



# 100 ARTHUR













# THE NEW NORTH SYDNEY

North Sydney is undergoing a once in a generation transformation driven by a combination of landmark commercial developments, transport infrastructure, planning initiatives and significant improvement to amenity. Your timing is perfect – take your place in the heart of it at 100 Arthur.



# THE OPPORTUNITY

On behalf of our client CapitaLand, we are delighted to present 100 Arthur Street – the standout leasing opportunity in North Sydney.

-  Quality refurbished A grade office space
-  Modern end of trip facilities
-  5 star NABERS for Energy  
5 star NABERS for Water
-  Spectacular eastern views of the Harbour
-  Concierge service
-  Brand new lobby lounge
-  Optimum floor plate 1,300sqm approximately with four sides of natural light
-  Attractive financial lease structure
-  Ample carparking
-  Fully fitted options



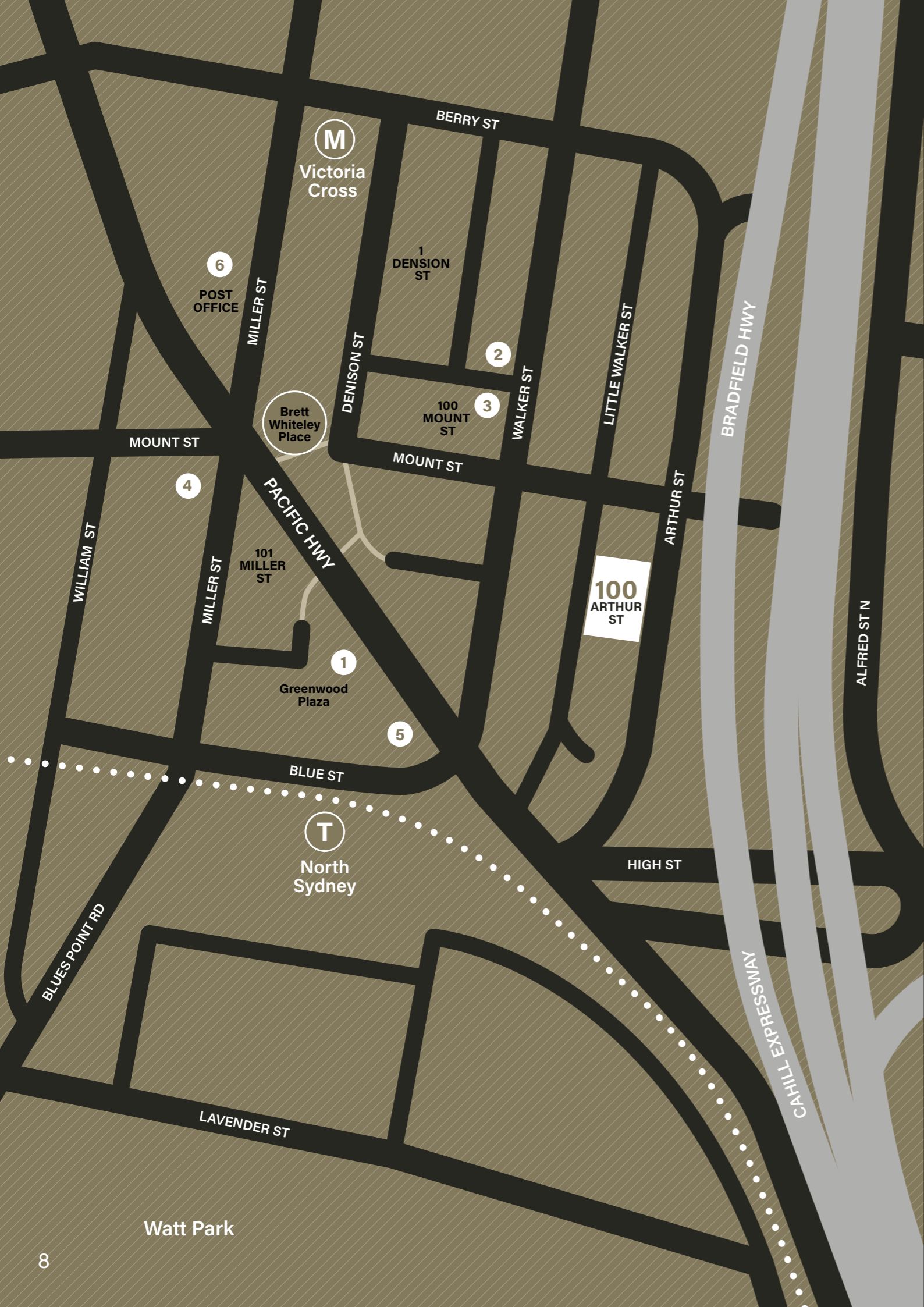


LOCATION  
IS KEY

100 ARTHUR







# LIFESTYLE & AMENITY



## Transport

**Train**  
North Sydney Station  
4 minute walk (280m)

**Bus**  
Pacific Highway at Walker St  
2 minute walk (190m)

**Sydney Metro**  
Victoria Cross Station  
6 minute walk (500m)

**Milsons Point Ferry**  
6 minute walk (500m)

## Walkability

**Coles**  
2 minutes (120m)

**Greenwood Plaza**  
3 minutes (150m)

**Milsons Point Ferry**  
16 minutes walk (1.6km)

**Lavender Bay**  
11 minutes (750m)

**Kirribilli**  
14 minutes (1km)

**St Leonards Park**  
10 minutes (1.1km)

**Luna Park**  
16 minutes (1.3km)

## Food

**1 Greenwood Hotel**  
36 Blue St

**2 Firehouse Hotel**  
86 Walker Street

**3 Glorietta**  
Upper Ground Floor,  
100 Mount St

**4 Treehouse Hotel**  
60 Miller Street

**5 Billy Barry's**  
32 Walker St

**6 Eat Street at Northpoint**  
100 Miller St



# BUILDING UPGRADE



Following a significant investment in building upgrades, 100 Arthur Street provides:

- Open plan refurbished floors and suites from 160sqm
- Triple height statement foyer with dual entry points (Little Walker Street and Arthur Street)
- Refurbished end of trip and wellness facility, including mothers room, bookable treatment room and fitness studio
- The Arthur – lounge style shared space – ideal for informal and spontaneous meetings
- Co-Lab – three new meeting rooms (bookable by 100 Arthur app) adjoining a second hotel style shared lounge area, integrated with the expanded lobby
- Prayer room



# HEALTH & WELLNESS

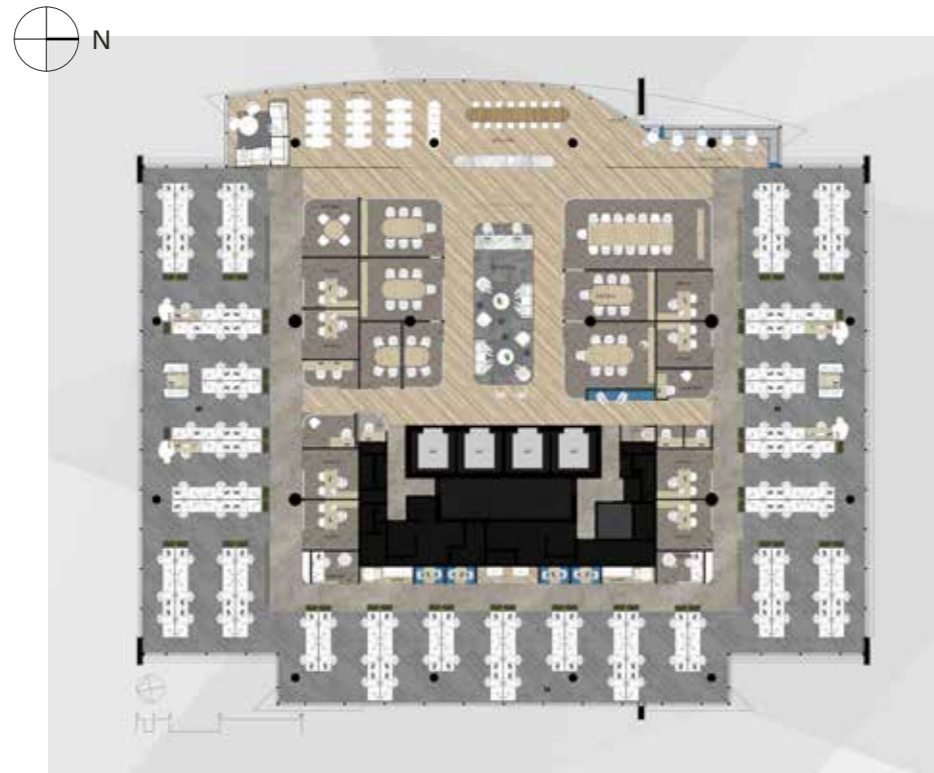
The perfect work-life balance awaits at 100 Arthur.

Carefully curated services and facilities, 100 Arthur helps employees embrace the perfect work-life balance. Our Wellness Centre provides regular, personalised functional exercise and yoga classes designed with your wellbeing in mind. You'll leave relaxed and revitalised as you make use of the bespoke end-of-trip facilities before heading back to work.



# TYPICAL FLOORPLATE

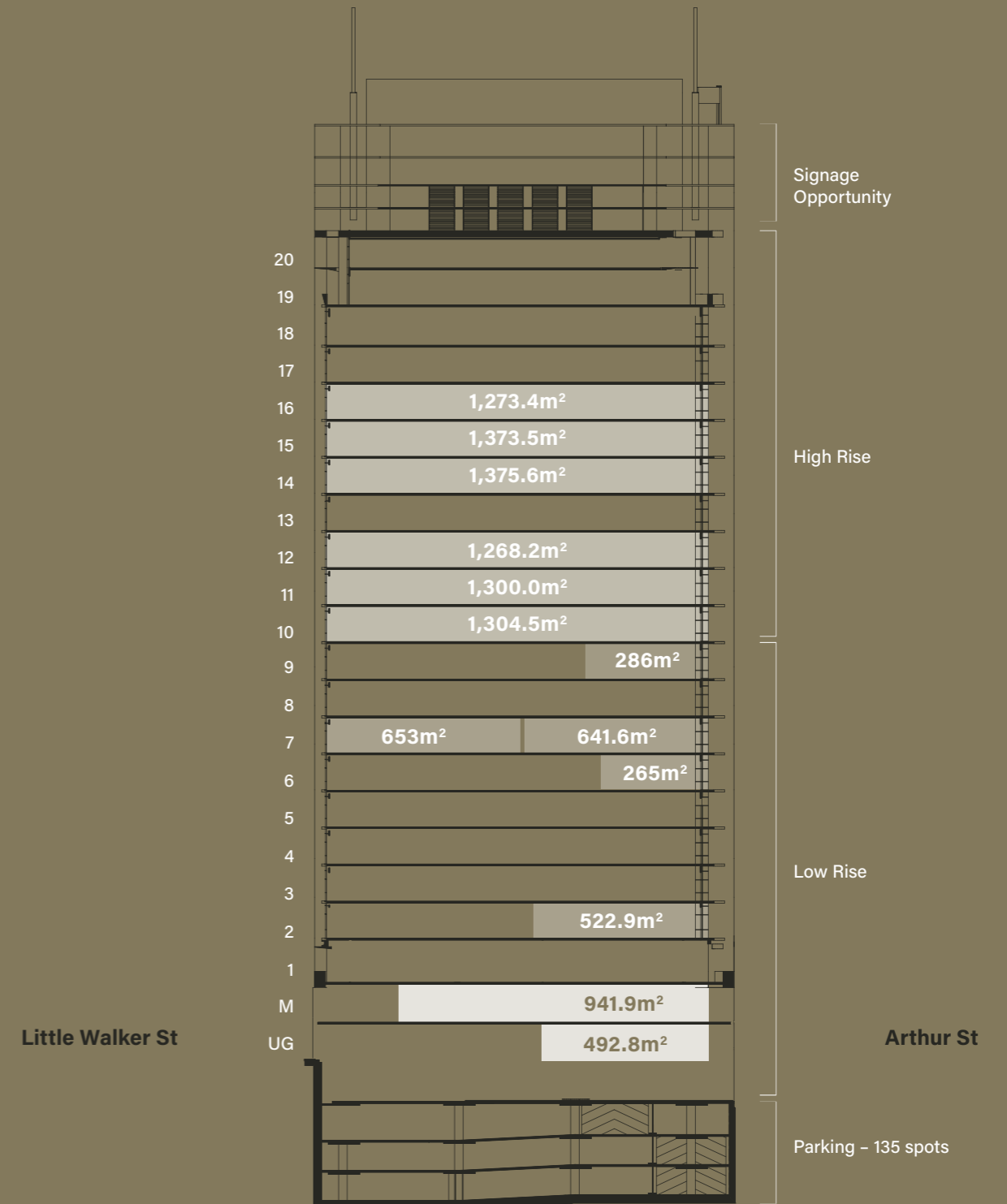
High Rise  
Ratio 1:10



Low Rise  
Ratio 1:10



# AVAILABILITY





# LIFESTYLE & AMENITY

From food to fashion, cafés to bars, gyms to childcare centres it's all on the door step at 100 Arthur Street.

Retail and dining options are an abundance throughout the North Sydney landscape. The Little Walker Street entry provides fast and convenient pedestrian access to Mount Street and Walker Street, linking building occupiers with North Sydney's largest concentration of eateries and retail anchored by major brands right through to independent, local cafes. Greenway Plaza (150 metres) itself offers more than 90 retail and dining options within a 3 minute walk of the building.





# TECHNICAL SPECIFICATIONS

<b>Construction</b>	Aluminum-framed, glazed, panelised wall on reinforced and post-tensioned concrete frame.
<b>End-of-Trip Facilities</b>	End-of-trip facilities and wellness centre.
<b>Building Hours</b>	8am-6pm, Monday to Friday. Tenant access available 24/7.
<b>Ceiling Heights</b>	3.45m slab to slab and 2.7m floor to ceiling.
<b>Ceiling Grid</b>	Suspended perforated ceiling tiles.
<b>Fire Protection</b>	Smoke/thermal detection, automatic sprinklers, hydrant hose reels and extinguishers. EWIS with link to Fire Brigade via service provider.
<b>Lift Rises</b>	Otis. 8 passenger lifts services levels 1-20 with 2 banks (4) opposite each other – one for low-rise and the other for high-rise floors. 2 passenger lifts serve Mezzanine, UG, LG, B1, B2 & B3. Otis Compass Plus Destination Control System installed.
<b>Goods Lifts</b>	One lift in each bank is used as a passenger/goods lift.
<b>Card Key System</b>	Gallagher system with proximity card technology.
<b>Storage</b>	Storeroom available subject to agreement.
<b>Air Conditioning Type</b>	Chilled Beam system for levels 2-20 and Central Plant VAV system for the lower ground to Level 1. Plant room consists of 3 water-cooled screw chillers, 2 boilers, 4 cooling towers, 2 tenant cooling towers, 1 heat exchange.
<b>Internal Loads</b>	1 person per 10m <sup>2</sup> , lighting at 10w/m <sup>2</sup> and equipment at 20w/m <sup>2</sup> .
<b>Tenant Power</b>	60VA/m <sup>2</sup>
<b>Light and Power</b>	160A per floor, three phase supply.
<b>Backup</b>	1 generator which supplies essential services. Fire services, 1 lift per bank. 1 generator on standby for future connection to any tenant that requires uninterrupted power supply.
<b>Communications</b>	100 lines per floor to IDF. Fibre Optic available.
<b>Service Providers</b>	NBN, Telstra, Optus, TPG, Pipe Networks and Vocus.





# EXPLORE 100 ARTHUR NOW

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