



51 BERRY
STREET

A BOUTIQUE CREATION
FOR LEASE

CBRE Cadigāi



51 BERRY
STREET

OVERVIEW



A BOUTIQUE CREATION

The transformation that has taken place at 51 Berry Street will provide occupants with a truly unique work environment.

In the hands of the architects Sissons, their vision which has now come to life has delivered an asset of quality, class and uniqueness. Standing at 3,155sqm the building redevelopment offers an exclusive headquarters for an organisation. The works that have been completed include:

- Double height ground floor lobby
- 5 floors of fully refurbished A-Grade space
- Large useable balconies
- DA approved rooftop terrace (subject to pre-commitment)
- New air conditioning
- Market leading EOTF
- Underground secure car park
- New façade including double glazing
- DA approved ground floor garden
- Refurbished amenities on levels 1-5



BOUTIQUE BUSINESS ADDRESS

Situated amongst all the action on Berry Street, 51 Berry is an ideal location for employees, employers and their prospective clients.

The asset has:

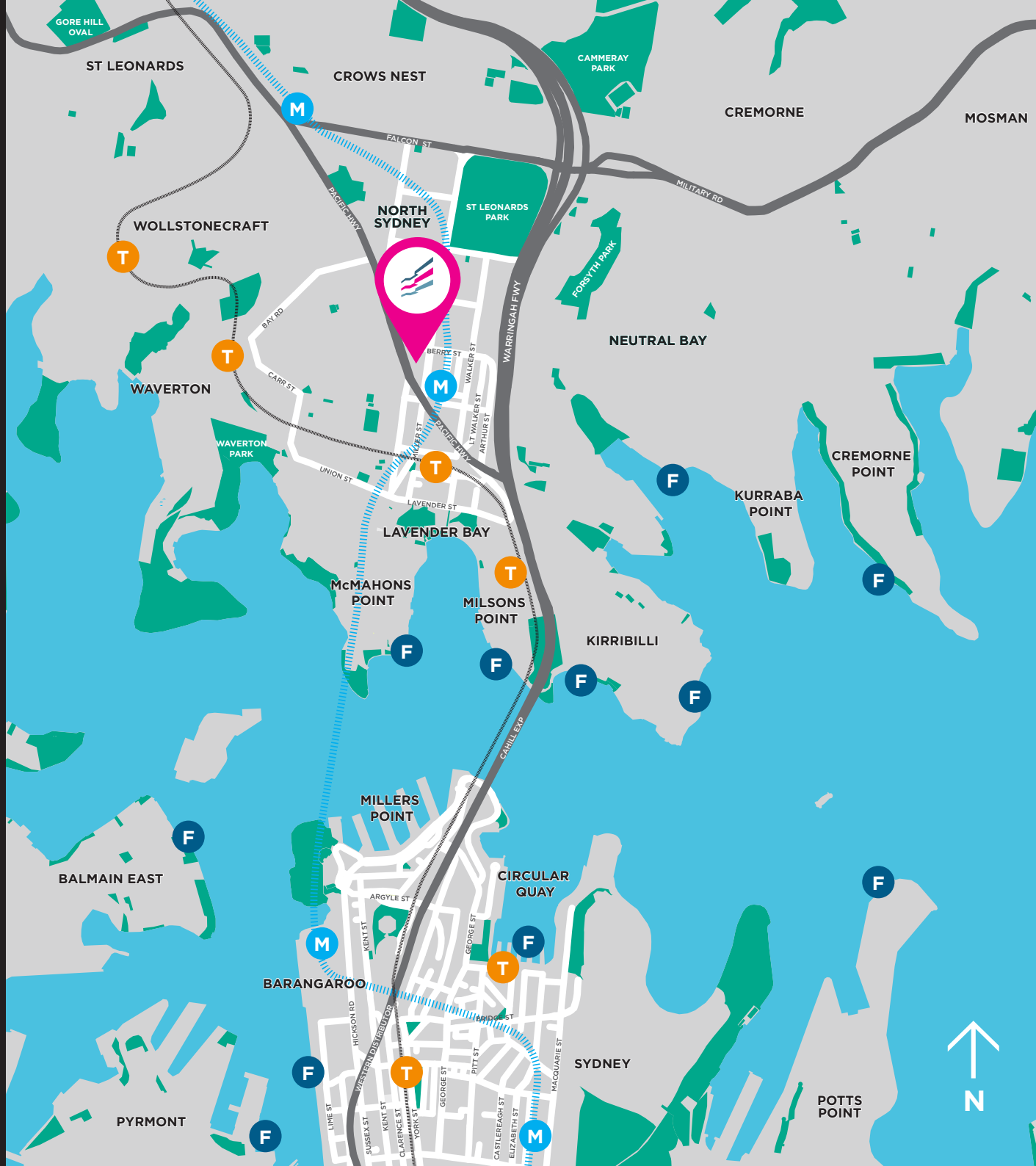
- Major bus stops 1-minute walk away
- The train interchange at Greenwood Plaza
- Taxi rank 1 minute away on Berry Street
- Ferry stops at Milsons Point and Lavender Bay a 10-minute walk
- Vehicle access from Pacific Highway feeding North and South bound arterial roads

Northpoint retail amenity around the corner offers an extensive array of restaurants, cafés and lunch options as well as Woolworths Supermarket. Coles and Aldi are available a short walk down Mount Street towards Walker Street, where additional cafés and service providers are located. Greenwood Plaza is a 5-minute walk with a high-class food court including Italian Street Kitchen, Din Thai Fung and opening soon Meat Wine & Co. In addition to many other food cuisines.



51 BERRY STREET

LOCATION



- TRAIN STATION
- FERRY STOP
- NEW METRO STATION



A BOUTIQUE PRESENCE

The double height lobby on the ground floor supports a successful café on the East side. The café has been refurbished in line with the boutique design of 51 Berry including new handrails, seating and awning.

On the floors, the lifts open up towards the balconies that display a leafy and expansive outlook. There is an efficient centre core with bathrooms that have been refurbished to be in line with the boutique design. Facing Berry Street, there are floor to ceiling windows allowing natural light to fill the space with Sissons designing a feature 4 storey greenwall that runs up the side of the property.

The on-floor refurbishment has included a complete strip back to base building with exposed ceilings and concrete. The option is for the incoming tenant to have complete flexibility in designing a fitout that works best for them.

The fire stairs between the levels have been approved for day to day use, which then allows for vertical integration, without having to put separate stairs. The loss of NLA is not incurred but the HR benefits are still achieved across your business. As part of the DA a lift bank has been approved to be put on the eastern side of the floor plate that can give access from the ground floor all the way to the rooftop.

Complementing the boutique finish a rooftop terrace has been DA approved. Accessible via a staircase or lift bank, this amenity to the asset is an optional addition and will be distinctive to 51 Berry Street. The level of architectural design is up for negotiation but having space available to employees can have positive HR and productivity outcomes for your business. The rooftop gives leafy green views from 51 Berry that are incredibly unique and definitely worth a look.



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BUILDING



Artist Impression



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LIFESTYLE AND OCCUPATION

A healthy life/work balance is important to productivity, efficiency and staff retention.

The end of trip facilities that have been constructed will not disappoint, encompassing the boutique style throughout the asset. Designed with the modern employee in mind, they offer:

- 3 male and 3 female showers
- 8 male and 8 female lockers in addition to 4 unisex lockers
- 36 bike racks total
- Bike repair and pump station including bike vending machine
- Hair dryers and straighteners in each male/female
- Ironing area in each male/female
- Drying cupboard with fresh towel station in each male/female
- In addition to the 34 car spaces, there will also be 8 motor bike spaces.



AMENITIES



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TECHNICAL SPECS

Building hours 8:00 AM to 6:00 PM Monday to Friday

Air conditioning

Type: Air cooled heat reclaim VRF with distributed fan coils sized and placed to provide interior and exterior thermal zoning. Each floor is configured on its own independent system and can be operated from an on floor central controller which will have the time clock operation and after hours facilities.

Space Temp: Summer - 23.0°C ± 1.5°C
Winter - 21.0°C ± 1.5°C
Average - 22.5°C ± 2.0°C

Internal Loads: Occupancy: 1 person per 10 m²
After Hours: Via local controller to each level

Power

Supply: 100A 3 phase per floor

Lighting

Type: General Lighting: Option: suspended 14 watt per l/m LED profile, controlled via 240V switching, option to extend C-Bus control from base building areas to general areas.

Communications

Reticulation: 30 pair telephone cable to IDF on each floor
Optic Fibre: Nil

Security

Card Key System: Proximity access card system to entry points of building.
CCTV: Security monitoring/CCTV system to entry points of building and EOTF.

Fire protection

Main Building: Thermal detection throughout. Hydrant, hose reels and extinguishers to common areas.

Evacuation Warning: Occupant warning system throughout.

Lifts

Type: Otis Geared Traction

Speed: 1.0 m/s

Capacity: 2 lifts - 750KG/10 Persons

Serving: 8 Floors. (B2/B1/G/1-5)

Amenities

The End of Trip facilities will offer:

- 3 male and 3 female showers
- 8 male and 8 female lockers in addition to 5 unisex lockers
- An accessible EOT changing room (Providing 1 shower and 1 WC).
- Bike repair and pump station including bike vending machine
- Hair dryers and straighteners
- Ironing area
- Drying cupboard
- Fresh towel station
- Water bubbler

Parking: Capacity: 33
Motorbike Parking: 8

Bicycle Parking: 36

Loading Dock: Height limit is 1.95m

Green credentials

1 Star NABERS Energy Rating



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CONTACT



LEASING ENQUIRIES

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