



THE ZENITH

NETWORK CULTURE FUTURE



THE ZENITH

chatswood

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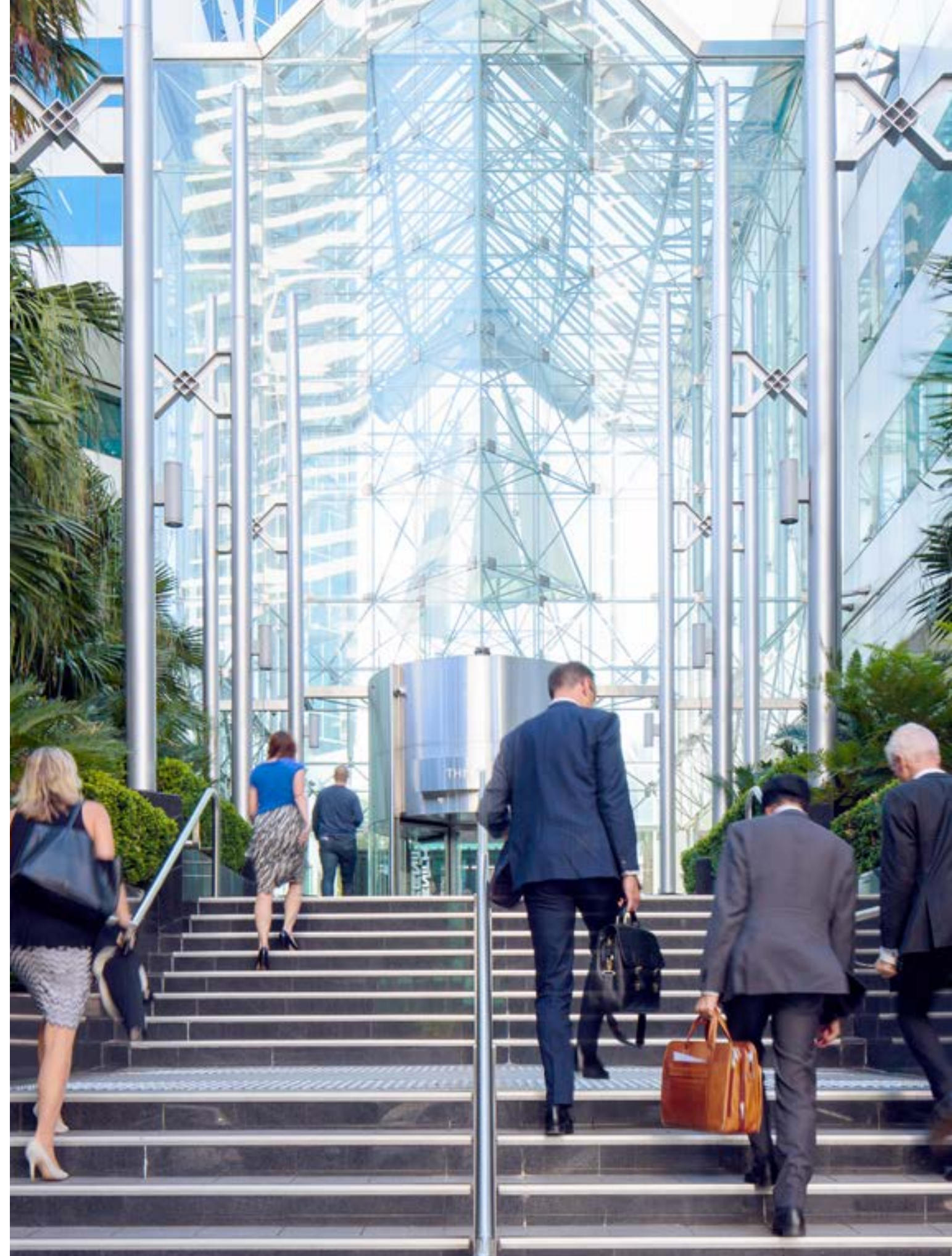


CONTACT



SYDNEY'S PREMIER NETWORKING + CULTURAL PRECINCT

The Zenith is a premier 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.



1

NETWORK

The Zenith is an architecturally award winning twin office tower complex and one of the largest commercial developments on the North Shore. Your people and clients can easily connect across a variety of engaging spaces, including the impressive glass atrium lobby or through many of the onsite breakout spaces.

2

CULTURE

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

3

FUTURE

This modern workspace is designed and set for creativity, flexibility and productivity. The Zenith provides a positive future for your business through ongoing enhancements and upgrades.



THE ULTIMATE PLACE



A REWARDING WORKPLACE ENVIRONMENT



The Zenith is one of Sydney Metropolitan's best office buildings for organisations looking for the qualities and benefits that meet the values and needs of modern business. A destination that presents a highly desirable working environment, amenity, connectivity, value and outstanding sustainability credentials.

The asset has been transformed with a bold new look following a multi-million dollar refurbishment. Each tower has column free floor plates over 1,000 square metres offering superb natural light on four sides and 360° views to locations including the Sydney CBD, Blue Mountains and The Pacific Ocean from higher levels.

The Zenith offers a rental advantage over the CBD and North Sydney. More importantly The Zenith facilitates the ability for your organisation to attract and retain professional personnel through the lifestyle benefits. Additionally the Chatswood retail and transport infrastructure represents an ideal location for tenants for years to come.

- A Grade Complex and services
- 21 levels in each of the two towers
- 44,300sqm over two towers
- 5.5-star NABERS Energy rating
- 4.5-star NABERS Water rating





A HIGHER LEVEL OF SERVICES AND ENGAGING EXPERIENCES

Take advantage of the extra service offerings for your staff:

- Full time on site management team
- 24/7 onsite security team
- A lively foyer café
- Concierge desk and service
- On-site childcare centre

- 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

OPEN SPACE AND WELLNESS

The Owners have launched a Wellbeing Program on site with the Good Mood Dudes which includes regular weekly onsite exercise classes which are held in the outdoor areas surrounding the Zenith.

The program also incorporates expert seminars and articles on mindfulness, nutrition, injury prevention, workplace ergonomics, exercise, behavior change and managing stress – promoting a more holistic approach to an active and healthy lifestyle for our clients.

Our overall aim is to increase the wellbeing within the complex and ultimately increase happiness and productivity for our customers.



"I LIKE BEING
ABLE TO PRACTISE
PILATES AND MAKE
THE MOST OF THE
GREENSPACE
"



UPGRADES AND ENHANCED EXPERIENCES



Between 2007 and 2020 ~\$29M worth of improvements were made to the building and its surrounds, to maintain its position as Chatswood's premier commercial towers including:

- Extension of atrium area to include a new lobby café area and concierge desk
- Upgraded atrium lobby with new furnishings, enhanced collaboration / meeting spaces and WIFI
- Updates to lift internals and mechanics to improve ride quality and customer experience
- Installation of new main water cooling towers, chillers and boilers, building management control system and sub-metering to allow for water usage monitoring
- Bathroom refurbishment in-line with Access Strategy
- End of Trip Facility enhancements, including; 15 showers, 246 lockers and 158 secure bicycle racks
- Onsite wellness programs with local trainers promoting a more holistic approach held in the outdoor greenspaces

PROMOTING ACTIVE LIVING



CONNECTING PEOPLE WITH CONVENIENCE



LOCATION

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

SYDNEY CBD 12KMS

SYDNEY AIRPORT 20KMS

NORTH SYDNEY 6KMS

ST LEONARDS 4KMS


THE ZENITH

MACQUARIE PARK 8KMS >>



ACCESS

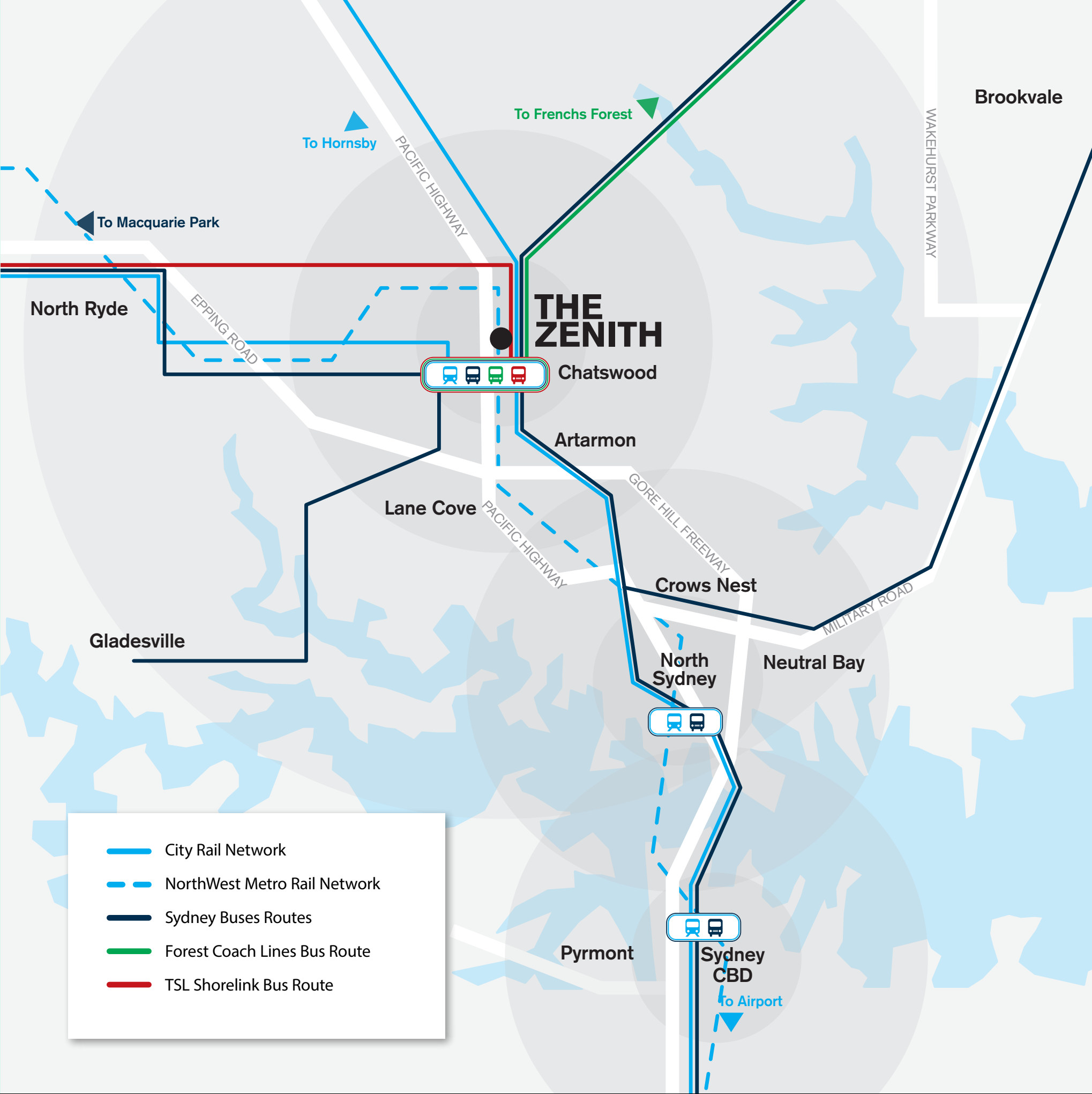
The Zenith is at the focal point of North Shore’s transport network with rail and bus services providing easy access to the surrounding commercial centres, including North Sydney, St Leonards and the Sydney CBD.



Chatswood is centrally positioned adjacent to the centres of North Sydney, St Leonards and Sydney CBD to the south, the emerging metropolitan areas of North Ryde, Homebush and Rhodes and the Central Coast Line.

Located on the North Shore line, Chatswood is well serviced by rail and bus. The new Chatswood to Epping Road Link and NorthWest Metro Rail Line provide greater connectivity.

Easily accessible by road, Chatswood is served by the Pacific Highway to the north and south and is within easy reach of the M2 Motorway to the northwest and Gore Hill Freeway, providing access to the Sydney CBD.



IT'S ALL HERE AT CHATSWOOD

WELLNESS
Fitness First, Anytime Fitness,
F45 Training, Crunch Fitness

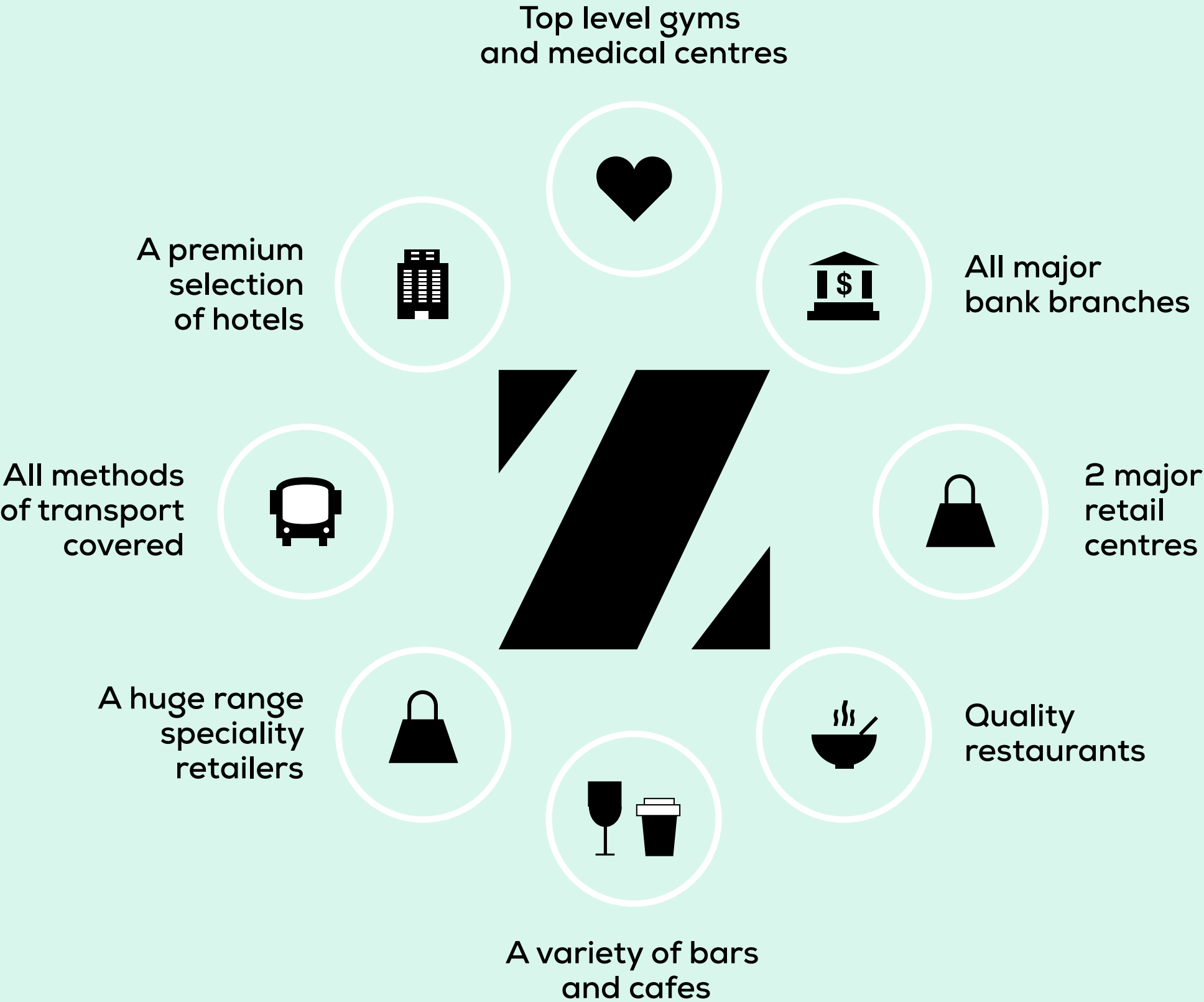
BARS, RESTAURANTS & CAFES
Including Oliver Brown, Three Beans,
The Avenue, Din Tai Fung,
The District Fine Dining Precinct,
Bavarian Beer Café, Kam Fook,
The Chelsea Hotel, Rocket Restaurant

RETAIL
Chatswood Chase and
Westfield including 60 retailers;
such as Zara, H+M, Top Shop,
David Jones, Apple, Herringbone,
Country Road

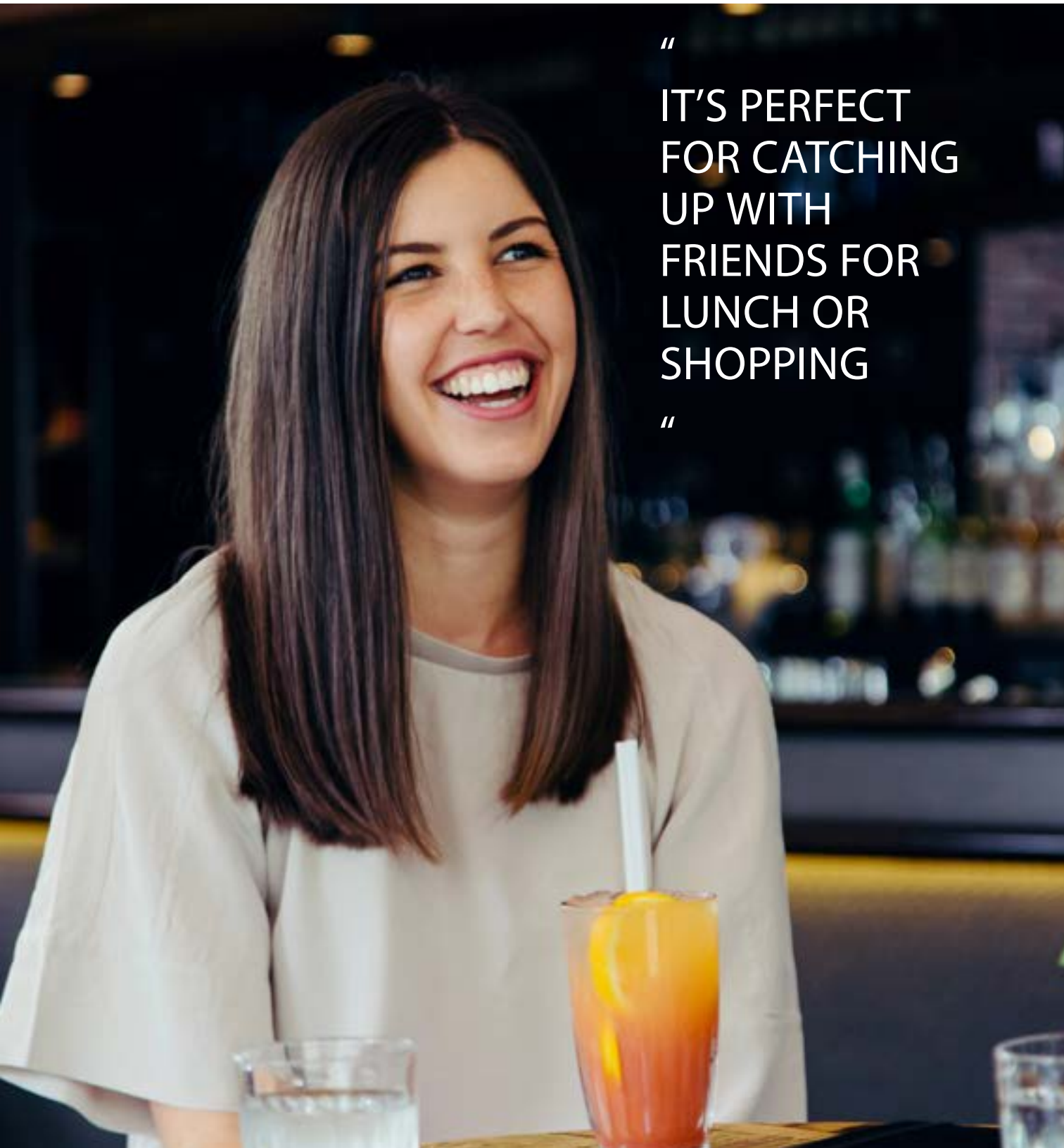
ATMS, BANKS
Including BOQ, Bank West, CBA,
St George, Westpac, NAB, ANZ

HOTELS
Including The Sebel, Quest,
Silkari Suites, Mantra,
Meriton Apartments

TRANSPORT
Including Train, Bus, Taxi, Car



A PREMIUM SELECTION OF SHOPPING AND DINING EXPERIENCES



“
IT'S PERFECT
FOR CATCHING
UP WITH
FRIENDS FOR
LUNCH OR
SHOPPING
”



DIVERSITY AND CONVENIENCE

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



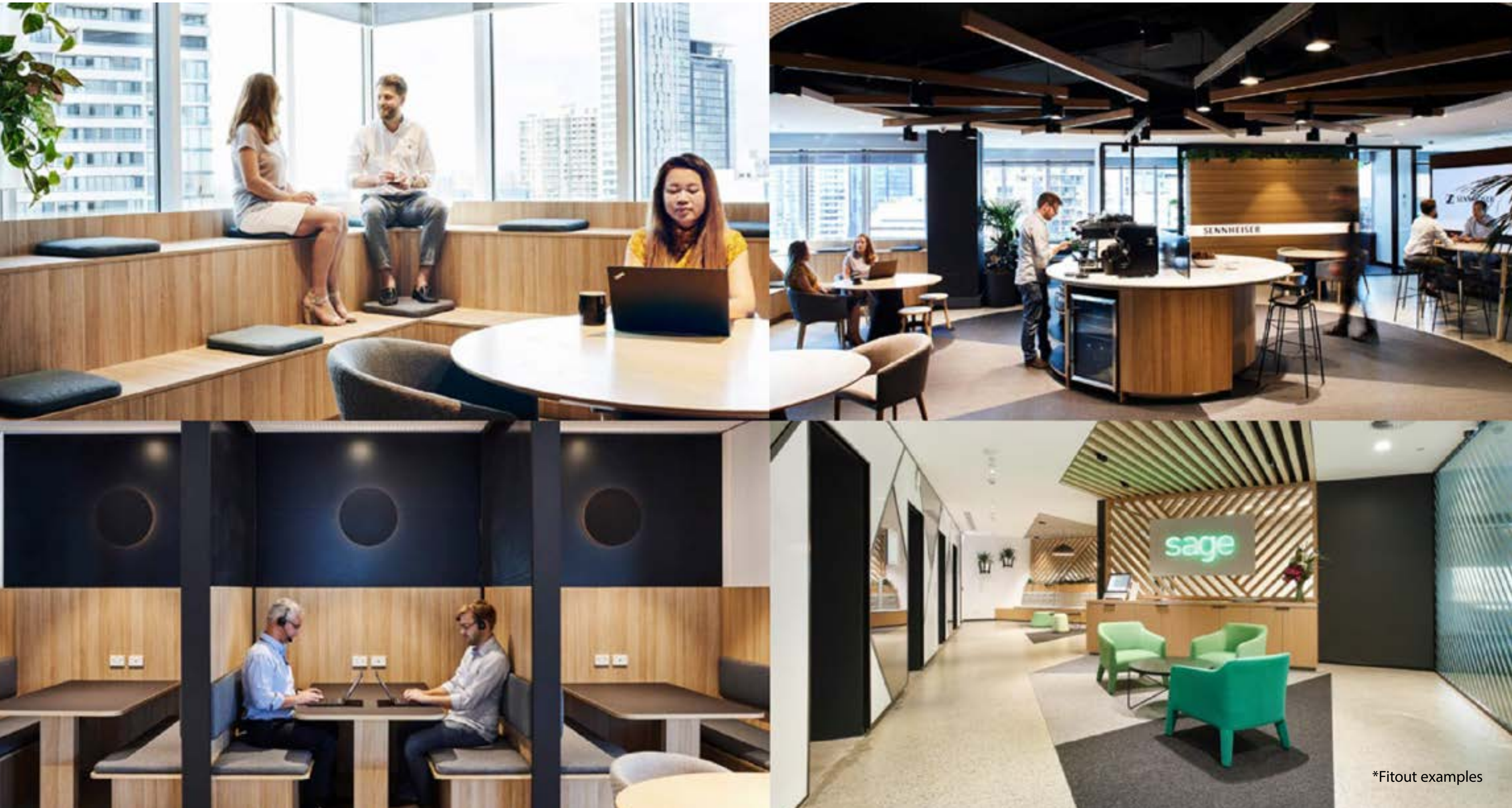
COMMUNITY SPACE



*Fitout example

INFINITE RE-DESIGN POSSIBILITIES FOR COMMUNITY, CULTURE AND BUSINESS

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.



*Fitout examples

BUILDING COMPLEX STACKPLAN



TOWER A			TOWER B		
NLA (sqm)	PLANT		LEVEL	PLANT	
948.70			21		
1,010.50			20		
977.60			19		
1,004.30			18		
1,104.70			17		
1,105.60			16		
1,059.30			15		
916.90			14		
1,027.50			13		
1,039.90			12		
1,076.70			11		
1,076.50			10		
1,039.80			9		
957.60			8		
1,039.30			7		
1,039.40			6		
1,077.30			5		
1,072.30			4		
1,039.70			3		
1,029.00			2 1		
1,027.40					
170.80	RETAIL	RETAIL	ATRIUM	RETAIL	CHILDCARE
TOTAL 21,840.80 sqm	PARKING – 5 LEVELS		ZENITH THEATRE	PARKING – 5 LEVELS	



TYPICAL BASEPLAN TOWER A

1,076 sqm (approx)

Highly efficient
and flexible floor plates

High levels of natural light

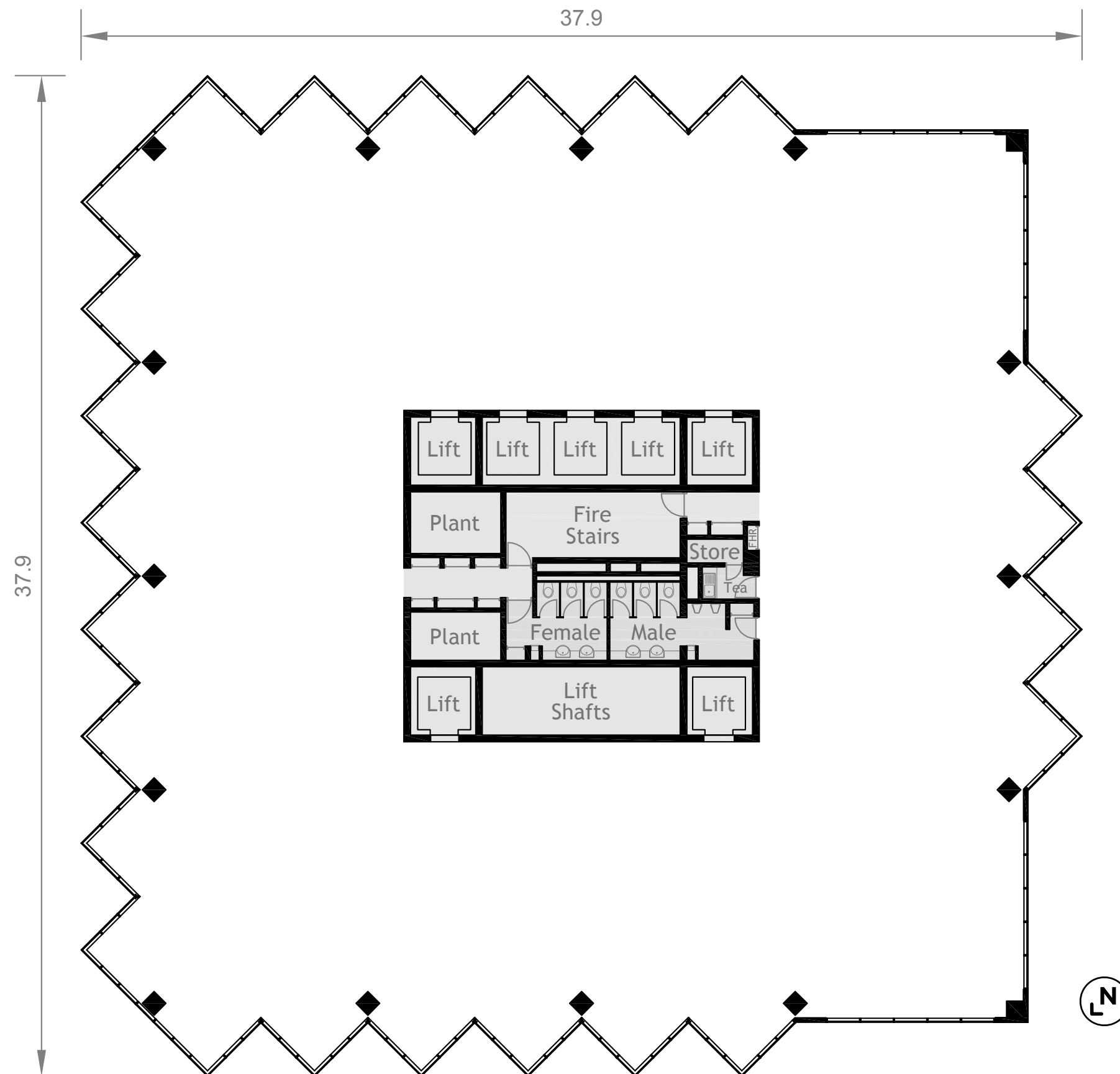
360 Views and aspects

Central core

Variable air volume

16-17 zones per floor

Separate perimeter and
centre zone conditioning



Floorplan is indicative only.



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 10m², Lighting and equipment at 15 watt per m².

Power

100 amp per floor.

Light and power

65 VA / m².

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.



THE ZENITH TEAM PROVIDES CUSTOMISED SERVICE EXCELLENCE

The Zenith gives you an extra level of service making working life ultra convenient. Services include having an onsite General Manager, Commercial Manager, Senior Facilities Manager, Facilities Manager, Security Staff and Concierge.

Don Cannone
General Manager

Don is the General Manager and is responsible for the holistic management of the Zenith. This includes all facets of leasing, property management, facilities management and capital upgrades. Don has been involved with the Zenith for over 14 years and his knowledge and expertise onsite are a valuable asset to all existing and incoming tenants.

Daniel Brockie
Commercial Manager

Daniel is the Commercial Manager and is responsible for the leasing and property management of the Zenith. This includes all financial, legal and administrative matters in relation to the operations of the building. Daniel is committed to tenant satisfaction and ensures the highest level of service is provided to tenants.

Mark Unwin
Senior Facilities Manager

Mark is the Senior Facilities Manager and is responsible for the preparation and supervision of all maintenance contracts and WH&S procedures. Mark is integral to ensure the building is performing operationally to the highest standards and he is also involved in planning and overseeing any capital upgrade works.

Paul Cundy
Facilities Manager

Paul is the Facilities Manager and is responsible for tenant communication regarding building works and the supervision and organisation of all contractors onsite. Paul's role is fundamental to providing tenants with a consistent high level of service and minimise any foreseeable complications.

Ravi Jurgen
Security Manager

The onsite security staff are responsible for the safety and security of all occupants and visitors onsite. The staff manage the security access control system which includes the monitoring of the CCTV system and management of the induction process for all contractors onsite.

Adnan Kuscu
Concierge

Located at the front desk in the atrium between both Towers, the concierge can assist with booking taxis, local restaurants and arranging the use of the lobby / courtyard for tenant functions. The concierge offers umbrella loans, laundry drop off and booking of fitness activities in the courtyard.





NETWORK CULTURE FUTURE



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