

PADDINGTON PARADE

BOUTIQUE RETAIL & WORK SPACE

168-174 Oxford Street





PADDINGTON
PARADE

Paddington Parade sits in the middle of Sydney's fashion, social and food mecca. A collection of six boutique shops plus two levels of creative office workspaces are metres from the intersection of Glenmore Rd and Oxford St.

Surrounded by the world famous brands such as Bassike, Jac + Jack and Zimmermann you'll get lots of attention as the crowds stroll up and down Oxford street.



**PADDINGTON
PARADE**

UNIQUE BUILDINGS, CONNECTED COMMUNITIES AND UNIQUE OFFERING

APRIL GROUP

April Group prides itself on offering the best in occupier services and amenity across its City Fringe portfolio. 168 Oxford Street offers your business:

- > Concierge style on board set up service – saving you time, money and stress
- > Full time building manager
- > Car Parking for the lucky ones
- > Super-fast internet via NBN & TPG Fibre to the building
- > Individual air conditioning system per suite plus separate electric meters means you only pay for what you use

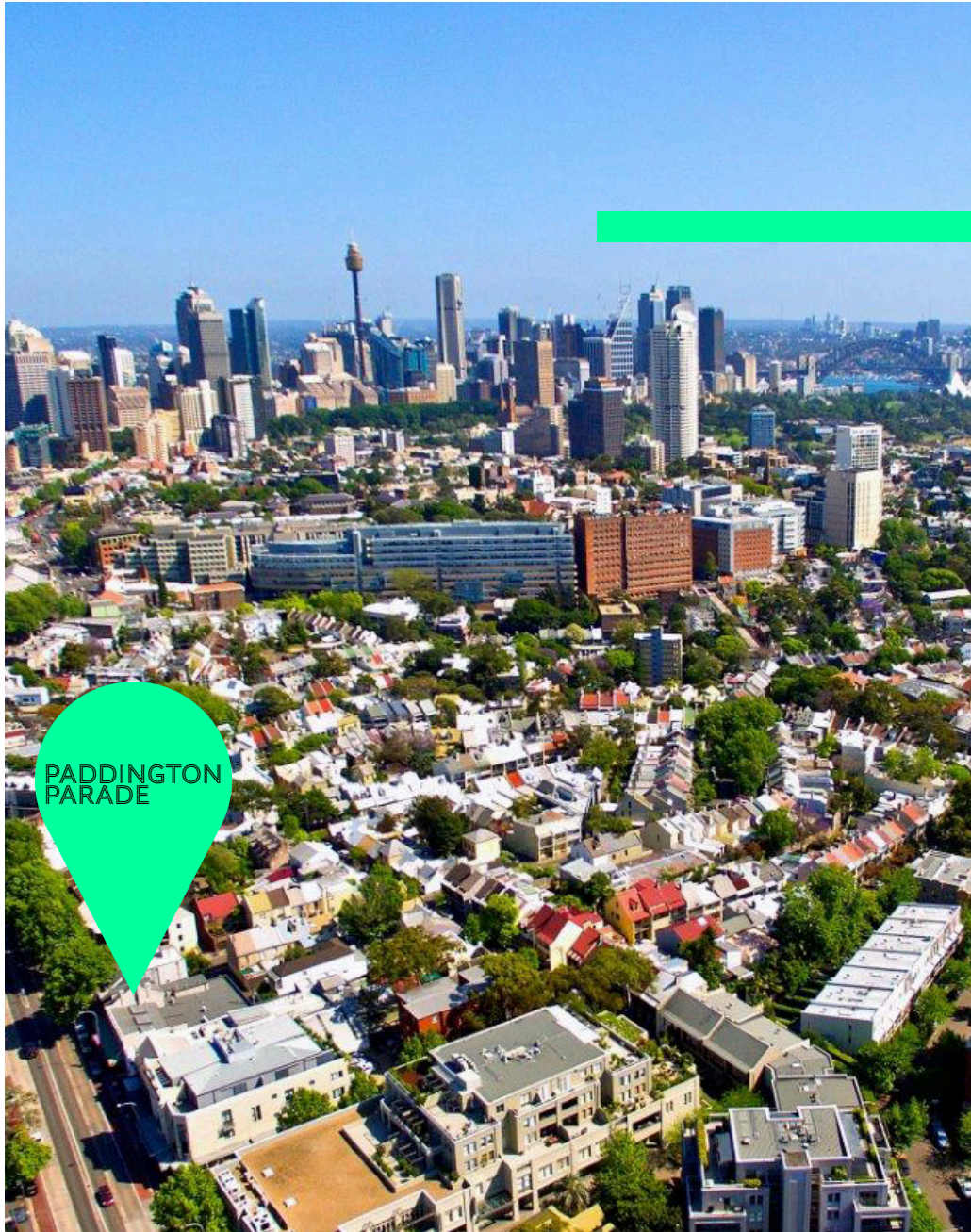
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PROPERTY BACKGROUND

Completed August 2009 and Contemporary Design Winner of Woollahra Council Heritage Conservation Awards 2011 "the project focused on the maintenance of the street's rhythm and includes a shadow line on the face of the building to further accent the design."

H&E Architects

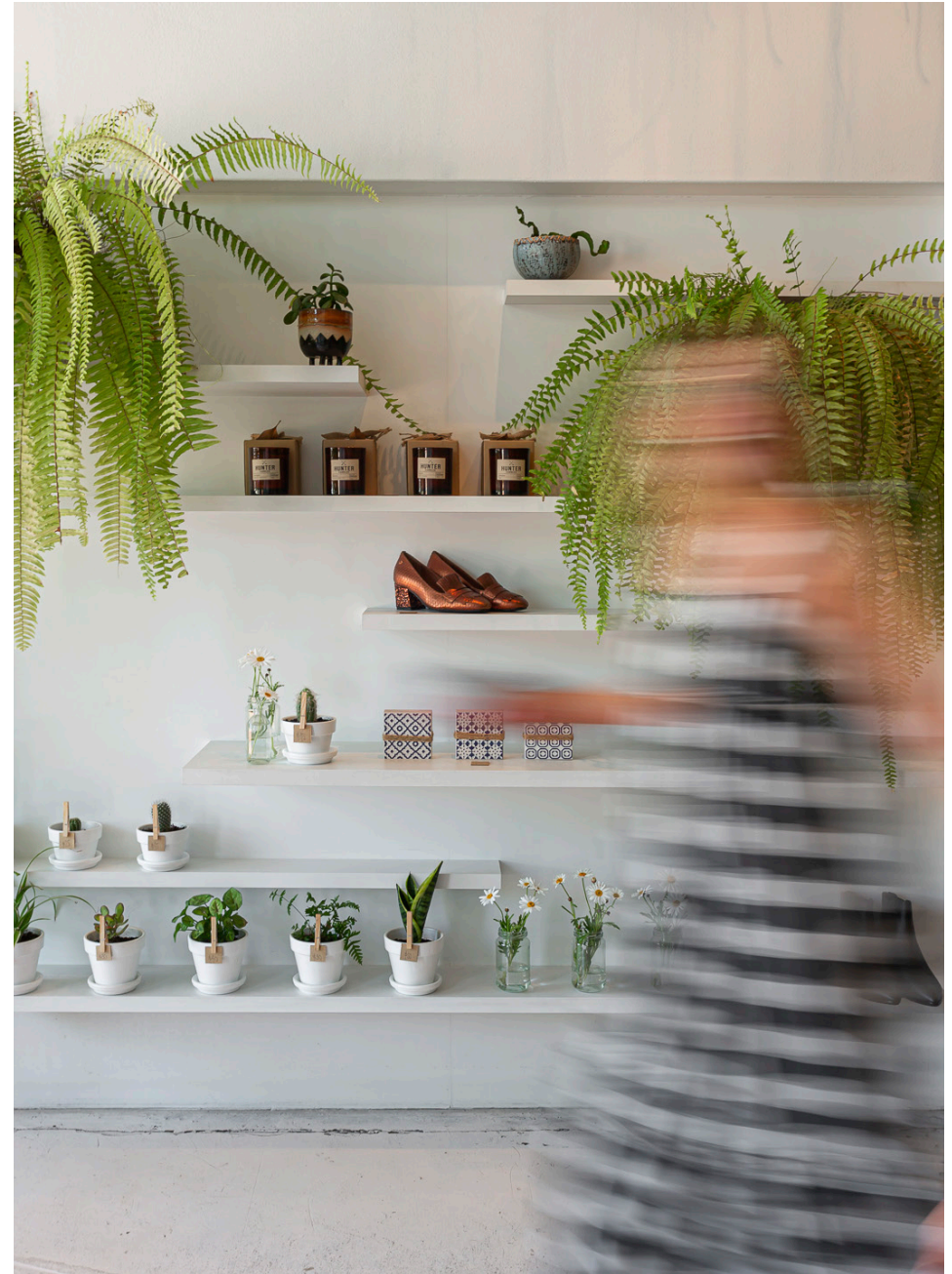
EAT*

*Sydney's evolving eat street, fish at St Peters, steak at the Paddington Inn, pizza at Love Supreme or Cronuts at Infinity Bakery next door.



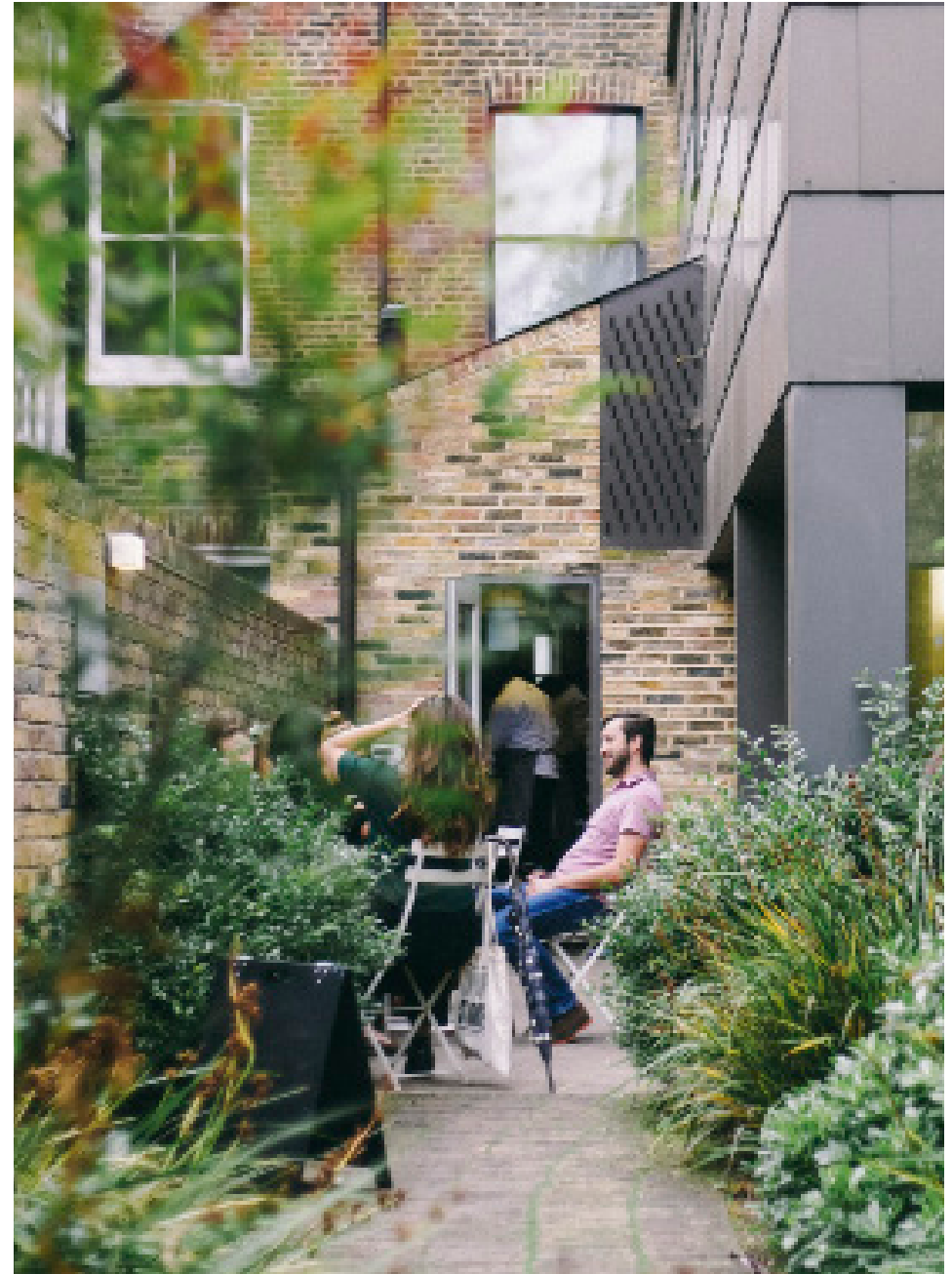
SHOP*

* The fashion boutique centre of Sydney, supported by providores, homewares, health & beauty and a pile of local eateries.



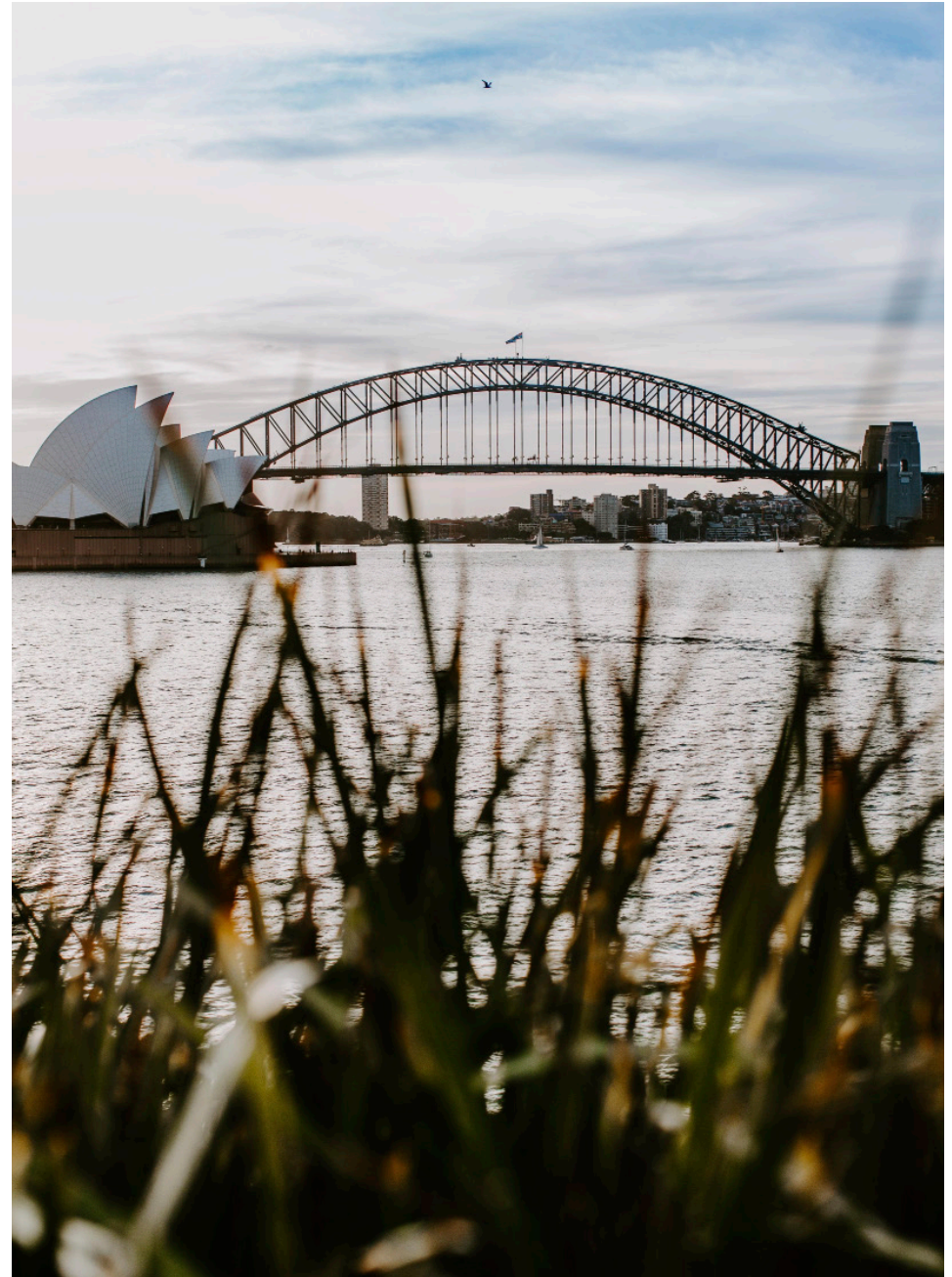
LOCAL COMMUNITY*

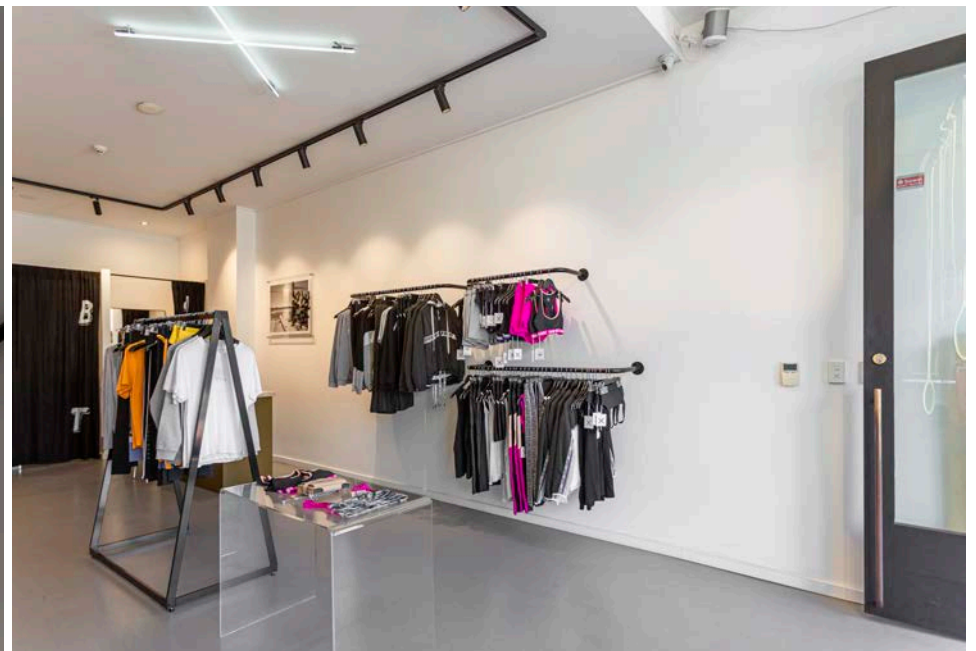
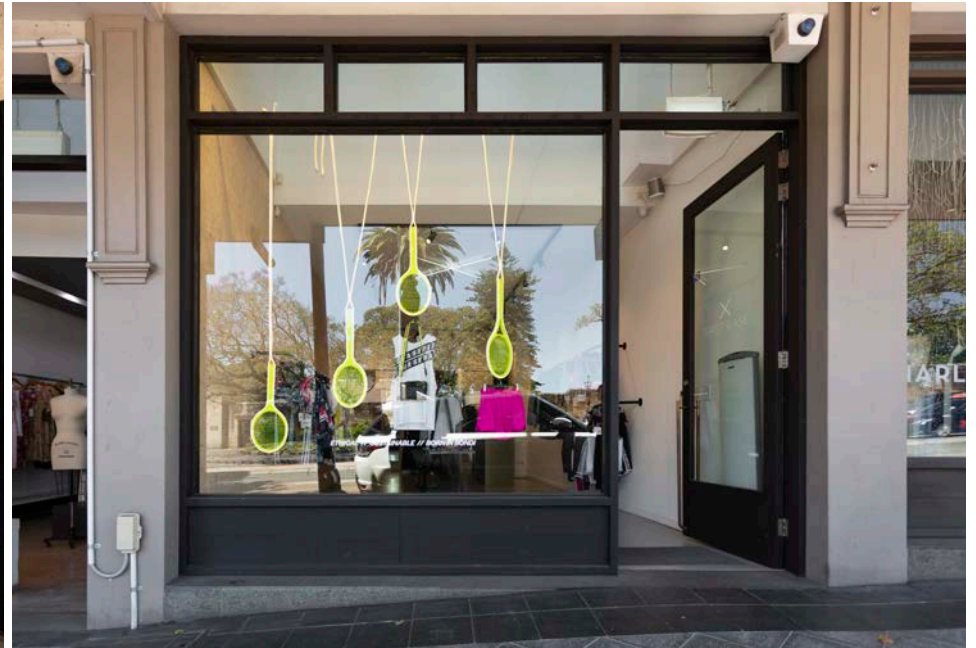
* Charming Paddington homes and fabulous lifestyle - 30% mature & established, 21% independent youth and 10% older independent.



PADDINGTON HISTORY*

* A rare example of an early Victorian residential suburb, unique qualities attributed to its close proximity to the city and topography of its harbour location.





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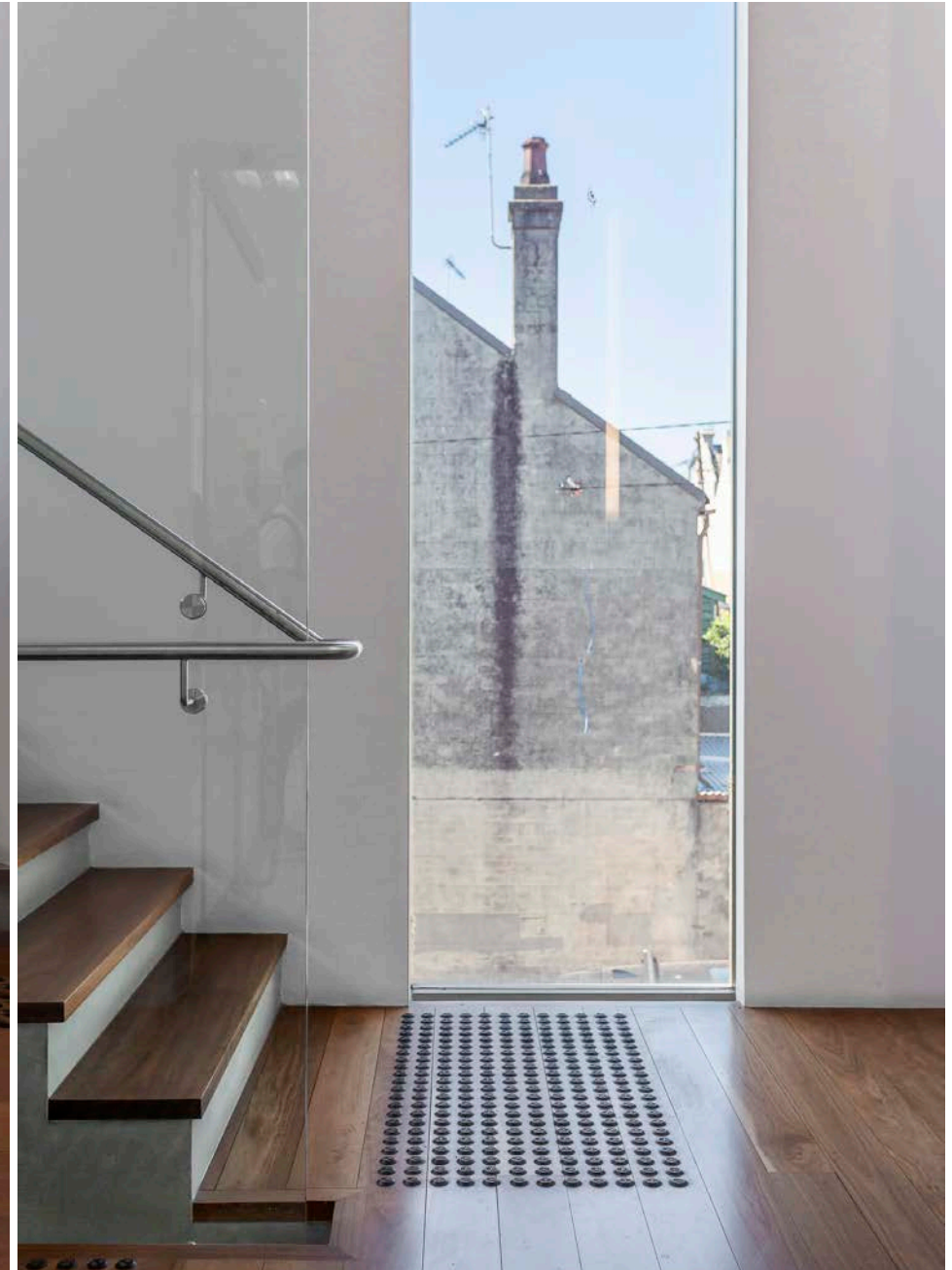
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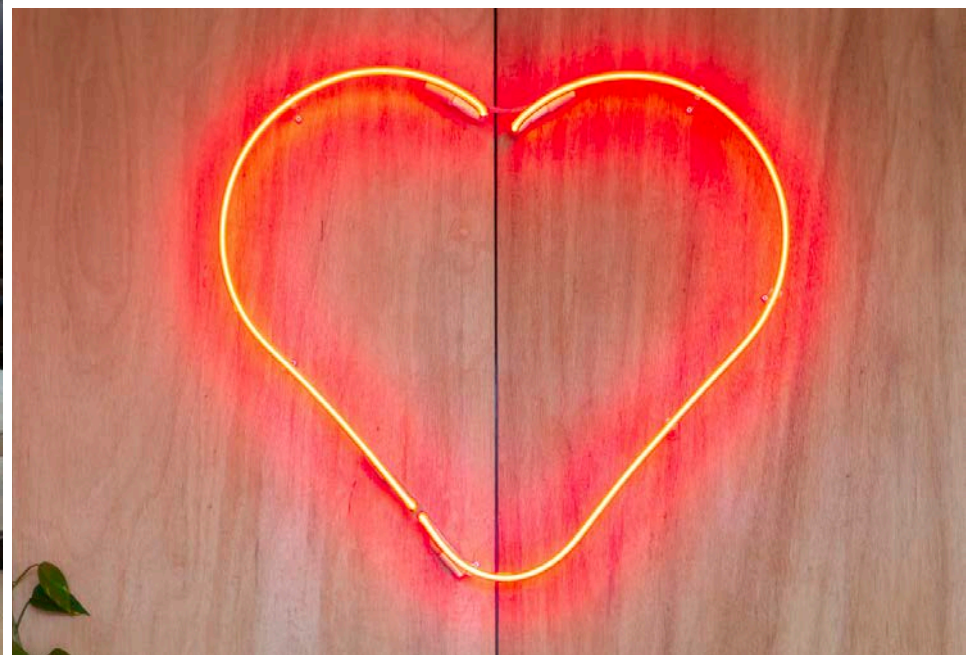
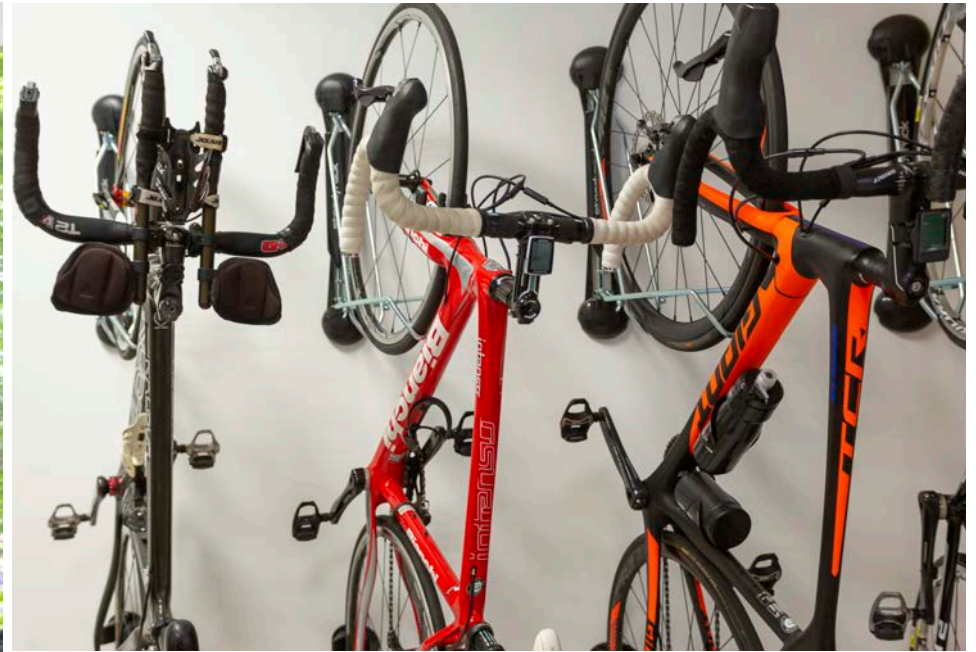


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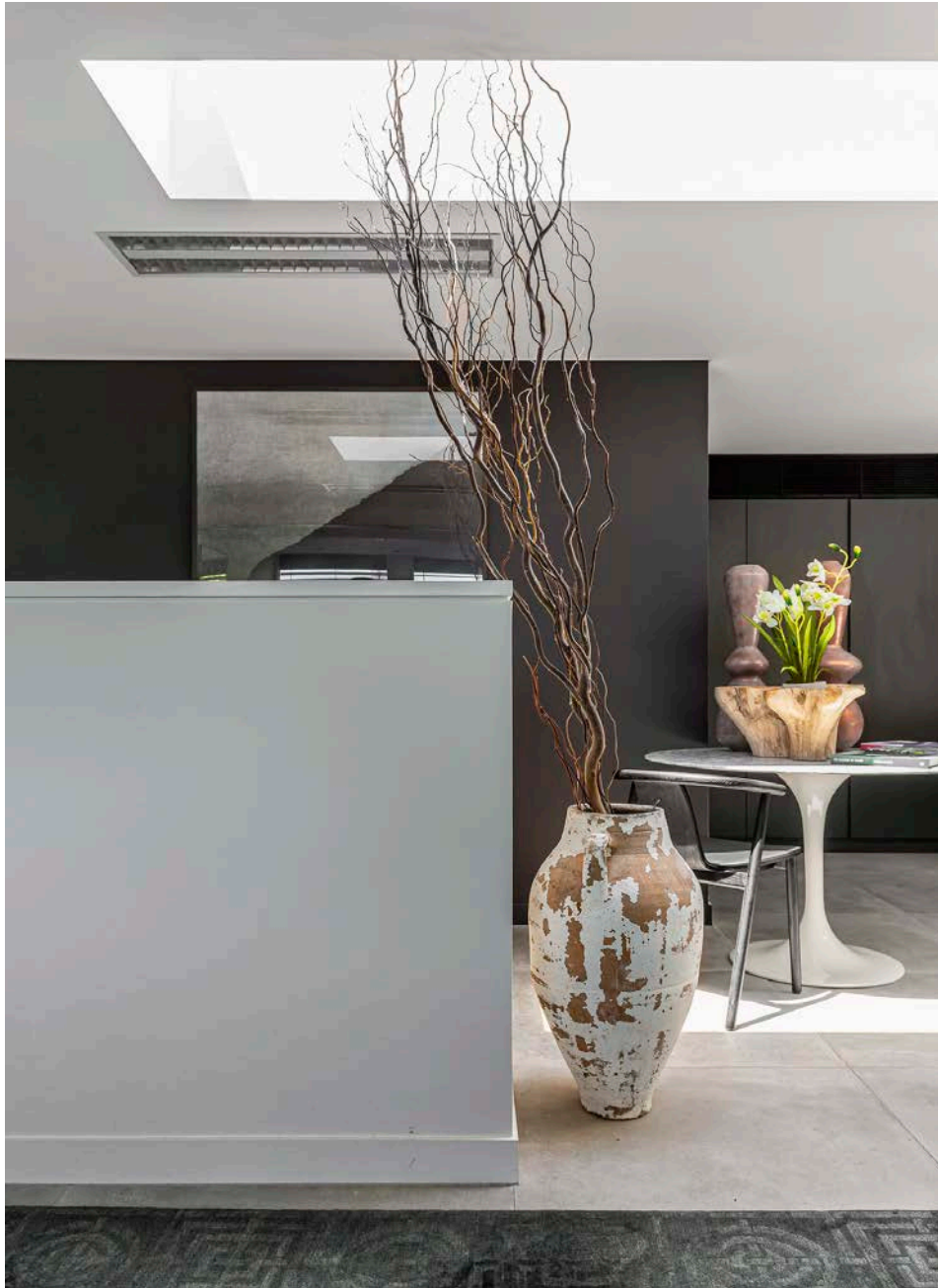




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DRINK & DINE

- 1 Best burger
Mary's burgers @ Unicorn Hotel
- 2 Best pizza
Love Supreme
- 3 Best cheap and cheerful
Paddo RSL
- 4 Best pub
Paddington Inn
- 5 Best wine bar
10 William St
- 6 Best share plates
Tequila Mockingbird
- 7 Best cafe
Jackie's
- 8 Best coffee
Bonython Cafe
- 9 Best seafood
Saint Peter
- 10 Best sustainable produce
Fred's

AUSTRALIA POST



WELLBEING

- A** Best fitness
UTS Stadium Club – Alliance Stadium
- B** Best yoga
Flow Athletic – Yoga, Spin & Strength
- C** Best dance-off
Zumba Fitness with Diego Sydney
- D** Best intensity
F45 Paddington

RETAIL – FOOD

- A** Paddington Farm Fresh Foods
- B** The Green Grocer Paddington
- C** Romeo IGA

RETAIL – FASHION

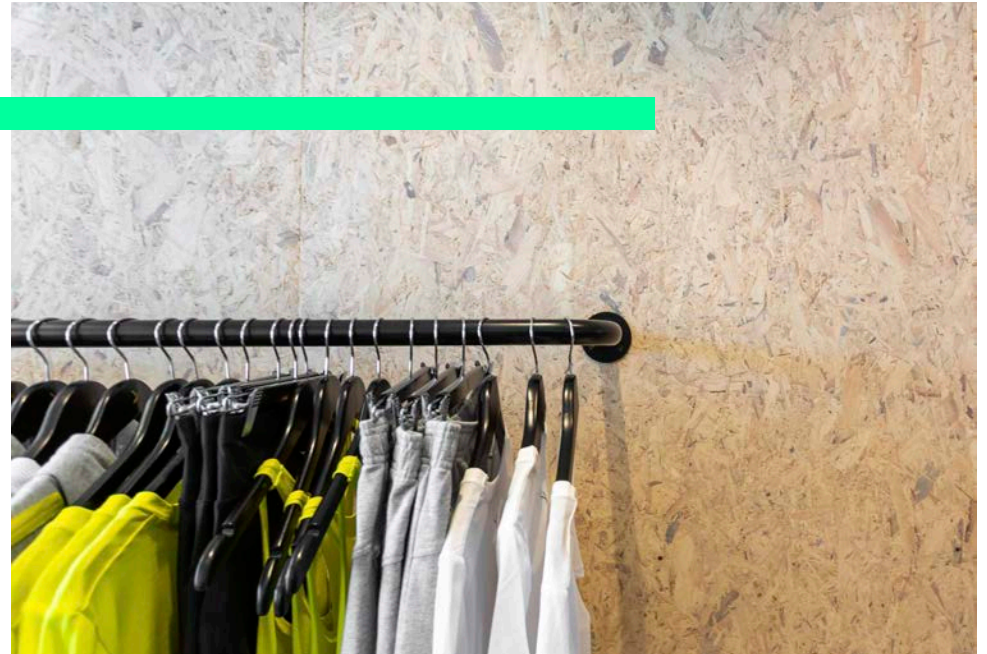
- A** Sass and Bide
- B** Zimmermann

TRANSPORT

- 20 minute walk to the CBD
- Bus routes to the East & CBD from Oxford St every 5 minutes
- 15 minutes from Museum & Central train stations
- 10 minutes to Edgecliff & Bondi Junction train stations
- Light rail – South East Light Rail due for completion in 2019
- Airport 20 minute Uber

Bondi Junction
Westfields (5 mins)





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