

80  
COOPER

  
80 Cooper Street Surry Hills







**“Abundant natural light  
and 270 degree views over  
Central Station, 80 Cooper  
is designed for you to grow  
your business with all the  
amenity of Surry Hills”**

AL FROST. OWNER, HABITAT HOUSE

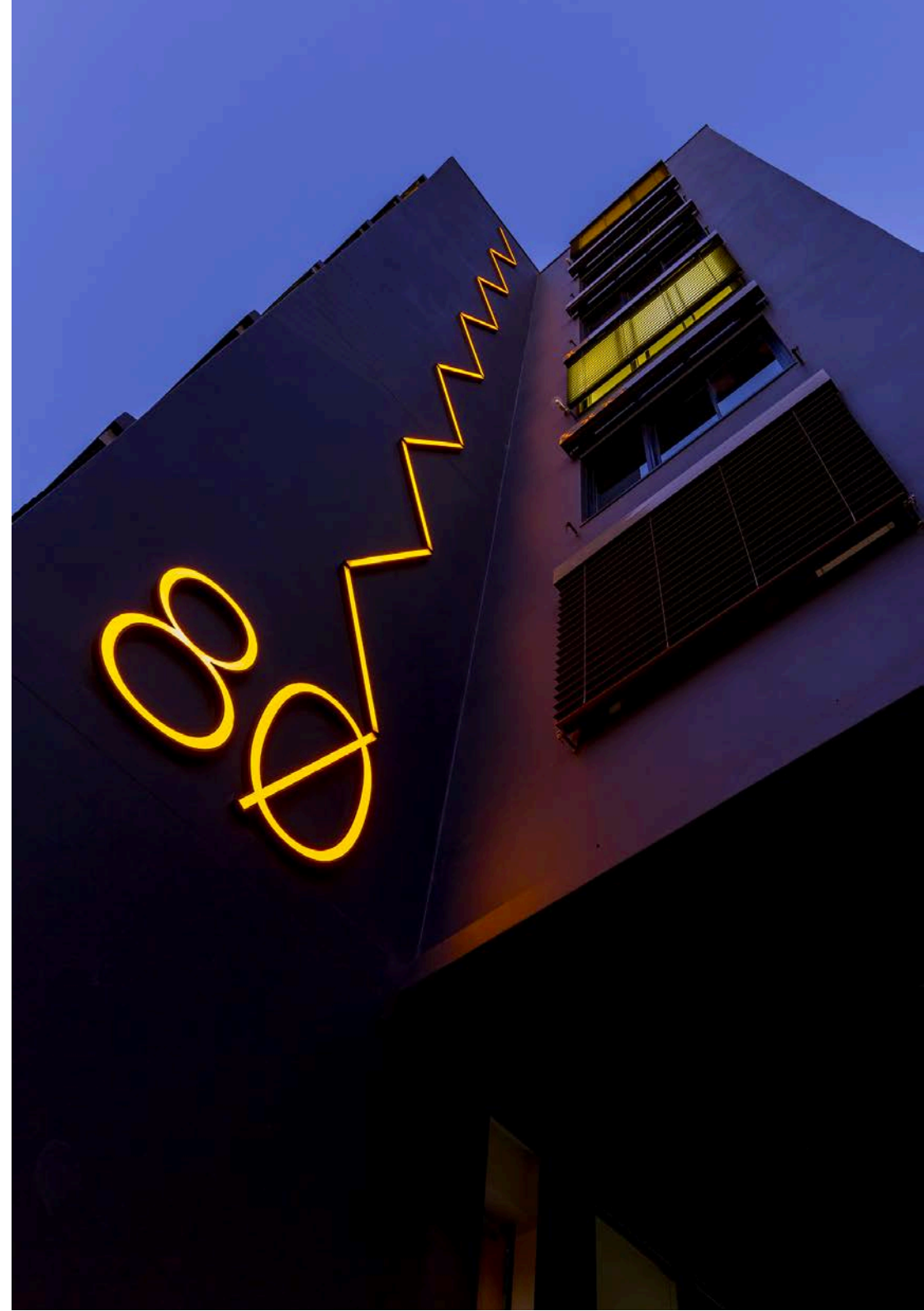


## 80 Cooper

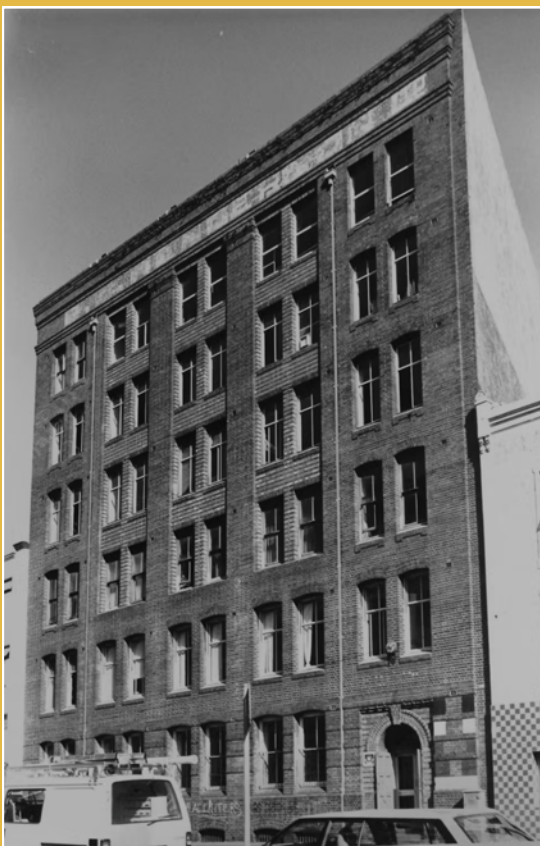
One of only a dozen large commercial buildings within the Surry Hills core, 80 Cooper St provides c.800sqm of creative floorspace, originally designed for Sydney's fashion hub in the 1960's.

Since 2018 the building has seen a major upgrade including façade, all new operable windows, foyer, lift cars and each floor as they become available.

Currently available for lease is a space with a new creative fit-out, including 36 sit-to-stand desks and chairs, a boardroom table and 8 chairs, two meeting room tables and 4 chairs each, a kitchen, break-out table and chairs, plus a break-out space/lounge.







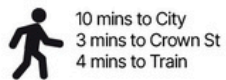
# History

Once the bustling home to New South Wales' rag trade, Surry Hills was a hub for creativity. Small businesses thrived alongside larger manufacturers in the warehouses and factories that lined the streets. Studios bustled with activity, sketching new collections, meticulously cutting patterns, and transforming fabrics into stylish garments, exquisite hats and high-quality shoes, all contributing to the thriving fashion scene.

The latter half of the 20th century saw a decline in the rag trade. Globalisation and cheaper overseas manufacturing chipped away at the industry. The creative spirit of Surry Hills, however, has found new life. Heritage buildings stand as a testament to this era, converted into trendy commercial and lifestyle spaces. The echo of creativity still resonates in the streets, and Surry Hills attracts a diverse new generation of creatives and entrepreneurs.

80 Cooper St is within the prime Foveaux, Elizabeth, Devonshire and Riley St precinct, that is now home to major commercial occupiers including Canva, Safety Culture, NewsCorp, Woolworths, Blackmores, Sony and Cue.







# In the heart of Surry Hills – 300m from Central Station, 250m from Crown St, 200m from the Light Rail and 150m from Foveaux St.



## Crown Street

Located a short 3 minute stroll, Crown Street offers a vibrant atmosphere for shopping, dining, and people-watching.



## Central Train Station and Light Rail Transport Services

4 minute walk to Central Station with L2 Randwick and L3 Kingsford line light rail stops also close by.



## The Clock Hotel

A popular drinking hole in Surry Hills that's great for catching a game on their big screen TVs or just having a few with friends.

80 Cooper location



## Humble

Located on Holt Street, you can't go past the aroma of coffee and freshly baked treats wafting from the open kitchen. Perfect for a morning coffee or two or grabbing a delicious breakfast or lunch.



## Porteño

Situated in Holt and Hart, Porteño is an ideal spot for after-work dinner, weekend soiree, or a special event.



## Firedoor

Firedoor is located a 4 minute walk towards the city, within a precinct that is home to multiple restaurants and bars.



# Building Amenity



Abundant natural light, operable windows and 3 metre ceiling height



24/7 Building Manager



April Concierge Service



High speed internet



End of Trip Facilities



Efficient rectangular floor plates providing frontage to Waterloo and Cooper Streets



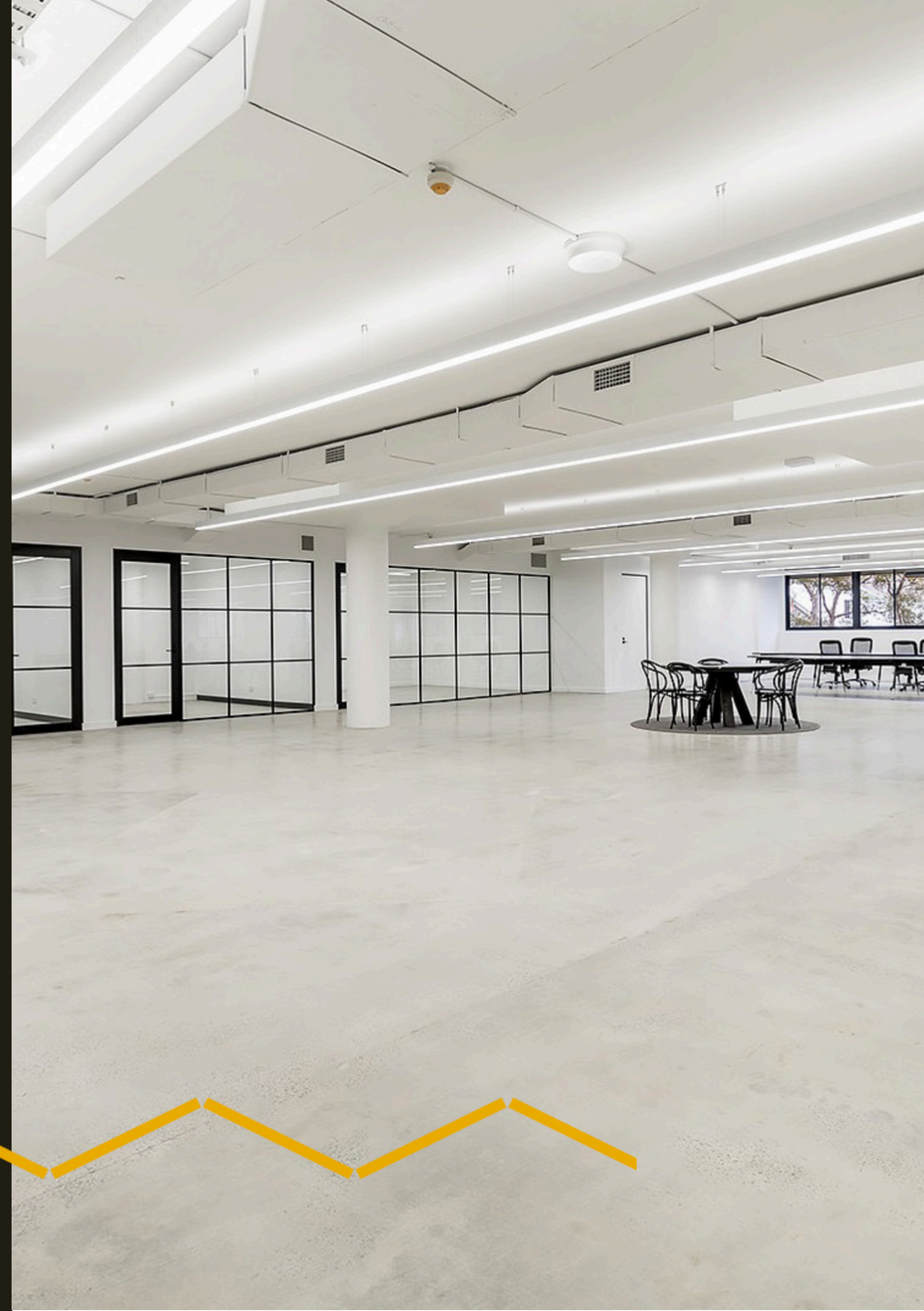
4 min walk to Central Transport hub



10 minute walk to Hyde Park



10 minutes to the airport







361 sqm Office Space



Operable Windows



Half Floor



20 x Sit to Stand Desks



1 x 10 Person Boardroom



2 x 4 Person Meeting Rooms



Breakout Space



Internal Kitchen

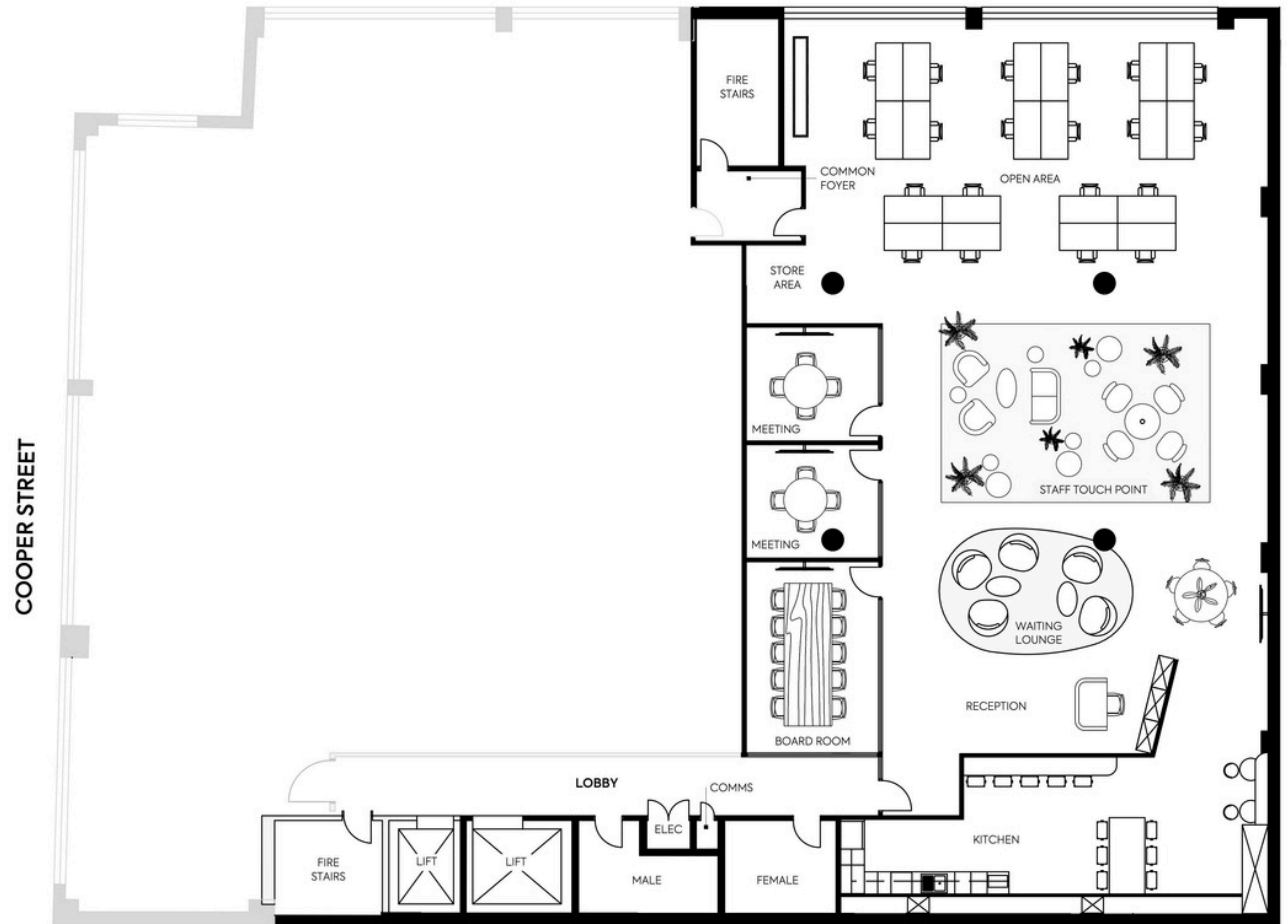


Reception and waiting lounge



Bathrooms

# Level 4 Specifications







371 sqm Office Space



Operable Windows



Half Floor



36 x Sit to Stand Desks



1 x 10 Person Boardroom



2 x 5 Person Meeting Rooms



Breakout Space

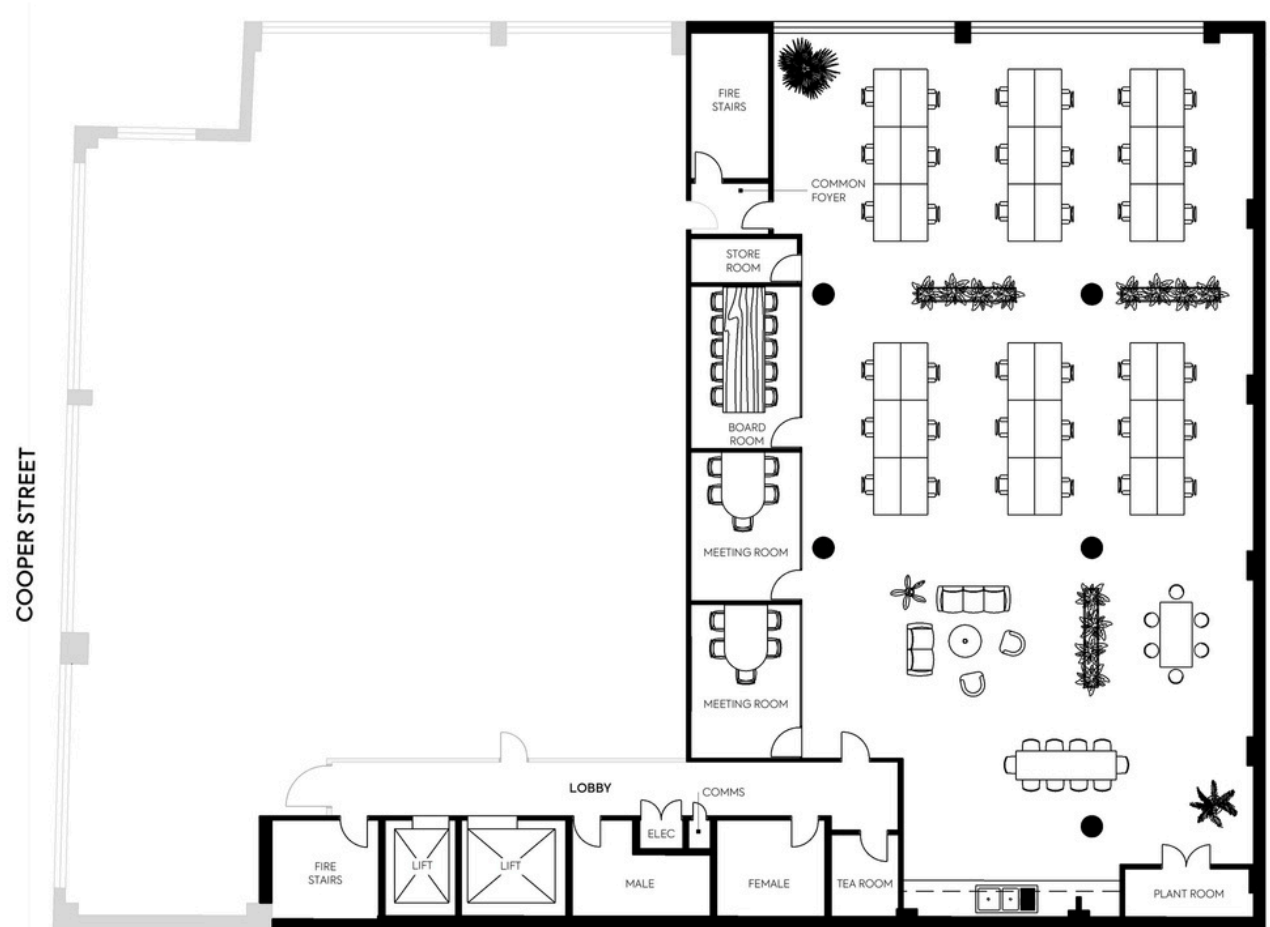


Internal Kitchen & Entertainment area



Bathrooms

# Level 5 Specifications





# Leasing Information

SPACE **Level 4**  
AREA 361sqm  
ASKING RENT \$1,050/sqm

SPACE **Level 5**  
AREA 371 sqm  
ASKING RENT \$1,050/sqm

## KEY INFORMATION

- > Premier Surry Hills location
- > Convenient access to Central Transport Hub
- > Abundant natural light and operable windows
- > Polished concrete floors and 3m ceiling heights
- > Full time Building Manager and Concierge-Style Setup Service
- > End of Trip Facilities
- > Car Parking on-site





# Look and Feel

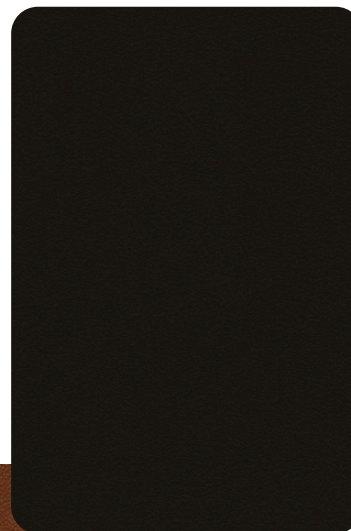




IMAGE FOR VISUAL REPRESENTATION ONLY



LAMINEX  
BURNT OCHRE



WATSON MOSS FABRIC



LAMINEX BLACK



TAN LEATHER



# About April Group

—APRIL GROUP



# April Group Portfolio

## Surry Hills



**HOLT & HART**



**80**  
COOPER



**FIFTY TWO  
RESERVOIR**  
SURRY HILLS



**131  
DEVONSHIRE**  
SURRY HILLS

## Sydney CBD



  
**LISGAR HOUSE**



**CLARENCE  
PLACE** 222



**PADDINGTON  
PLACE**  
AMAZING WORK SPACE



**PADDINGTON  
PARADE**



**255  
OXFORD**

## Balmain



**TILE  
WHARF**  
7 COOPER

## Roseberry



**26/34**

## Waverly



**THE RESIDENCES**

## Bondi



**1Hastings Pde**

# ESG - Portfolio Snapshot

At April we aim to integrate core ESG concepts in everything we do, from diversity in our people, making ethical investments to creating sustainable communities. The greenest building is the one that already exists.

## Environmental

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**5.5**

STAR

Average NABERS rating across the office portfolio.

CARBON  
**Neutral**

Three assets has achieved Carbon Neutral status with more of the portfolio to follow.

**15.5**

TONNES

Organic waste diverted from landfill p.a. through waste stream management.

**2** BEEHIVES

At one of our locations supporting 120,000 bees.

**100%**

GREEN POWER

On all stabilised assets.

**1 Tree**

PER SQM

We plant 1 tree for every sqm leased.

ROOF  
**Gardens**

C. 2000sqm over 4 rooftop gardens.



**78.5kms**

POLLENATED

By our bees.

## Social

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**11**

TONNES

Fruit consumed by tenants p.a.

**300**

HOURS

April Group donated to Meals on Wheels NSW per year.

COMPLIMENTARY

**Health Checks**

13% of tenants within our portfolio received a complimentary heart and skin check.

**25%**

FREE ANNUAL LEAVE

Additional free annual leave provided as part of the April Group extended leave program.

## April Governance

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APPOINTED AN ESG CHAMPION

to drive initiatives, ensuring proper integration and execution across all levels of the business

SUPPLIER AND TENANT ESG SCREENING

ensuring they adhere to sustainable practices

SUSTAINABILITY PERFORMANCE METRICS

working towards measuring base line output of buildings to track the funds sustainability performance

PROACTIVE EQUAL OPPORTUNITY

recruitment policy implemented across the business

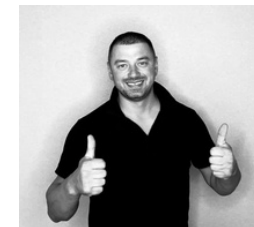




# April Concierge

A picture to be hung or a leak that's sprung, the April Concierge team has you covered. Oleg knows how important it is to be there to keep you doing what you need to do.

"Oleg was an absolute legend. There was seemingly nothing he couldn't do or organise for us – what a Ukranian gentleman! Thank you!"



Oleg  
April Concierge







# Contact Details

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