lighting density and unit
Lighting Control	CBUS
Building Intelligence	Siemens BMS



# THE GPT GROUP

580 George is proudly owned and managed by The GPT Group.

GPT is a property group with broad access to capital invested in quality assets which, through proactive management, creates great customer experiences and superior returns.

Listed on the Australian Stock Exchange since 1971, The GPT Group is today one of Australia's largest diversified listed property groups.

The group has a substantial investor base, with over 37,000 investors and is one of the top 50 stocks by market capitalisation.

The group's model is focused on active ownership of high quality Australian real estate in the Retail, Office and Industrial/Business Park sectors. Funds Management and selective development complement this focus.

GPT's capabilities include a full range of property expertise and the group employs industry specialists with dedicated, sector-specific teams.

For more information on The GPT Group visit our website [www.gpt.com.au](http://www.gpt.com.au).



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**580GEORGE.COM.AU**

**Disclaimer**

As at February 2020, this document describes various features of 580 George Street, Sydney. The GPT Group and its agents make no representation through this document as to the concept and design elements, appearance of the building, layout and use of space, tenancy mix and the identity or nature of prospective tenants. The GPT Group reserves the right to change any of those features at any time. Before deciding to lease or occupy premises, or making any commitment to do so, intending lessees or occupiers should ensure that they have the most up to date information about the features of 580 George Street, Sydney.

