

# Network Culture Future



**THE ZENITH**

chatswood



NETWORK, CULTURE, FUTURE  
THE ULTIMATE PLACE  
CONNECTING PEOPLE  
THE SPACE  
BUILDING SPECS  
MANAGEMENT  
ENQUIRIES

# Network

The Zenith is a renowned and sustainable workplace environment that easily connects your team, clients, and like-minded neighbours. In addition, enjoy fast and efficient transport links.



# Future

Designed and set for wellness, creativity, flexibility and productivity, The Zenith provides a positive environment for your business future through benchmark services and ongoing enhancements and upgrades.



# Culture

Chatswood is a vibrant retail and amenity precinct on your doorstep, and always switched on. The Zenith provides a variety of team and client experiences including activated green spaces, three cafés, tenant events, and a theatrette for conferences.



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# The ultimate place

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# Sydney's premier networking and cultural precinct

The Zenith is a progressive and iconic workplace destination, well positioned in Sydney's most connected cultural centre. The city of Chatswood has transformed into a major business and transport hub and will continue to develop as a hybrid commercial, residential, dining, retail and entertainment precinct.



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# Qualities and benefits that meet the values and needs of modern, sustainable business

The Zenith is an architectural award-winning twin office tower complex. A destination that presents a highly desirable working environment, amenity, connectivity, value and outstanding sustainability credentials.

A-Grade Complex and services

21 levels in each of the two towers

44,300sqm over two towers

Column free floor plates over 1,000sqm

5.5-star NABERS Energy rating

4.5-star NABERS Water rating

Multi-million dollar refurbishment between 2007 and 2010.

Large activated greenspace and grounds

Sunlit atrium with cafe operator and lounges



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# A higher level of services and engaging experiences

## Take advantage of the enhanced service offerings for your team

Full time on-site management team

24/7 onsite security team

Three onsite cafés

Concierge desk and service

Open green space and gardens

The Zenith theatre and conference centre with 250 seats

End-of-trip facilities

Disabled access

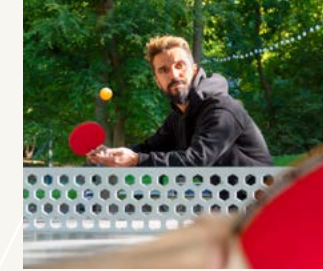
Reserved and courier car parks

Base building backup power



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## Open spaces and wellness

**Promoting a more holistic approach to an active and healthy lifestyle for our clients**

Outdoor spaces are activated with deck chairs and table tennis. Tenant events include BBQs, music performances, and pop-up experiences.

The Wellbeing Program on-site with the Good Mood Dudes includes regular weekly outdoor exercise classes. Expert seminars and articles focus on mindfulness, nutrition, injury prevention, workplace ergonomics, exercise, behavior change, and managing stress.

I like being able to practise yoga and make the most of the greenspace.



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## Elevated sustainability credentials

Between 2007 and 2020, \$29M worth of improvements to client services and operational efficiencies were made to the building to maintain The Zenith's position as Chatswood's premier sustainable workplace.

Further enhancements planned are; 4 x EV Charging Stations, LCD screens, 4G connectivity, load management, and single or three phase capability.





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# Wellness facilities

15 showers  
246 lockers  
158 secure bicycle racks



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# Connecting people



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# Strategic location

Chatswood's key location offers greater value in terms of space and accessibility than the Sydney CBD. As importantly, tenants will enjoy the lifestyle benefits of Chatswood's retail and transport infrastructure.



5 mins

7 mins

St Leonards

10 mins

North Sydney

13 mins

15 mins

CBD

19 mins



SYDNEY CBD

SYDNEY AIRPORT

NORTH SYDNEY

ST LEONARDS



MACQUARIE PARK >>

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## Diversity and convenience



Chatswood is one of the largest retail and business centres in Australia with over 27 million people passing through Westfield Chatswood & Chatswood Chase each year.



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# The space



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# Infinite re-design possibilities for community, culture and business



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We welcome the opportunity to discuss your current and future fitout needs to create an inviting, diverse and productive community environment.

To focus on repurposing, redesigning and recycling your existing fitout for social, cultural, environmental and economical benefits.



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# Typical baseplan Tower A

1,076 sqm (approx)

## Highly efficient and flexible floor plates

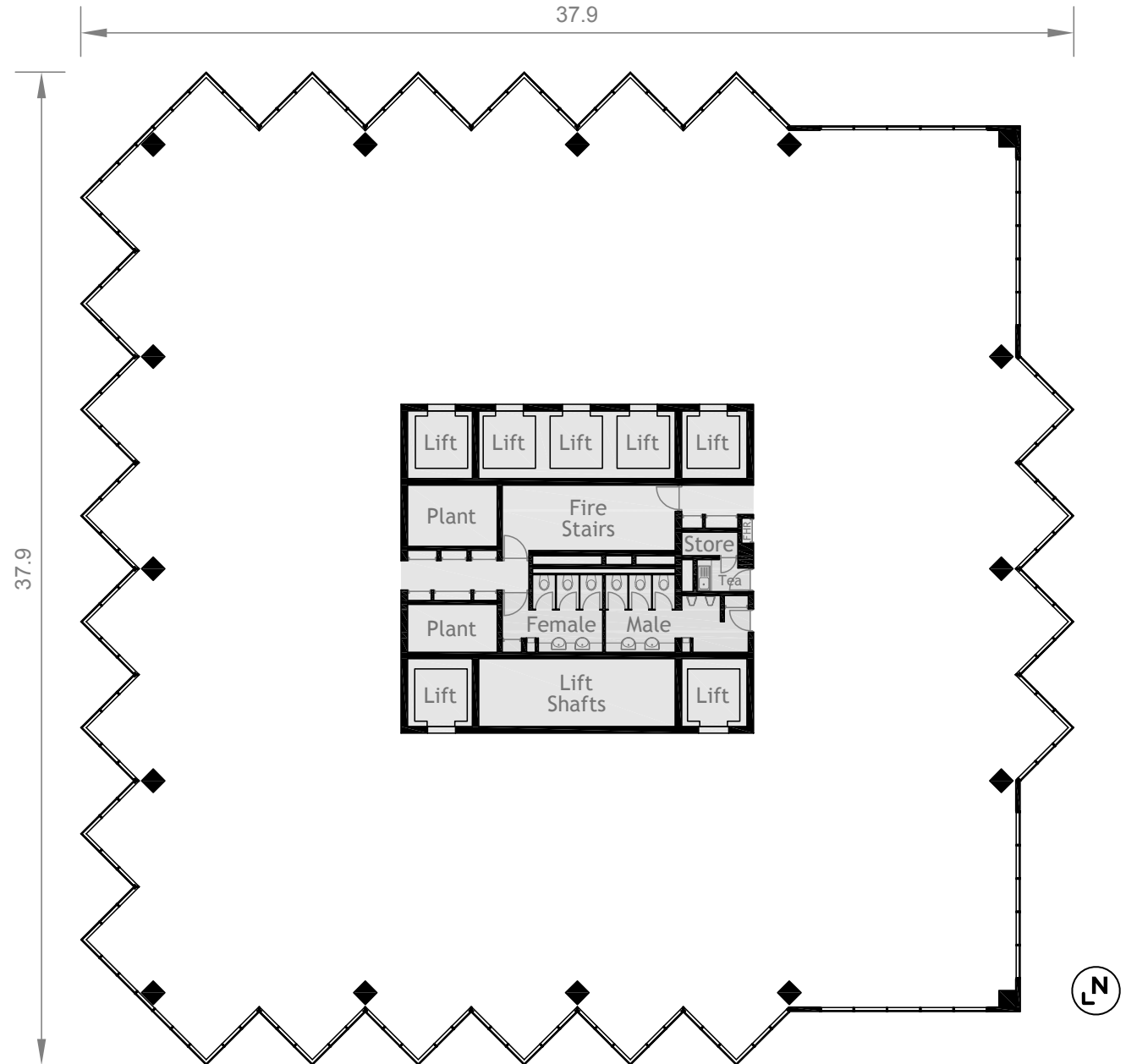
High levels of natural light

360° views and aspects

Central core

Variable air volume  
16-17 zones per floor

Separate perimeter and  
centre zone conditioning





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# Test fit Typical floor Tower A & B

1,000 sqm approx

**Density 1:11**

Workpoints	82
Offices	3
Meeting room	5
Boardroom	1
Receptions/Waiting	1
Litchen Breakout Area	1
Storage/Comms	2
Quiet Room	1
Utilities	2



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# Building specifications

## Construction

Multi-faceted Glazed Curtain façade on a reinforced concrete frame.

## Building hours

8.00am to 6.00pm, Monday to Friday with tenant access available 24/7.

## Ceiling heights

3.55m slab to slab and 2.70m floor to ceiling.

## Ceiling grid

Suspended acoustic ceiling tiles being a 1,350mm x 450mm x 19mm grid.

## Fire protection

Smoke/Thermal detection; automatic sprinklers; hydrant, hose reels and extinguisher. EWIS with link to Fire Brigade via Service Provider.

## Lift rises

High Rise Lifts  
Kone Regenerate 800 Lift Motors with MX32 4 lifts at 5m/s

Low Rise Lifts  
Kone Regenerate 800 Lift Motors with MX18 5 lifts at 3.5m/s

Goods Lifts  
Kone Regenerate 800 Lift Motors with MX18 2 lifts (1 per rise) at 2.5m/s

Car Park Lifts  
Kone Motorless Lifts  
2 lifts at 1m/s

## Escalators

Type: O & K; Speed Lower Gr to Gr: 800mm per second.

Capacity: 7,000 passengers per hour.

## Card key system

Gallagher Access Control System for access to perimeter of building and lifts.

## Storage

Storerooms available in Basement carpark - levels B3, B4, B5

## Air conditioning type

Central plant with 2 centrifugal chillers, 1 low load screw chiller, 2 boilers, 4 cooling towers, 1 heat exchanger. Each building split in two for air distribution. Floor Distribution is Variable Air Volume, base building is 16-17 zones per floor depending on size.

## Internal loads

1 person per 10m<sup>2</sup>, Lighting and equipment at 15 watt per m<sup>2</sup>.

## Power

100 amp per floor.

## Light and power

65 VA / m<sup>2</sup>.

## Backup

1 generator per tower which supplies essential services, fire services, 2 lifts per bank and goods lifts. Tenant entitlement 32 AMP per floor or part thereof.

## Communications

100 lines per floor to IDF; 8 FDP per floor; risers available. NBN facility available to site.

## Service providers

Optus, Telstra, Powertel, TPG, Pipe Networks, Uecomm and Big Air.



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