

**SUITE 214**  
**117 OLD PITTWATER RD**  
**BROOKVALE**

## **FOR LEASE**

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Precise Property  
Suite 48, Lifestyle Working  
117 Old Pittwater Road, Brookvale NSW 2100  
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## SUITE 214 LIFESTYLE WORKING 117 OLD PITTWATER ROAD, BROOKVALE

### PROPERTY FEATURES

- North facing light-filled office
- Additional mezzanine area of approx 12sqm
- Private Balcony
- High Ceilings

### PROPERTY DETAILS

Area sqm: 60.7  
+ 12sqm Mezzanine

Parking: 2 Secure Spaces  
(tandem)

For Lease: \$35,000

Outgoings: approx \$7,764

Available: 1 September 2020

### THE OPPORTUNITY

Suite 214 Lifestyle Working is located on the second floor of Lifestyle Working. With a northern aspect, the space has abundant natural light and fresh air. This is the perfect office for a small team.

### ABOUT LIFESTYLE WORKING

Lifestyle Working is the stand out office complex of the Northern Beaches. With it's unique design and concept of open space and shared facilities it truly is an inspiring place to operate your business from.

With sustainability in mind, Lifestyle Working was the first strata building in Australia to achieve a 5 1/2 star energy rating and 6 star water NABERS rating.

Lifestyle Working features:

- Shared meeting rooms equipped with AV facilities
- Open aired break-out areas
- 25m lap pool
- Secure bike room
- Ample change room facilities
- Shared BBQ area
- Onsite cafe

## LEVEL TWO



This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer of contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

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### LIKE TO KNOW MORE?

To arrange an inspection or for more information  
get in touch with one of our friendly team



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# Building Overview

117 Old Pittwater Road, Brookvale



## CONTACT OUR TEAM

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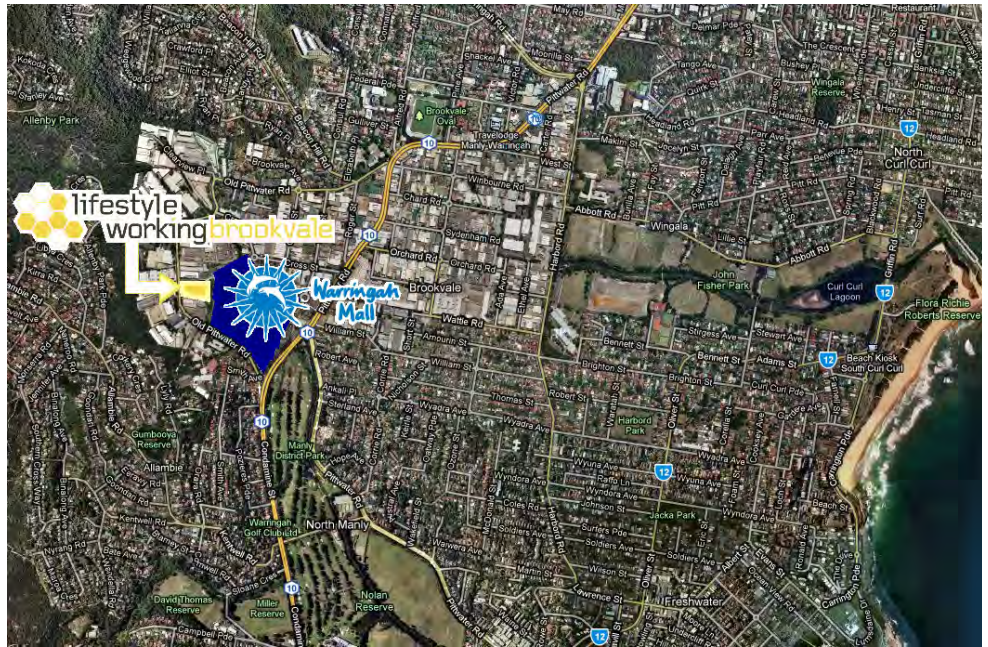
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Located in Brookvale and adjoining Warringah Mall, Lifestyle Working has changed the face of the workplace environment, as we know it.

Our expectations of the workplace have changed. With the advent of technology, workers are more mobile and flexible than ever. The modern worker wants **fresh air, sunlight, creative spaces,**

**health facilities, and a great community** and more than anything... they want a life.



Most commercial offices come in boxes and square metre rates lacking **personality, flexibility, choice and freedom.** Lifestyle Working is different. It's a brand, it's a philosophy and it's a community. **It's about people.** It's a dynamic new workplace concept designed to promote successful business in an environment that not only improves your way of working but also reflects your lifestyle.

The Lifestyle Working concept fits perfectly with its Northern Beaches location. There is a bike storage room and somewhere to wash the sand off your feet before heading to your desk. In this eco-friendly workplace of the future, variable refrigerant volume air conditioning match the seasons' required heating or cooling – without the need for a central cooling tower. Combine this with the extensive use of passive engineering solutions and the result is: significant savings in space, energy use and maintenance fees compared with typical 12,400sqm buildings.

It's all about working smarter and enjoying it more. At Lifestyle Working Brookvale, open collaborative spaces and a vibrant community atmosphere fuel business performance.

**The "no neck tie" policy says it all...**



## Some of the unique features at Lifestyle Working Brookvale

### – Community Spaces

Enjoy the indoor and outdoor community spaces and BBQ area

### – Privileged Meeting Spaces

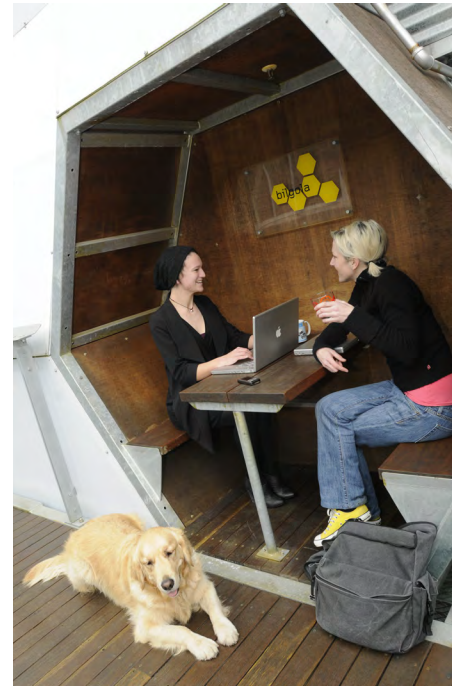
Meeting rooms are all equipped with up to date technologies. The building also offers free wireless internet access throughout it's public spaces

### – Lifestyle Working Pool

Lifestyle Working 25metre lap pool

### – Air Flow

Designed around airflow, airshafts help to draw air through the building and its corridors



Lifestyle Working's **ECOLOGICALLY SUSTAINABLE DESIGN** initiatives that have been incorporated into the building's unique design include:

- Natural and cross flow ventilation
- Rainwater harvesting
- Solar panels
- Flexible working spaces and shared facilities, including privileged and semi-privileged collaborative meeting spaces
- Health club, lap pool, café/restaurant
- Energy and environmental savings
- High levels of comfort
- Rated 5 1/2 Star Nabers Energy and 6 Star Nabers Water
- Low greenhouse gas emission/renewable energy infrastructure