

1 MARKET STREET

Rise above it.

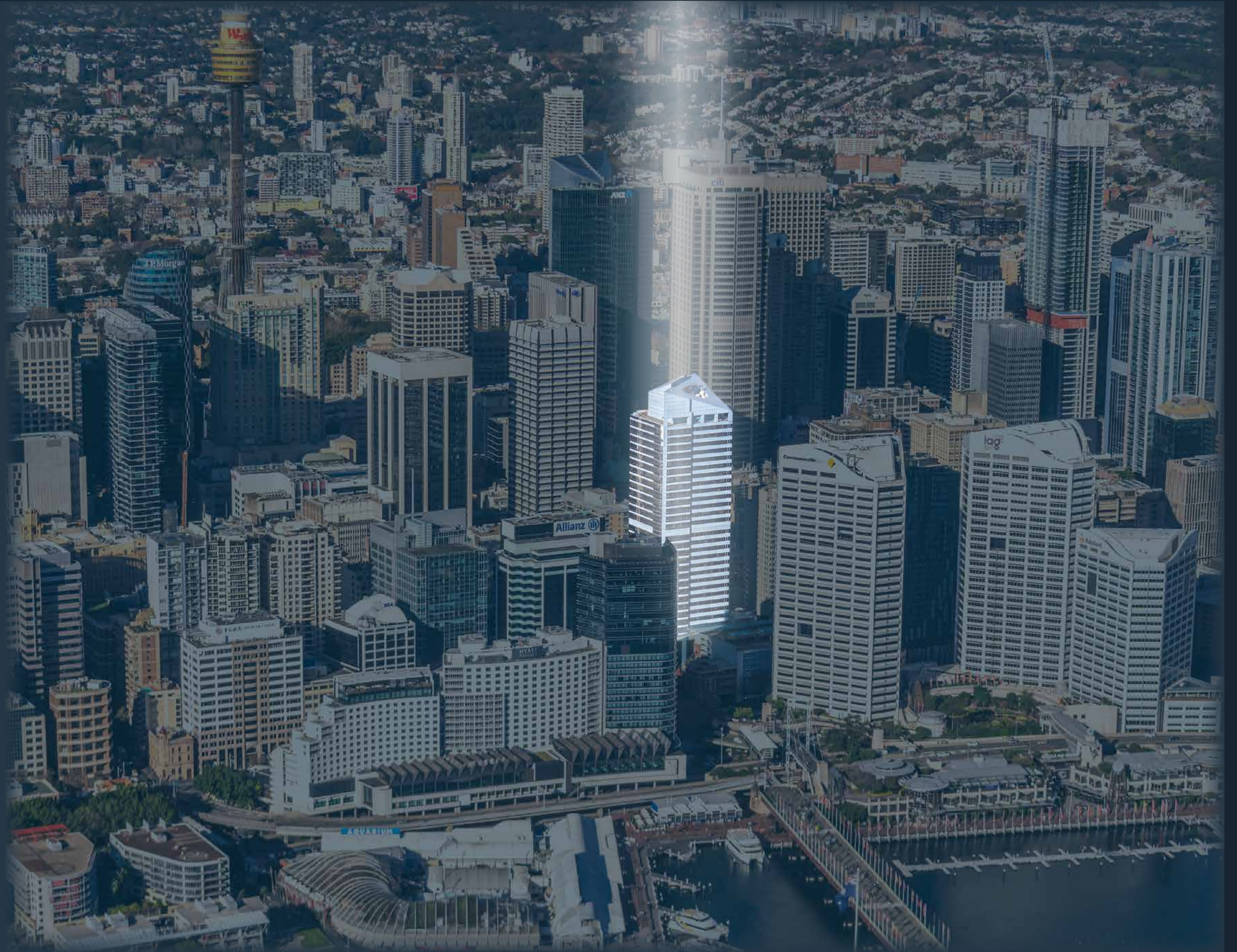




Introduction

A VIBRANT QUARTER A PRESTIGE ADDRESS

Three of the things today's successful businesses value most are inspiration, connectivity and efficiency. A desirable workplace is crucial to building a strong culture, and enabling your people to be at their best. With an enviable CBD location, just moments to the Darling Harbour waterfront, 1 Market Street offers the chance to redefine the energy of your organisation, from the ground up.





Views

ALWAYS A BRILLIANT OUTLOOK





EFFICIENCY

The convenient location means your people can make the most of their time, while an abundance of nearby accommodation and conference facilities make it easy to host, manage and attend events.

In the building, adaptable spaces enable you to quickly respond to business changes, while the on-site concierge is on hand to help get things done.



INSPIRATION

A prestigious address, with outstanding views over Darling Harbour and Cockle Bay, your people will embrace the chance to work right at heart of Sydney's premier shopping district, with a wide range of lifestyle, retail, and waterfront dining experiences on their doorstep.



CONNECTIVITY

This is a place of connection. Centrally located, and close to key transport hubs, it's easy to get to by road, rail, ferry or foot. The convenient location brings people together, while the layout of the building and open spaces promote collaboration.



Key Facts

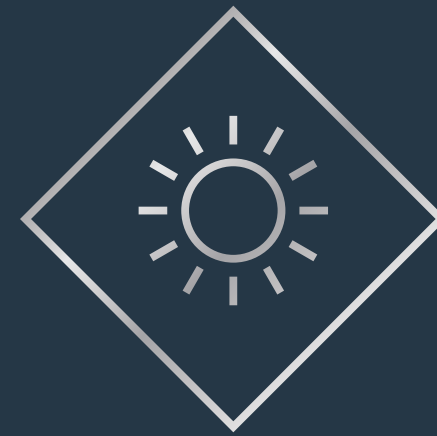
1 MARKET STREET AT A GLANCE



32 LEVELS OF A-GRADE
OFFICE SPACE



GROUND FLOOR
RETAIL



ABUNDANT
NATURAL LIGHT



5-STAR NABERS
ENERGY RATING



NEW END-OF-TRIP
FACILITIES



CITY AND
WATER VIEWS



GREAT TRANSPORT
LINKS



CENTRAL
CORE



COLUMN-FREE
FLOORPLATES



ONSITE CONCIERGE
AND SECURITY



TENANT ENGAGEMENT
PLATFORM INSITE



BOOKABLE
MEETING ROOMS



GOODS
LIFT



ONSITE
CAR PARKING

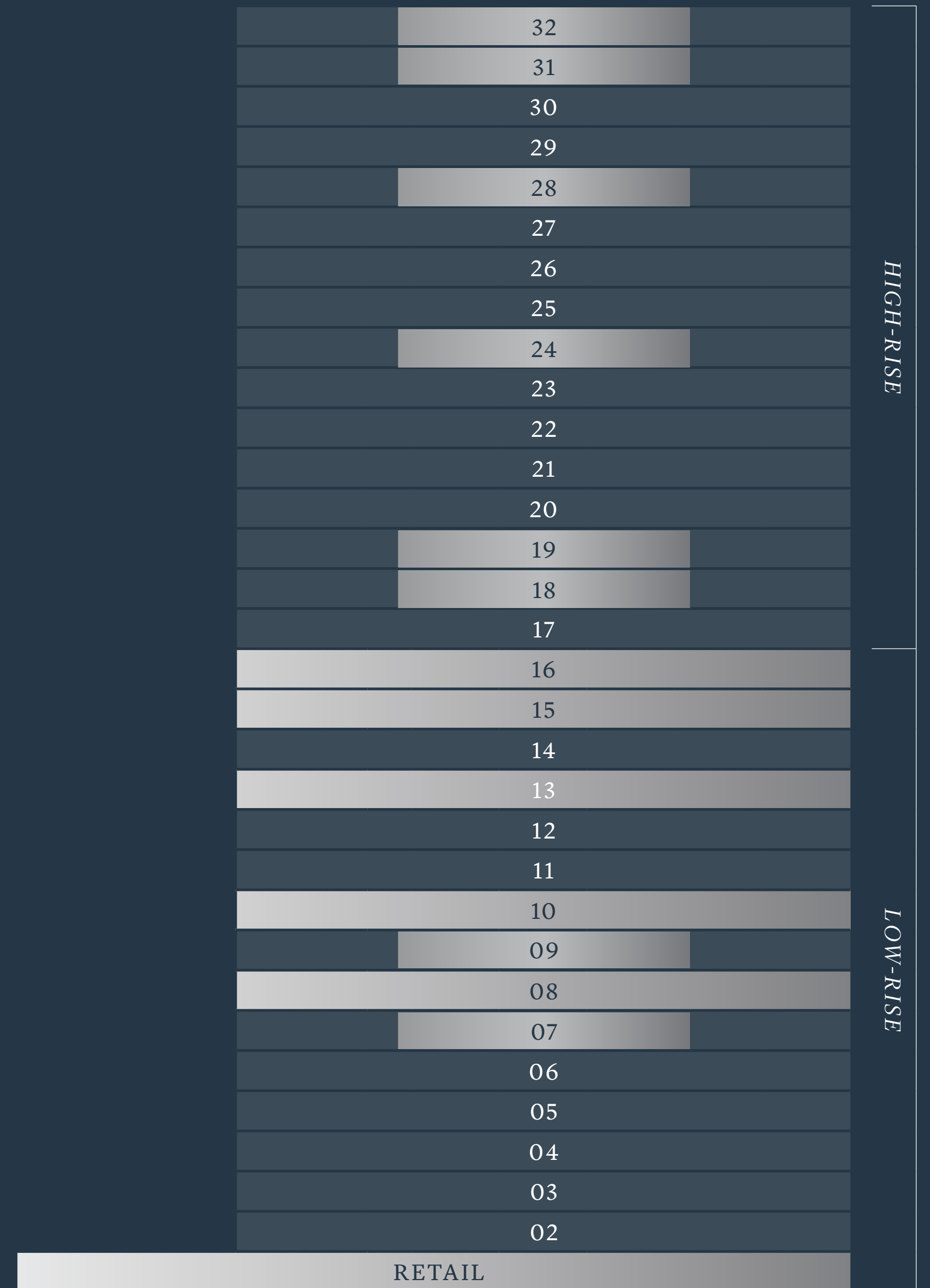


LOADING
DOCK

MAKE IT YOURS

The following suites are currently available —each can be customised to meet your needs.

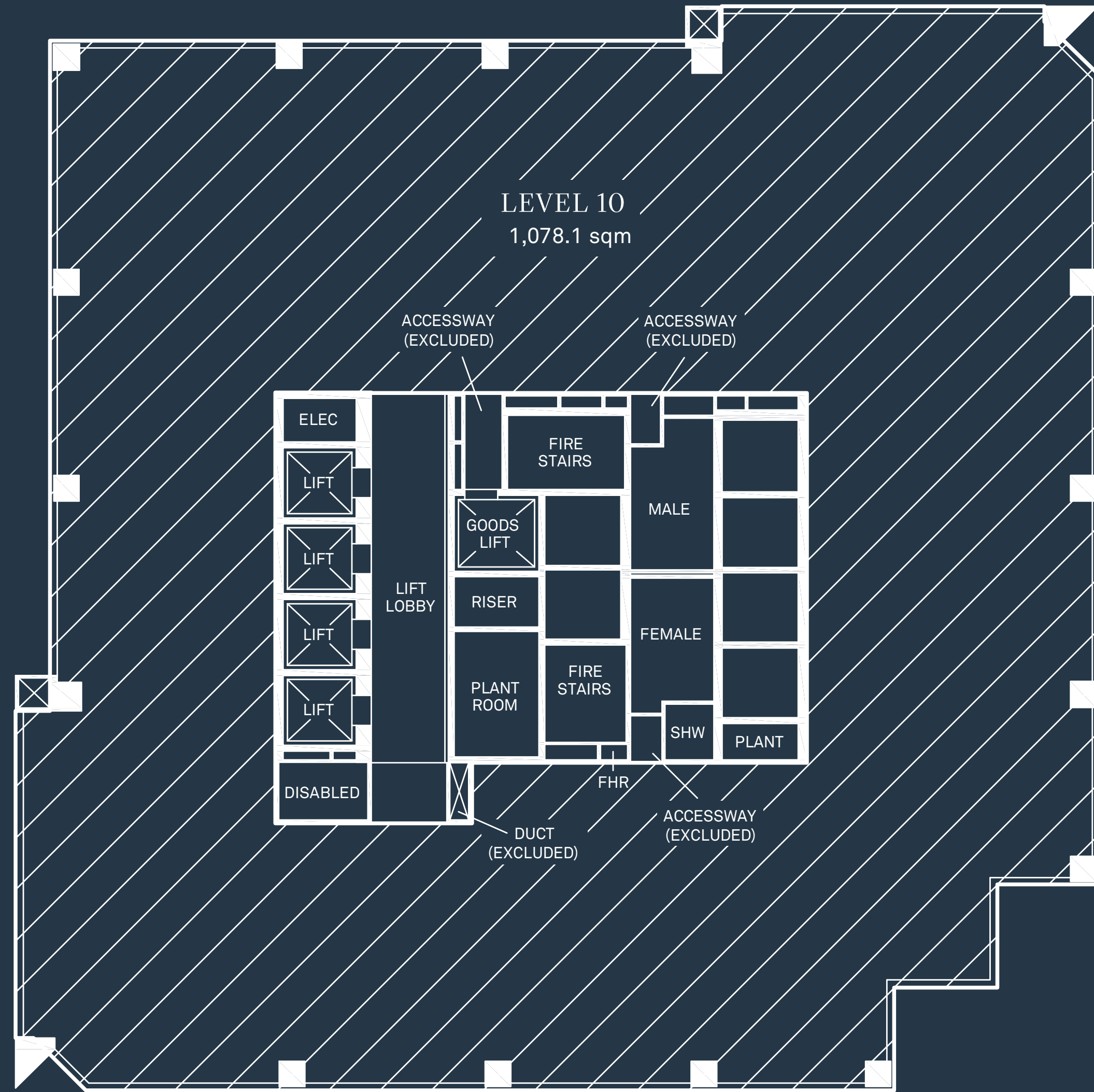
LEVEL	AREA	AVAILABLE	
32	300	Dec-22	High quality speculative fitout to include entry, 12p boardroom, 6p meeting room, 5p meeting room, phone booth, kitchen/breakout, utilities area and 27 workpoints. Sunny aspect flooded with natural light. Top floor appeal with expansive water views.
31.01	460	Nov-22	High quality speculative fitout to be installed. Fitout to include entry, 12p boardroom, 6p meeting room, 4p meeting room, 2x phone booths, utilities/comms room, kitchen/breakout and 44 agile workpoints. The tenancy benefits from 3 sides of light, great views and direct lift exposure.
28.02	212	Dec-22	UNDER OFFER
24.02	263.7	Now	Northern facing suite with existing fitout. Great city outlooks and natural light.
19.01	281	Oct-22	High quality speculative to be installed featuring waiting area, large boardroom, 2 meeting rooms, 1 office, 2 quiet rooms, 24 workstations, collaboration zones and kitchen breakout area. The suite also benefits from views west over Darling Harbour and direct lift exposure.
18.02	593	Oct-22	High quality speculative fitout to be installed featuring entry, large boardroom, 3 front of house meeting rooms, 2x offices, 2 x internal meeting rooms, phone booth, large breakout area and 48 workpoints. Sunny aspect flooded with natural light. Darling Harbour views.
15 and 16	1,933	Jul-23	Existing fitout with interfloor staircase. Great natural light and Darling Harbour views.
13	1,092	Jun-23	Whole floor with existing fitout. Good natural light and Darling Harbour views.
10	1,078	Dec-22	Whole floor speculative fitout to be built.
9	573	Jun-23	Tenancy provides existing fitout. Tenancy can be potentially leased in conjunction with level 10 and level 8.
8	1,092	Jun-23	Whole fitted floor that can be offered as-is or refurbished.
7	300	Dec-22	High quality speculative fitout to include entry, 12p boardroom, 6p meeting room, 2x phone booths, kitchen/breakout and 27 workpoints. North-eastern aspect with great natural light.
G	108	Now	Retail shop complete with kitchen hood and ducting.





Key Facts

LOW-RISE FLOORPLATE



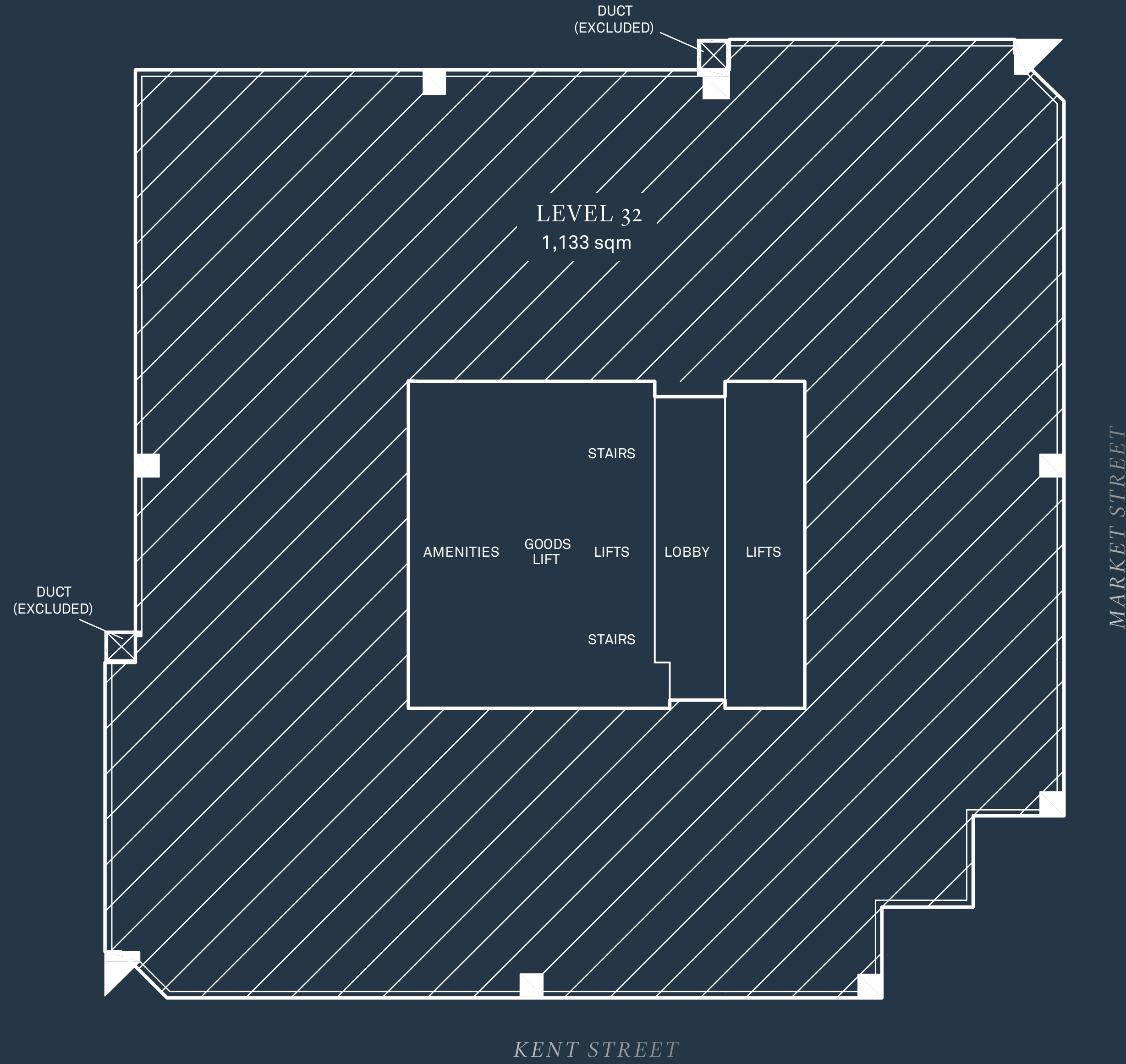
MARKET STREET

KENT STREET



Key Facts

HIGH-RISE FLOORPLATE





Onsite amenity

HELPING YOU MAKE THE MOST OF EVERY DAY

Your people pack a lot into each day, so we do all we can to help them make the most of every minute, without having to stray too far from the office.

BOOKABLE MEETING ROOMS

Offering your business home away from home, the onsite app provides bookable access to premium, flexible spaces for meetings, events, video conferencing, market research and more.



ON-SITE CAFÉ

Along with great barista-made coffee, the on-site café offers a range of quality, healthy meals and tasty treats to get your team through the day — they can even cater for meetings.





END OF TRIP FACILITIES

A brand new end of trip offering brings lockers, showers and changing rooms to your people, making it easy to stay fit and change gears between work, play and a more sustainable commute. Includes secure storage for 64 bikes and a bike repair centre.

INSITE APP

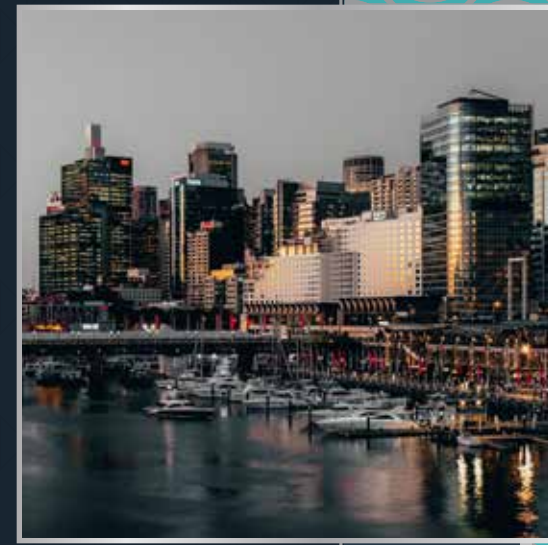
Book newly fitted — out meeting rooms with the latest in audio visual technology and wi-fi access, or your next onsite yoga class. All easily done via Insite by Investa, an exclusive online portal which brings new levels of convenience to your work day.





YOUR PERSONAL SUPPORT TEAMS

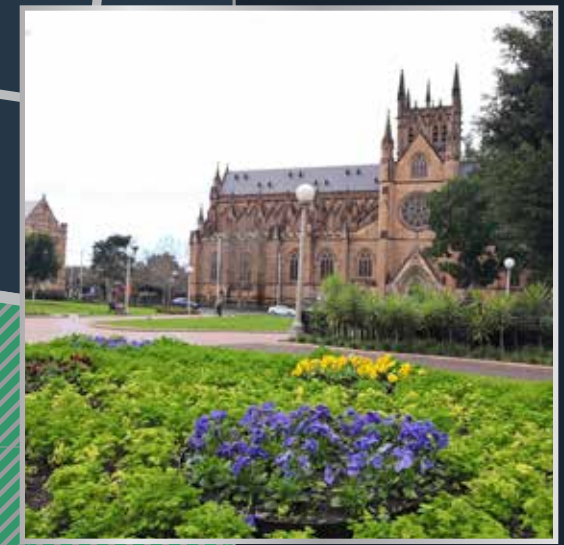
Our on-site management and security teams are available to take care of any maintenance, admin or building service needs you have. As a tenant, you'll also be able to take advantage of our Executive Concierge, available to greet your guests, help book restaurants, deliveries, catering and dry cleaning. They can even organise gifts and flowers for clients and loved ones.



Darling Harbour



International Convention Centre



Hyde Park



QVB

- BARS
- RESTAURANTS
- ENTERTAINMENT
- GYMS
- BIKE PATHS
- LIGHT RAIL



Sustainability

THE CORE OF INVESTA

Regularly recognised and awarded for leadership in the environmental management of buildings and for actively addressing climate change, we strive to outperform across a range of financial, social and environmental benchmarks.

Australia's only property company to set a Science Based target of Net Zero Carbon Emissions by 2040, we engage with tenants to help make it happen. Our Sustainability Tenant Toolkit is an innovative, online resource that helps over 100,000 people who use our spaces, understand their impact, and how it can be managed to enhance productivity and wellbeing.



We actively encourage tenants to share our focus on sustainability. Our Sustainability Tenant Toolkit is an innovative, online resource that informs and empowers the 100,000+ people who work in our buildings every day. With insights and ideas on how to design, fit-out and operate more sustainable, healthier workplaces, it invites them to better understand the environmental performance of their building, and find ways to collectively manage their impact.

As a result, we help tenants reduce their carbon footprint and work in a way that optimises health, wellbeing and productivity.

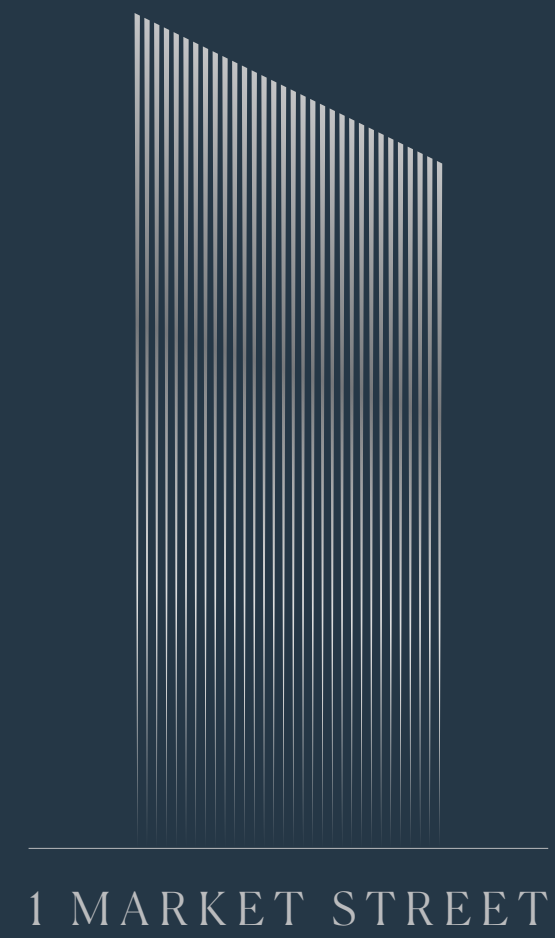
We're proud of 1 Market Street's NABERS ratings:



5-STAR NABERS
ENERGY RATING



5-STAR NABERS
WATER RATING



Mark Leo
0422 491 277
mleo@investa.com.au

Sarah Curtis
0402 702 390
scurtis@investa.com.au



Rob Dickins
0412 468 758
rob.dickins@cushwake.com

Tim Stanway
0421 080 397
tim.stanway@cushwake.com

Ellie Anstee
0434 615 6777
ellie.anstee@cushwake.com

Click here to find out more:
investa.com.au/properties/1-market-street

Disclaimer: Investa and Cushman and Wakefield, take no responsibility for any errors or omissions or discrepancies, if any, in this document which have been compiled from information supplied to us by various sources and are subject to withdrawal without notice. All images, plans and areas are approximate and are given as guidance only. This document is for marketing purposes only. Interested parties/prospective tenants should make their own independent assessment and enquiries before entering into any transaction. This document is subject to copyright. Information as at October 2020, unless otherwise stated, and is subject to change.

