



\$750/sqm
Gross
Effective

1,045sqm Fitted Sublease Opportunity
Level 13, 309 Kent Street, Sydney

Plug And Play

Fitted Out Value Opportunity

309 Kent Street is a 17,500 sqm A-grade office building offering easy access to both Wynyard and Barangaroo. The lobby and external public spaces have undergone a major repositioning to provide exceptional tenant amenity with a range of quality food and beverage offerings. Existing tenants include MYOB and Realestate.com.au

THE OPPORTUNITY

Level 13 offers an excellent short or longer term plug and play solution. The floor provides an exceptional value proposition, featuring a good quality existing corporate fit out (with plans to increase density already prepared).

AVAILABILITY SCHEDULE

LEVEL/ SUITE	AREA (SQM)	GROSS EFFECTIVE (\$/SQMPA)	FITOUT (Y/N)	TIMING	COMMENTS
Level 13	1,045	\$750	Yes	Now	Sublease/Assignment to 31 July 2027 (or new long term direct lease). Quality existing fit out incl reception, 16 pax boardroom, 2 x 6 pax meeting rooms, quiet rooms, collaboration/lounge areas, store, comms and utilities rooms, large kitchen breakout with exceptional views, and open plan workstation area for 66 people (variation plans available to increase workstation density if required).



PARKING



CONCIERGE



CAFES



SHOWERS



BIKE AMENITIES



CHILDCARE



GYM



AMENITIES



CO WORKING



Quality Existing Fit Out With Prime Darling Harbour Views

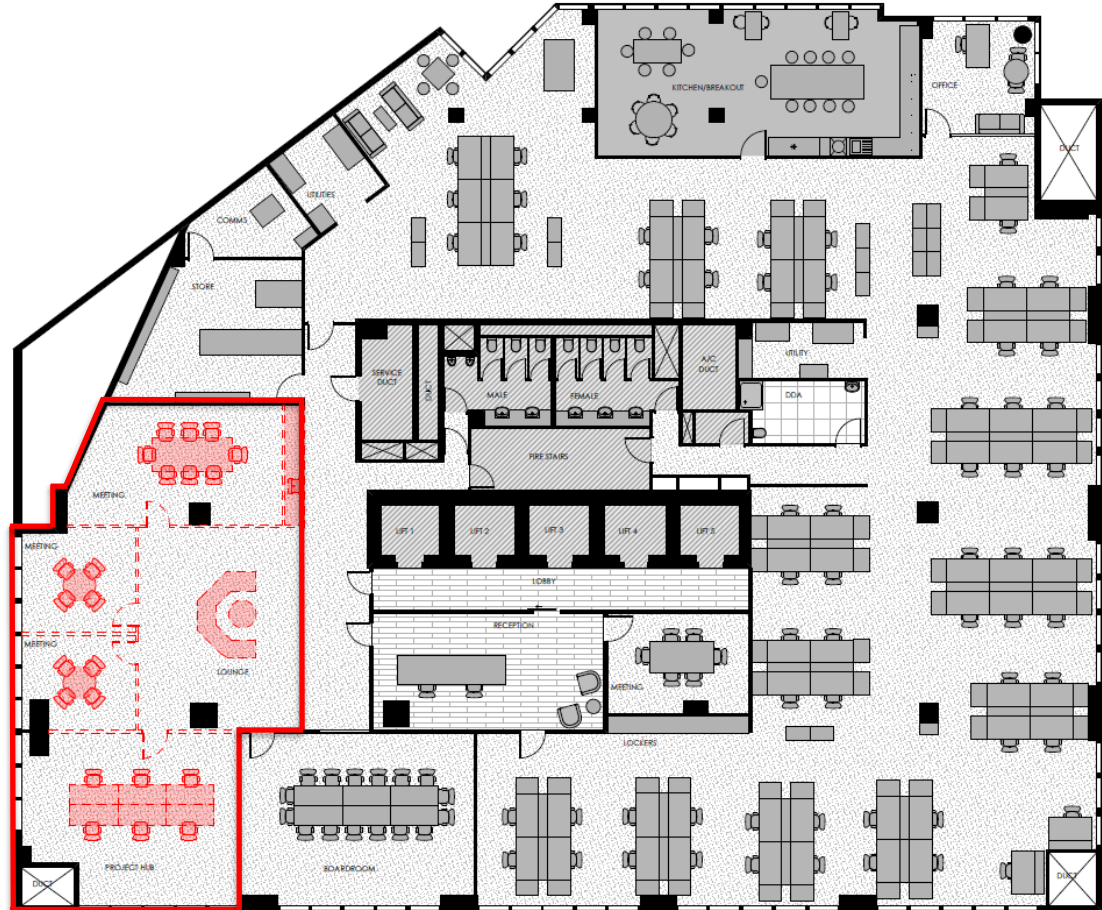
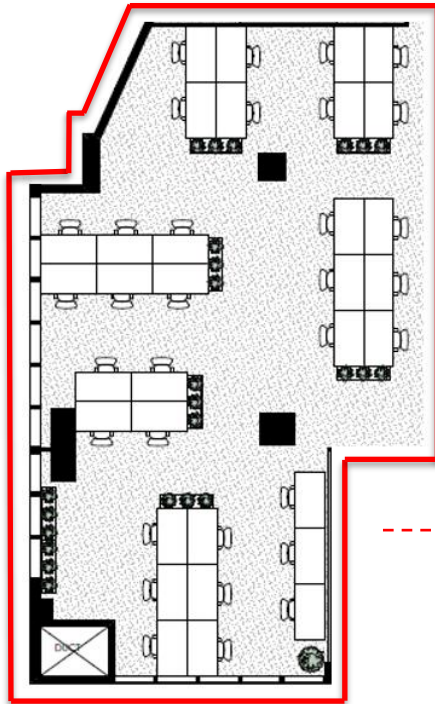


Floorplan & Fitout

POTENTIAL VARIATION FITOUT

Total Area 1,045sqm
Workpoints 95
Density 1:11

Reception	1
Boardroom (16p)	1
Meeting Room (6p)	1
Meeting Room (2p)	1
Utilities	2
Comms	1
Store	1
Lounge/Collab	2
Kitchen / Breakout	1



EXISTING FITOUT

Total Area 1,045sqm
Workpoints 66
Density 1:15.8

Reception	1
Boardroom (16p)	1
Meeting Room (8p)	1
Meeting Room (6p)	2
Meeting Room (4p)	2
Meeting Room (2p)	1
Utilities	2
Comms	1
Store	1
Lounge/Collab	3
Kitchen / Breakout	1

Leasing Enquiries

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