



# 124 WALKER

# INSPIRATION

## FROM A SUPERIOR OFFICE TOWER

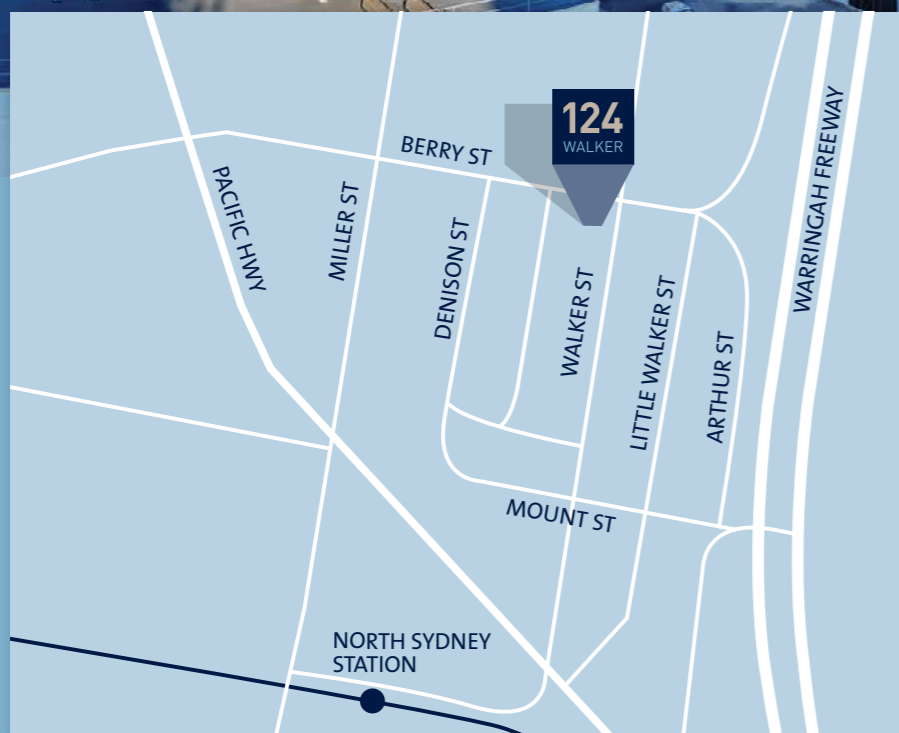
Think creatively, positively and be inspired in this A-grade quality North Sydney office tower. Recently redeveloped by Rice Daubney Architects, 124 Walker Street is now at the forefront of design and function for decades to come.

Enjoy identity and status here; floor to ceiling glass, open space and natural light, great client and staff amenities and a large foyer served by a modern lift bank – a quality address for any corporation.



# PROMINENT

CORNER POSITION WITH IMPRESSIVE VIEWS



Make your indelible mark in this prominently positioned tower at the corner of Walker and Berry Streets, in the hub of the growing North Sydney CBD. 124 Walker Street offers spectacular views of the harbour and City from upper floors, ample basement car parking and immediate access to the Sydney CBD, the Warringah Freeway, St. Leonards and Chatswood. Major transport links via trains and buses are only a stroll away. Your staff will enjoy the extra amenities like showers and bicycle racks and an ambience of premium quality office space.

Any way you look at it, 124 Walker Street leaves a lasting impression.

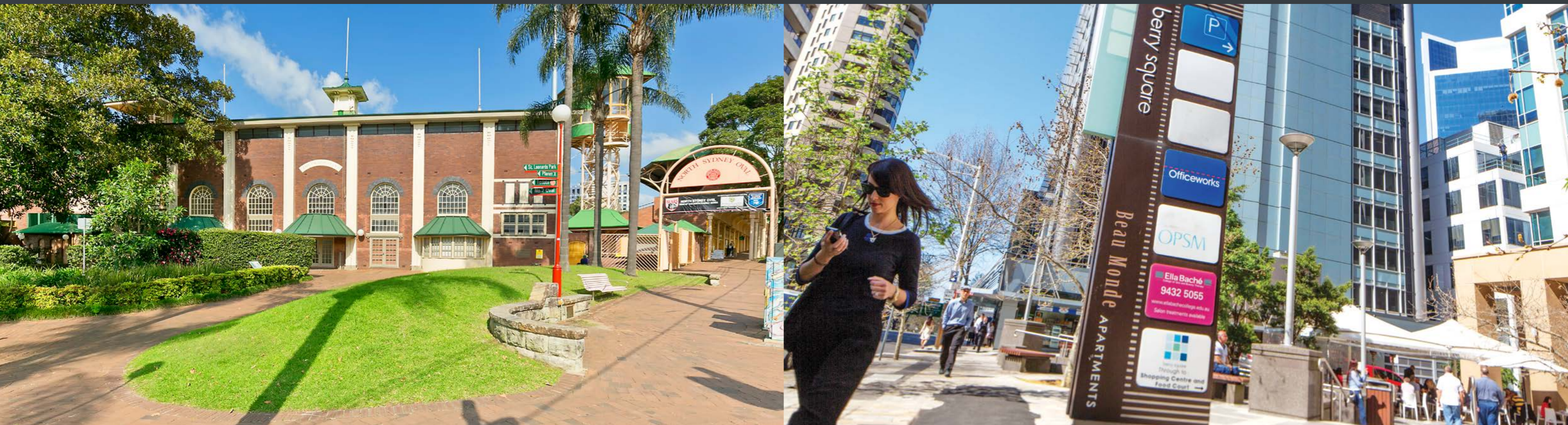


# CONNECTIONS

WITHIN NORTH SYDNEY AND BEYOND

North Sydney CBD is attracting more and more companies to set up office because it offers a special lifestyle; a buzzing retail sector, outdoor cafes, fine dining and stylish bars. All the major banks are represented and you're in good company with a long list of prominent corporate neighbours.

Take a break and enjoy the local fitness centres and gyms or contemplate in the large green space areas and local parks. It's the great surrounding amenities and lifestyle that help make 124 Walker Street a special workplace.



# FLEXIBILITY

TO MAKE THE SPACE YOUR OWN



This is a perfect opportunity to develop a sophisticated office space to your own requirements, in a large and efficient floor area, filled with natural light from floor to ceiling windows. The possibilities to impress clients and to provide staff with creative spaces are almost endless.

MODERN LIFT LOBBY

EFFICIENT FLOOR PLATE

A-GRADE FINISHES

DRAMATIC VIEWS

FLOOR TO CEILING WINDOWS

GENEROUS NATURAL LIGHT



# RE-ENERGISE

IN THE LATEST END OF TRIP FACILITIES

The recently completed, modern End Of Trip facilities are designed to enhance your workplace experience and reinvigorate your staff;

- Change rooms – Showers, toilets, lockers, iron, hair dryer and straightener
- Bike storage – Secure bike racks, both wall mounted and pushbike tracks
- Bike repair station – For the ultimate onsite convenience
- State of the art locker system – Programmed via individual tenant access cards



# SERVICE

THAT YOU'VE COME TO EXPECT

AMP Capital is responsible for managing one of the largest and most diversified real estate portfolios in Australia with a value of circa A\$6.15 billion.

AMP Capital provides its tenants with the benefits of experience, adding value and enhanced performance by applying a high standard of excellence and focus to all aspects of asset management. This helps drive business efficiency, effective communication and teamwork in delivering the performance our tenants expect.

Our approach to Corporate Responsibility reflects our dedication to acting now for tomorrow – managing living properties that perform today and for future generations.

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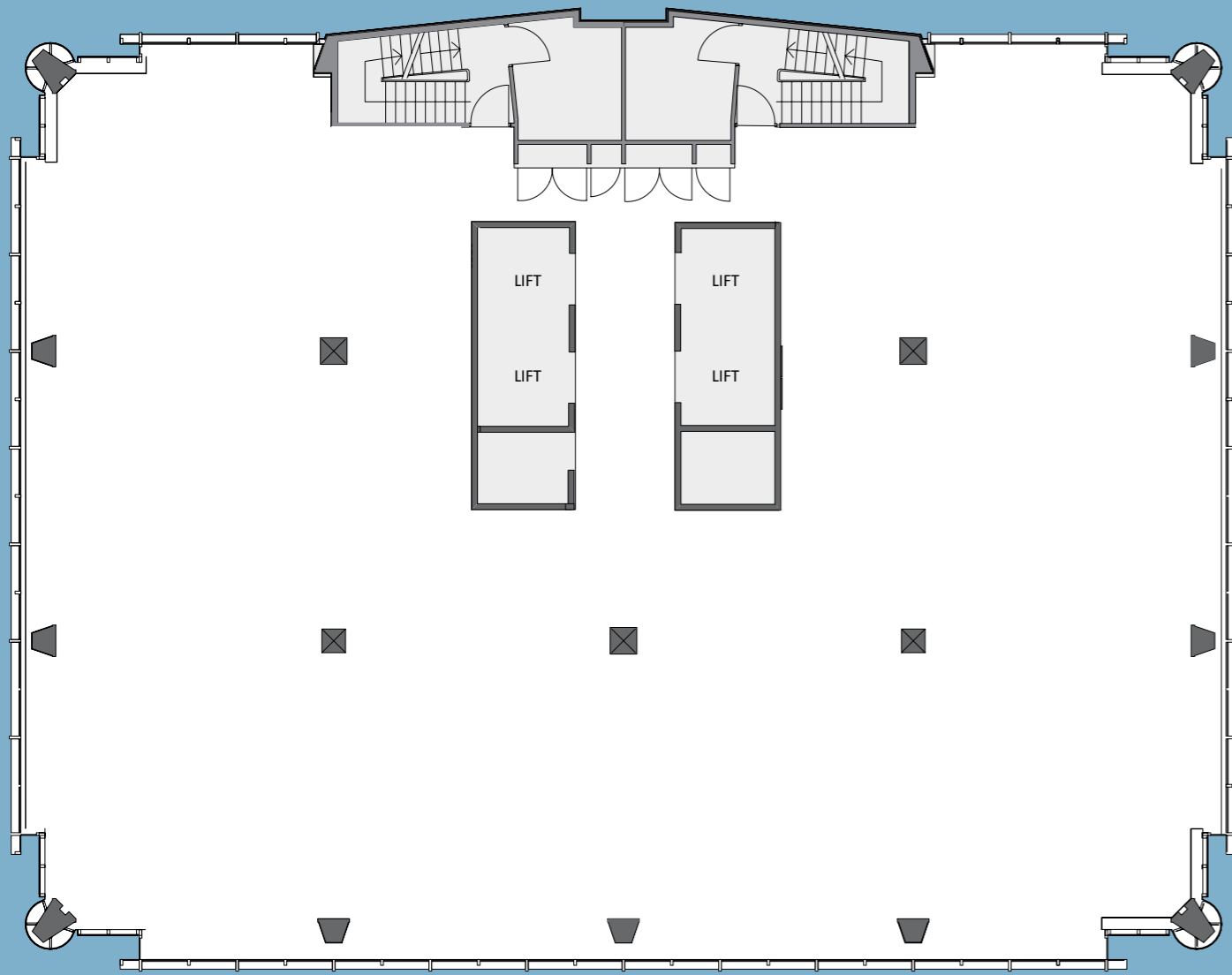
124 Walker Street boasts a 4.5-star NABERS Energy rating.



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# TYPICAL FLOOR PLAN

## 617<sub>SQM</sub> APPROX



# TENANCY FITOUT EXAMPLES

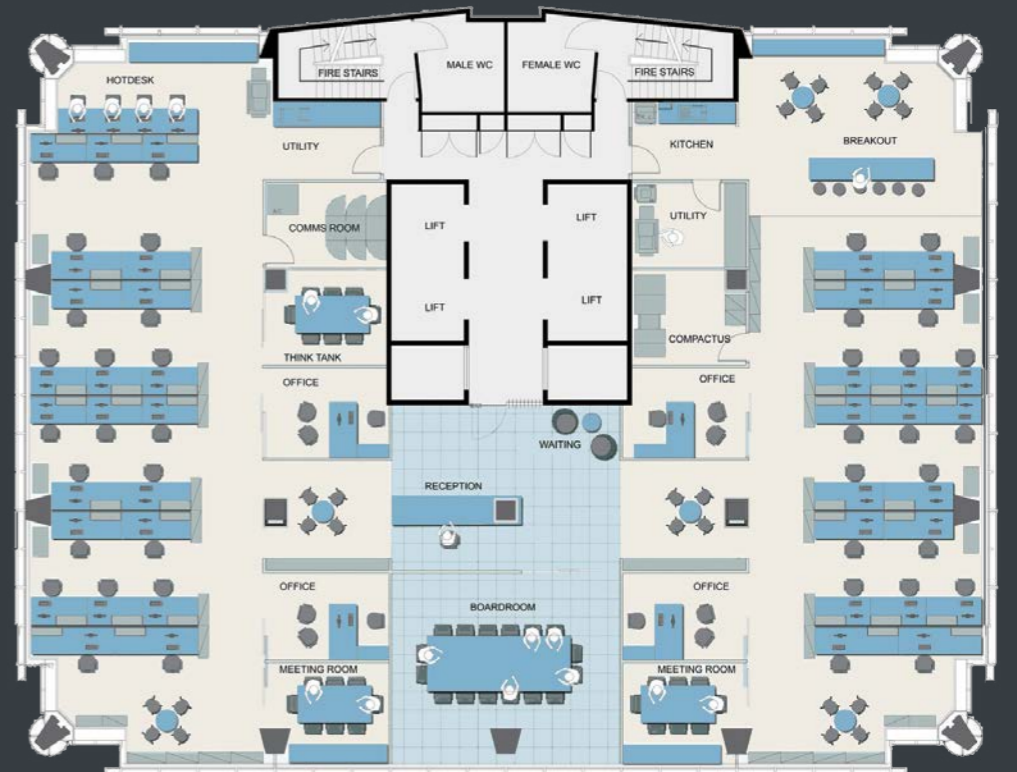
Area 605<sub>SQM</sub>  
Density 11:1

Reception	1
Kitchen/Breakout	1
Boardroom	1
Meeting Room	5
Computer Room	1
Utility/Store Room	1
Utility Area	1
Offices	2
Workstations	46
Hotdesk	4
<b>Total staff</b>	<b>55</b>



Area 605<sub>SQM</sub>  
Density 12:1

Reception	1
Kitchen/Breakout	1
Boardroom	1
Meeting Room	4
Open Meeting	4
Utility Area	1
Offices	4
Workstations	41
Hotdesk	4
<b>Total staff</b>	<b>50</b>





# TECHNICAL SPECIFICATIONS

## General

- 18 floor commercial office tower with retail
- Building NLA is approx. 11,400sqm
- Typical floor plate of 616sqm
- 3 level basement car parking with 146 car spaces in total
- Out of hour access to building and floors is controlled by an electronic access control system utilising proximity access cards
- FM office is located on B1

## Air Conditioning

- Air conditioning is supplied from a central plant, located on level 9 to all tenancies from levels 1 to 18 via ducted hot and cold north and south zone units. Each typical floor contains 12 zones and temperature is controlled by local thermostats that modulate mixing boxes to control temperature for each zone. Pressure sensors in the ducting, control the air flow through the hot and cold supply air dampers to maintain constant pressure throughout

## Lifts

- The building is serviced by four lifts which incorporates Kone technology
- All lifts serve the ground floor to level 18
- The combined goods/passenger lift (lift No 3) and lift # 4 also serves levels (Car Park) B1 and B2

## Fire and Emergency Services

- The building is fully serviced by an automatic fire sprinkler system together with a hydrant and hose reel system. Hydrant hose reel cupboards are located in the lift foyer on all levels. Two sets of fire stairs are provided in the core area from Ground to Level 3 that can be used as egress in an emergency
- For all levels, each cupboard is also fitted with a CO2 fire extinguisher and a Warden Intercommunication Phone (WIP). The WIP is connected to an Emergency Warning and Intercommunication System (EWIS)
- Smoke detectors are located at each fire door exit and in the main return ducts situated in the lift foyers on each level

## Security and Access Control

- The operation hours of the building is 8am to 6pm, Monday to Friday (excluding public holidays)
- Security patrols are conducted nightly of internal and external areas Monday to Friday. Security patrols are carried out during daylight and nightly on Saturday, Sunday and Public Holidays
- After hours entry points to the building are provided via the side door off Berry Street and via the car park roller shutter off Walker Street. Access control readers are provided at each location



# 124 WALKER

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Leasing opportunities

## Cadigal

**Craig Dolman**  
02 8667 5551  
0411 815 521  
[craig.dolman@cadigal.com.au](mailto:craig.dolman@cadigal.com.au)

**Georgina Wadsworth**  
02 8667 5554  
0410 193 642  
[georgina.wadsworth@cadigal.com.au](mailto:georgina.wadsworth@cadigal.com.au)

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