

275

KENT STREET

PREMIUM GRADE SKYRISE

275

POWER TO PERFORM

At the forefront of Sydney's very own renaissance, 275 Kent Street is perfectly positioned within Australia's thriving business district, linking the existing CBD with the new Barangaroo precinct.

Forming the gateway to Barangaroo, 275 Kent Street will provide a platform for the country's brightest minds to pioneer the future.



Skyrise outlook levels 23-24

KENT STREET

275

Take the lead

Performance is all about position, and 275 Kent Street is positioned to succeed. Located at the centre of Sydney's new financial hub, the building's expansive floor plate ranges from 1,500sqm to 1,850sqm – one of the largest in Australia.

Interconnecting stairs provide seamless efficiency and interaction for tenants, while floor-to-ceiling glass windows allow for plenty of natural light and stunning views of the world's most spectacular harbour.

One of only a dozen or so Premium Grade buildings in the Sydney CBD, 275 Kent Street ensures that you're always on the front foot. And with the development of the Wynyard Walk, a path directly linking Wynyard Station, 275 Kent Street and Barangaroo, you're in prime position to step ahead of the pack and connect with Sydney's new business centre.



Artist's impression only.



275 Kent Street
Building Exterior

Disclaimer: Ucias invenis ullectem fugit fuga. Os nonsequidero odistio et moluptatum explati oriscis quam quis electur ehenihillam, occus pra im re dunt.

KENT STREET

SOAR ABOVE SYDNEY

With skyscraper levels 24-32 yours for the taking, your business will be elevated to soaring new heights. Be energised and inspired as you look out onto some of the most spectacular views in the world. Boasting almost one hectare of the site area, the office floors are amongst the largest in the CBD, and the floor-to-ceiling glass windows throughout allows the offices to be flooded with natural light and showcase the 360 degree vistas of Sydney harbour and the CBD skyline.

275

KENT STREET





275

KENT STREET



275

KENT STREET

ONE OF THE LARGEST PREMIUM GRADE SKYRISE FLOOR PLATES IN THE MARKET

275

KENT STREET



View the world differently.

WHEN YOU'RE POSITIONED AT THE CORE OF SYDNEY'S NEW BUSINESS CENTRE, A WORLD OF CHOICE, EASE AND CONVENIENCE IS AT YOUR FINGERTIPS.

TRANSPORT

275 Kent Street is unmatched in its connectivity and convenience for commuters. There are train stations, ferries, future light rail and bike lanes all within easy reach. Wynyard Transport Interchange is located directly opposite the building and Darling Harbour and Circular Quay ferry terminals are easily walkable. With its direct link to Wynyard Walk, a new high volume pedestrian tunnel joining the Western Corridor to Wynyard, 275 Kent Street is set to become more accessible than ever.

MAP KEY

- | | | |
|--------------------|--------------------|------------|
| 275 Location | Land | Shopping |
| Minor Street | Parkland | Theatres |
| Major Street | Sydney Harbour | Fitness |
| Motorway | Train Station | Childcare |
| Tunnel | Ferry | Dining |
| Light Rail | Light Rail | Food Court |
| Future Light Rail* | Future Light Rail* | Parking |
| Future Metro* | Future Metro* | |
| Bike Path | Taxi Ranks | |



*Future Light Rail and Metro transports are outside Mirvac's control and subject to council / authority planning.

275

KENT STREET

View the world differently.

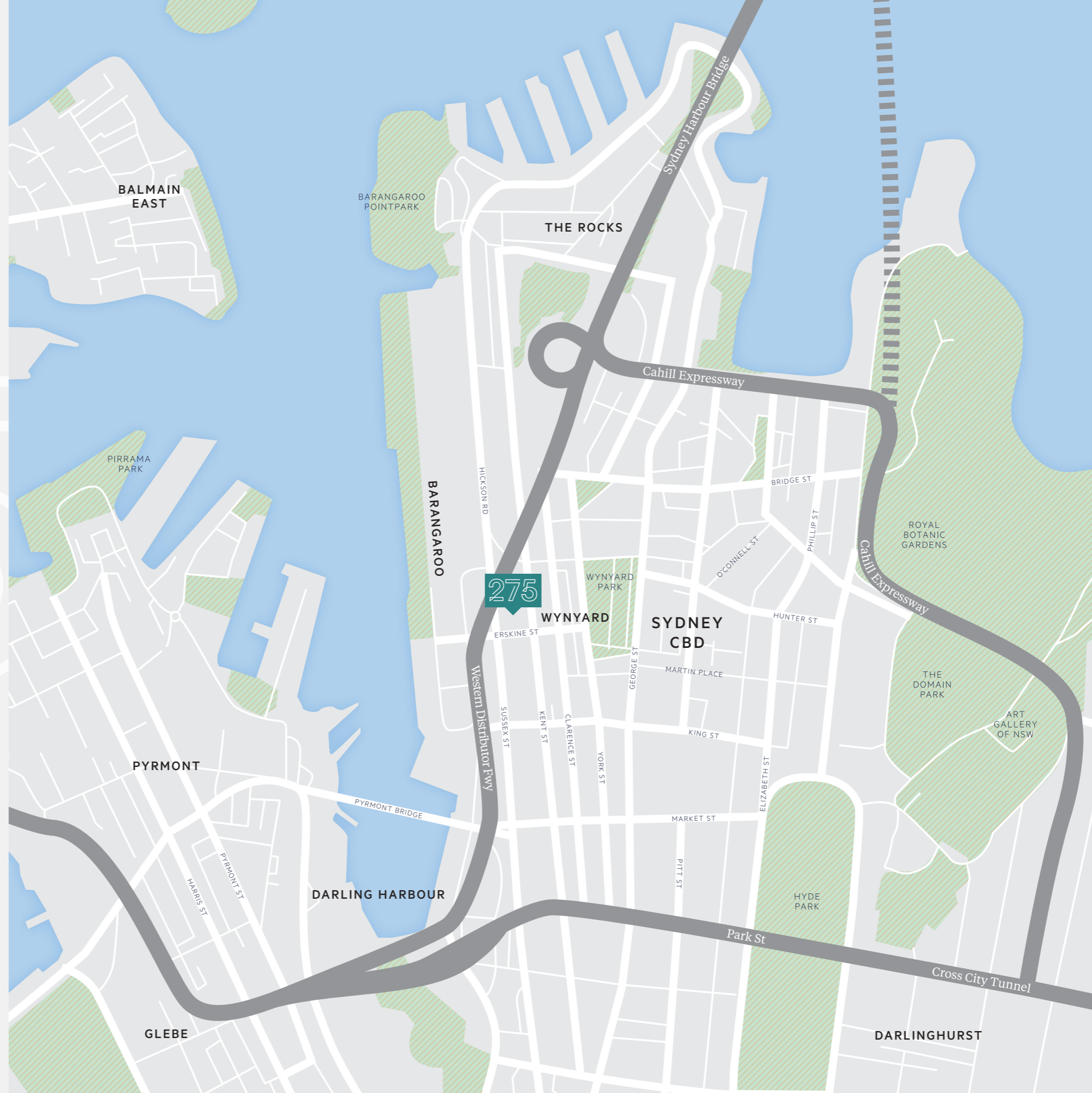
WHEN YOU'RE POSITIONED AT THE CENTRE OF SYDNEY'S NEWEST BUSINESS CENTRE, A WORLD OF CHOICE, EASE AND CONVENIENCE IS AT YOUR FINGERTIPS.

PARKS

Here, lunch breaks become meaningful again. Just moments away from various parks and pockets of greenery, including Wynyard Park and the 5.7 hectares of parkland at Barangaroo, there's plenty of opportunity to step back and take a breather. If you're after a stroll with a view, Barangaroo also boasts a 10m wide foreshore walk.

MAP KEY

- | | | |
|-------------------|-------------------|------------|
| 275 Location | Land | Shopping |
| Minor Street | Parkland | Theatres |
| Major Street | Sydney Harbour | Fitness |
| Motorway | Train Station | Childcare |
| Tunnel | Ferry | Dining |
| Light Rail | Light Rail | Food Court |
| Future Light Rail | Future Light Rail | Parking |
| Future Metro | Future Metro | |
| Bike Path | Taxi Ranks | |



275

KENT STREET


























View the world differently.

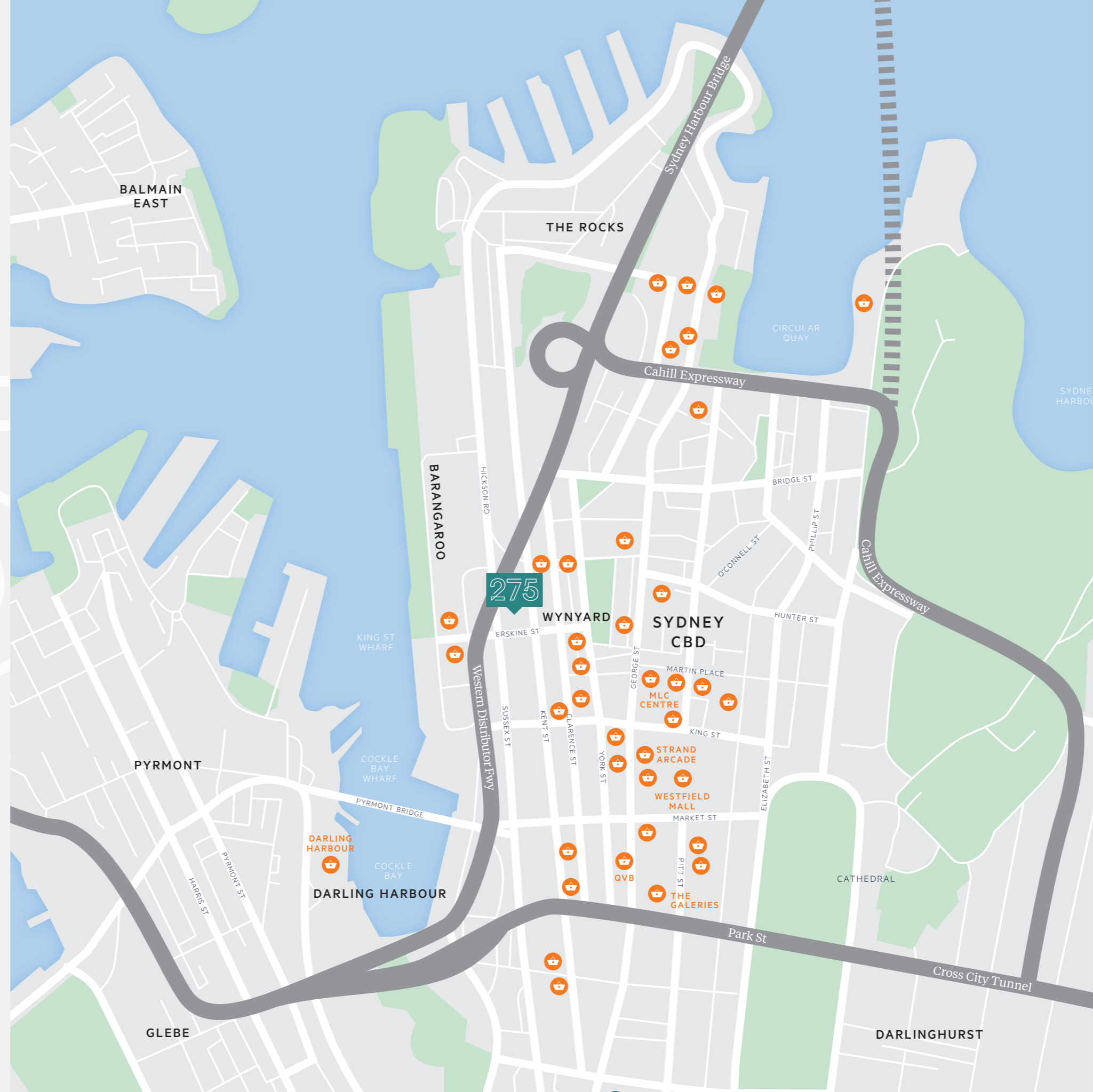
WHEN YOU'RE POSITIONED AT THE CORE OF SYDNEY'S NEW BUSINESS CENTRE, A WORLD OF CHOICE, EASE AND CONVENIENCE IS AT YOUR FINGERTIPS.

RETAIL

Your new office is only a short walk from Sydney's premier shopping spots, including the Barangaroo retail precinct, Pitt Street & Martin Place, where a world of high end stores and world-class amenity await.

MAP KEY

- | | | |
|---|---|--|
|  Location |  Land |  Shopping |
|  Minor Street |  Parkland |  Theatres |
|  Major Street |  Sydney Harbour |  Fitness |
|  Motorway |  Train Station |  Childcare |
|  Tunnel |  Ferry |  Dining |
|  Light Rail |  Light Rail |  Food Court |
|  Future Light Rail |  Future Light Rail |  Parking |
|  Future Metro |  Future Metro | |
|  Bike Path |  Taxi Ranks | |



275

KENT STREET

View the world differently.

WHEN YOU'RE POSITIONED AT THE CORE OF SYDNEY'S NEW BUSINESS CENTRE, A WORLD OF CHOICE, EASE AND CONVENIENCE IS AT YOUR FINGERTIPS.

CULTURE

Your prime position in the CBD means that you're at the centre of Sydney's cultural scene. The city's best museums, art galleries and theatres are within a stone's throw, so you're spoilt for choice when entertainment is on the agenda.

MAP KEY

- | | | |
|-------------------|-------------------|------------|
| 275 Location | Land | Shopping |
| Minor Street | Parkland | Theatres |
| Major Street | Sydney Harbour | Fitness |
| Motorway | Train Station | Childcare |
| Tunnel | Ferry | Dining |
| Light Rail | Light Rail | Food Court |
| Future Light Rail | Future Light Rail | Parking |
| Future Metro | Future Metro | Taxi Ranks |
| Bike Path | | |



275

KENT STREET


























View the world differently.

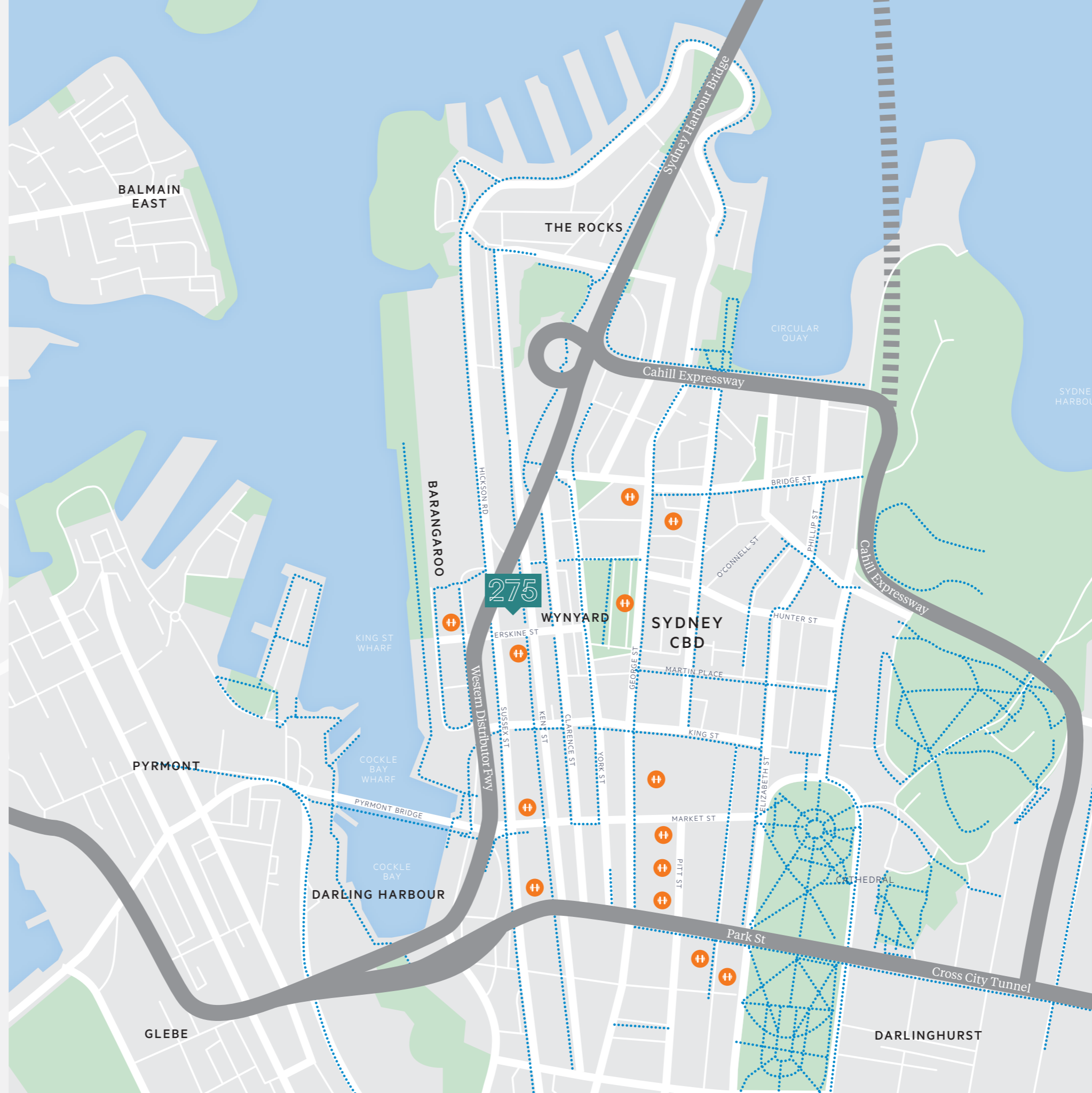
WHEN YOU'RE POSITIONED AT THE CORE OF SYDNEY'S NEW BUSINESS CENTRE, A WORLD OF CHOICE, EASE AND CONVENIENCE IS AT YOUR FINGERTIPS.

FITNESS

A healthy and active lifestyle is easy to maintain when you work at 275 Kent Street. Along with the cycling tracks that line Barangaroo Reserve, there's a choice of world famous gyms and fitness studios nearby – Fitness First, Virgin Active, and Anytime Fitness to name a few.

MAP KEY

- | | | |
|---|---|--|
|  Location |  Land |  Shopping |
|  Minor Street |  Parkland |  Theatres |
|  Major Street |  Sydney Harbour |  Fitness |
|  Motorway |  Train Station |  Childcare |
|  Tunnel |  Ferry |  Dining |
|  Light Rail |  Light Rail |  Food Court |
|  Future Light Rail |  Future Light Rail |  Parking |
|  Future Metro |  Future Metro |  Taxi Ranks |
|  Bike Path | | |



275

KENT STREET

View the world differently.

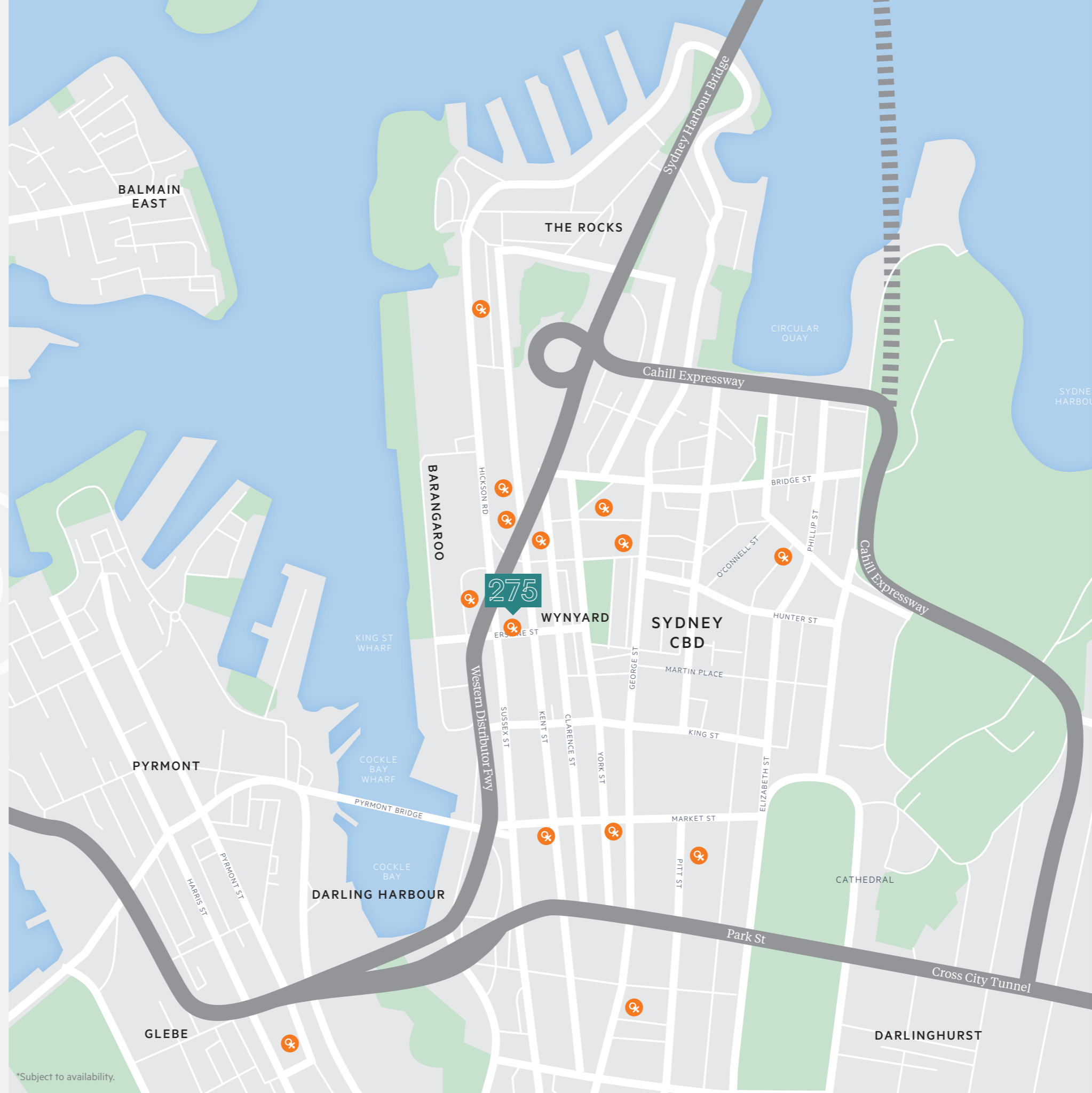
WHEN YOU'RE POSITIONED AT THE CORE OF SYDNEY'S NEW BUSINESS CENTRE, A WORLD OF CHOICE, EASE AND CONVENIENCE IS AT YOUR FINGERTIPS.

CHILDCARE

With a wide range of childcare options within close proximity, including one on-site at 275 Kent Street, you can rest assured that a safe and nurturing environment, along with unparalleled convenience, is just moments away.

MAP KEY

- | | | |
|-------------------|-------------------|------------|
| 275 Location | Land | Shopping |
| Minor Street | Parkland | Theatres |
| Major Street | Sydney Harbour | Fitness |
| Motorway | Train Station | Childcare |
| Tunnel | Ferry | Dining |
| Light Rail | Light Rail | Food Court |
| Future Light Rail | Future Light Rail | Parking |
| Future Metro | Future Metro | |
| Bike Path | Taxi Ranks | |



*Subject to availability.

275

KENT STREET

View the world differently.

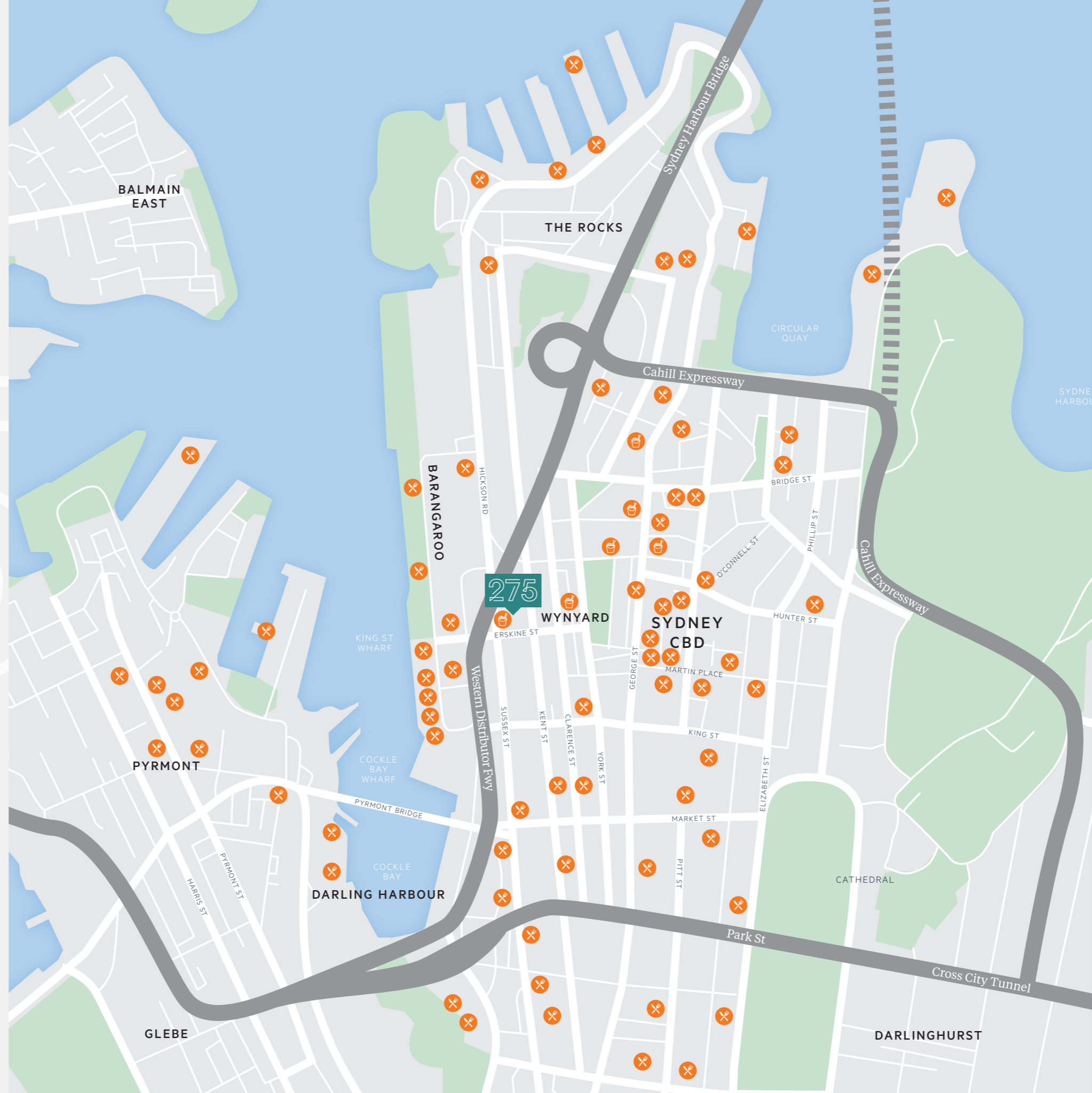
WHEN YOU'RE POSITIONED AT THE CORE OF SYDNEY'S NEW BUSINESS CENTRE, A WORLD OF CHOICE, EASE AND CONVENIENCE IS AT YOUR FINGERTIPS.

DINING

With an overabundance of exceptional dining options dotting the Sydney CBD, a decadent meal is never far away. You'll find some of Australia's best award-winning restaurants just around the corner, and a smorgasbord of sophisticated dining spots at every turn. Sydney's most exclusive restaurants are nearby and as Barangaroo is host to a variety of pop-up fine dining, there's always opportunity to discover something different.

MAP KEY

- | | | |
|-------------------|-------------------|------------|
| 275 Location | Land | Shopping |
| Minor Street | Parkland | Theatres |
| Major Street | Sydney Harbour | Fitness |
| Motorway | Train Station | Childcare |
| Tunnel | Ferry | Dining |
| Light Rail | Light Rail | Food Court |
| Future Light Rail | Future Light Rail | Parking |
| Future Metro | Future Metro | |
| Bike Path | Taxi Ranks | |



275

KENT STREET

View the world differently.

WHEN YOU'RE POSITIONED AT THE CORE OF SYDNEY'S NEW BUSINESS CENTRE, A WORLD OF CHOICE, EASE AND CONVENIENCE IS AT YOUR FINGERTIPS.

PARKING

A secure 24-hour carpark at 275 Kent Street ensures that you have a safe spot to leave your car in the very centre of the city's most thriving business hub. For ultimate convenience and a smooth entry every time, this building's carpark offers 864 spots and multiple entry points on different streets (Kent and Sussex) – so no matter what side of the city you're coming from, you can rest assured that your journey into work will be a seamless one.

MAP KEY


- | | | |
|-------------------|-------------------|------------|
| Location | Land | Shopping |
| Minor Street | Parkland | Theatres |
| Major Street | Sydney Harbour | Fitness |
| Motorway | Train Station | Childcare |
| Tunnel | Ferry | Dining |
| Light Rail | Light Rail | Food Court |
| Future Light Rail | Future Light Rail | Parking |
| Future Metro | Future Metro | Taxi Ranks |
| Bike Path | | |



*Subject to availability.

275

KENT STREET



WHERE THE LIGHTS NEVER GO OUT

275 Kent Street is positioned on the central power grid, with three different power supplies plus back up power.

275

KENT STREET

Innovative technology, ultimate power.

275 KENT STREET IS AN AWARD-WINNING, HIGHLY SPECIFIED ASSET WITH DISTINCTIVE FEATURES INCLUDING:

- A position on the central power grid.
- Fed by three different sub stations (8470; 8471 and 8472), reducing the risk of catastrophic power failure.
- Designed around core environmental sustainability initiatives, the building features state-of-the-art technology including advanced Environmentally Sustainable Design (ESD) principles to minimise environmental impacts and reduce energy costs.
- 4.5-star NABERS Energy rating.
- Interconnecting stairs throughout the building to ensure maximum tenant efficiency and interaction.
- Levels 24-32 are serviced by 6 air handling units located on Level 33.
- Five diesel generators located in the plant room area provides standby emergency backup of 2,556 kVA. The backup generators are connected to 3 bulk diesel tanks, providing a total stand-by operating time of approximately 100 hours, reducing the risk of catastrophic power failure.



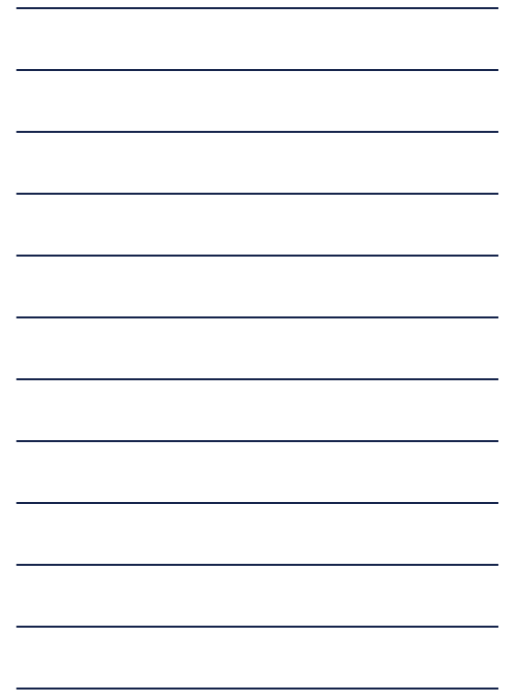
275

Not just an entrance. An experience.

275 Kent Street will deliver a stunning arrival experience that is prestigious beyond measure and functional beyond expectation. The building's proposed lobby upgrade will encompass a full refurbishment of the main lobby with double-height entry and expanded space. The bespoke architecture will impress at every glance. Because every consummate professional deserves a grand arrival.



275



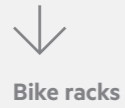
Architecturally designed
lobby entrance

KENT STREET

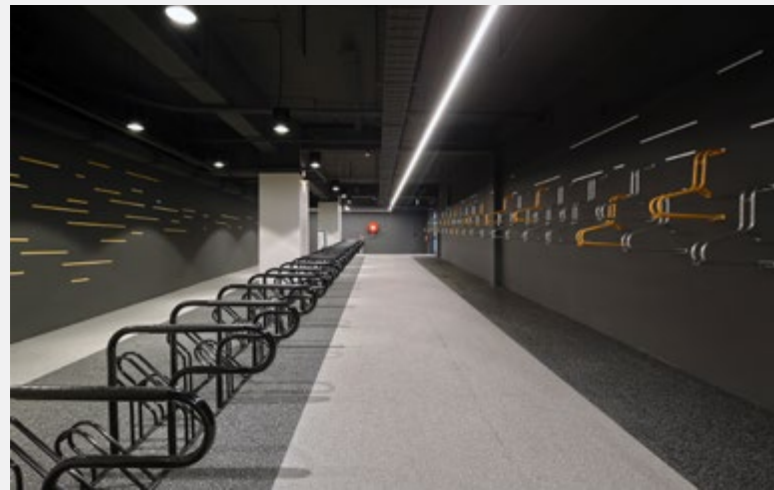
Powering the people.

AT 275 KENT STREET, A HEALTHY AND ACTIVE LIFESTYLE IS NOT ONLY ENCOURAGED, BUT ALSO SUPPORTED.

Featuring on-hand state-of-the-art facilities, including a number of showers, bike racks and secure lockers, the building offers the perfect environment to rejuvenate after an active journey to work in the morning or after a lunch break. Positioned directly next to bike lanes, the opportunity for connecting fitness routines with a working day is abundant.



Bike racks



Artist's impression only. Subject to availability.

MAP KEY

- Location
- Bike paths



275



Direct connections to cycleways

KENT STREET

Powering the people.

AT 275 KENT STREET, A HEALTHY AND ACTIVE LIFESTYLE IS NOT ONLY ENCOURAGED, BUT ALSO SUPPORTED.

Featuring on-hand state-of-the-art facilities, including a number of showers, bike racks and secure lockers, the building offers the perfect environment to rejuvenate after an active journey to work in the morning or after a lunch break. Positioned directly next to bike lanes, the opportunity for connecting fitness routines with a working day is abundant.



Artist's impression only. Subject to availability.

MAP KEY

- Location
- Bike paths



275

Direct connections to cycleways

KENT STREET







6 star green rating.

ADVANCED TRI-GENERATION CAPABILITY.

Pioneering the future of business and sustainability, 275 Kent Street is considered a world leader in building a greener working environment. As the first and only existing building in Sydney with a certified 6 Star Green Star rating, this building excels in terms of land use and ecology, emissions, innovation, materials, energy, indoor environment quality, water usage and transport. A true force of nature.

TOTAL NUMBER OF POINTS AWARDED

79/100**

 MANAGEMENT 14/17	 ENERGY 16/24
 TRANSPORT 06/07	 ECOLOGY 06/06
 EMISSIONS 05/06	 INNOVATION 08

Certified in December 2015 - valid until December 2018. Subject to annual checks.
** The total number of points awarded is expressed as a percentage of points available.



275

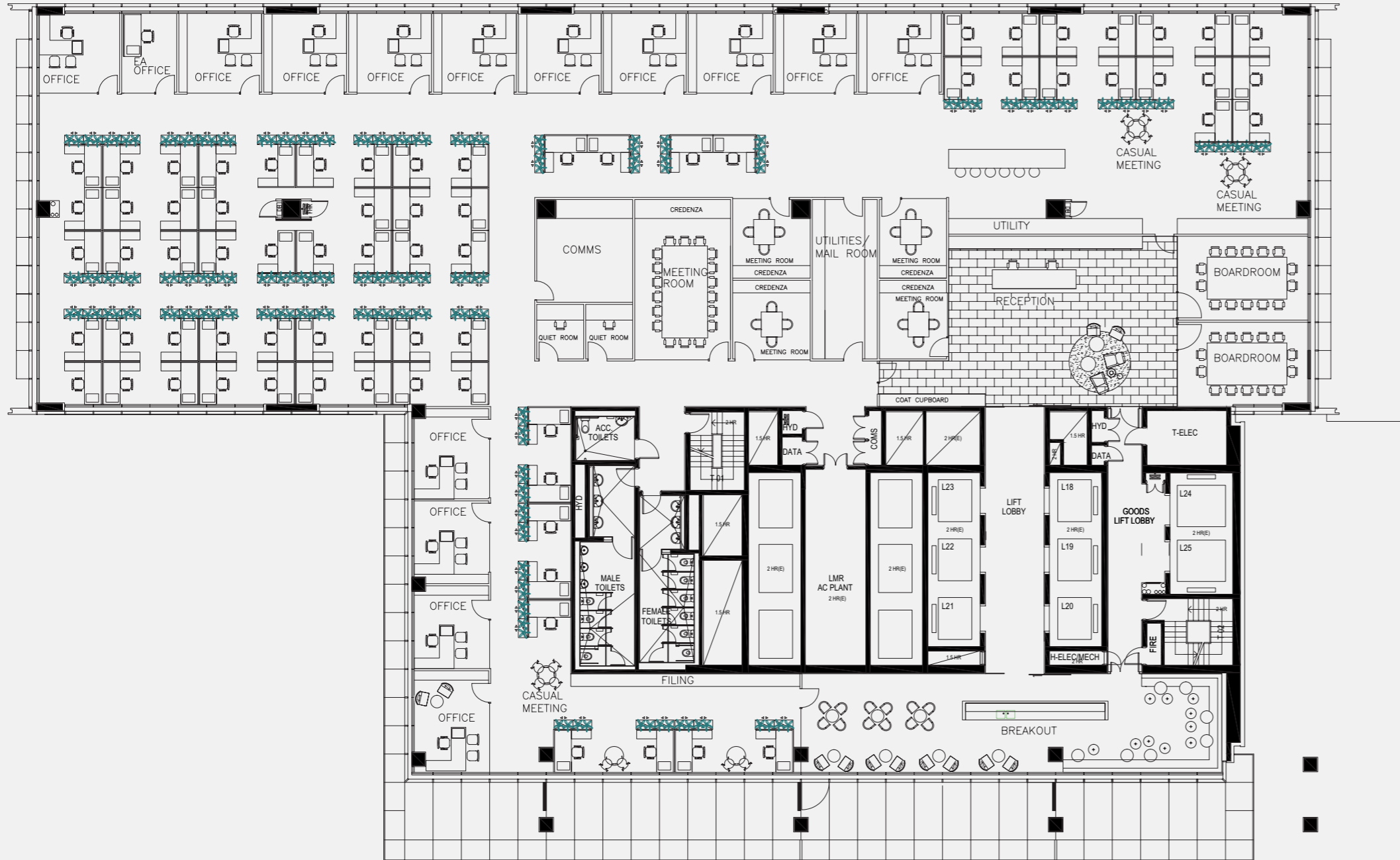
KENT STREET

Artist's impression only. View from level 32.

Level 24

Low density floorplan

AREA: 1,492.2 SQM
 TOTAL STAFF: 88
 DENSITY: 15.9 SQM/PERSON



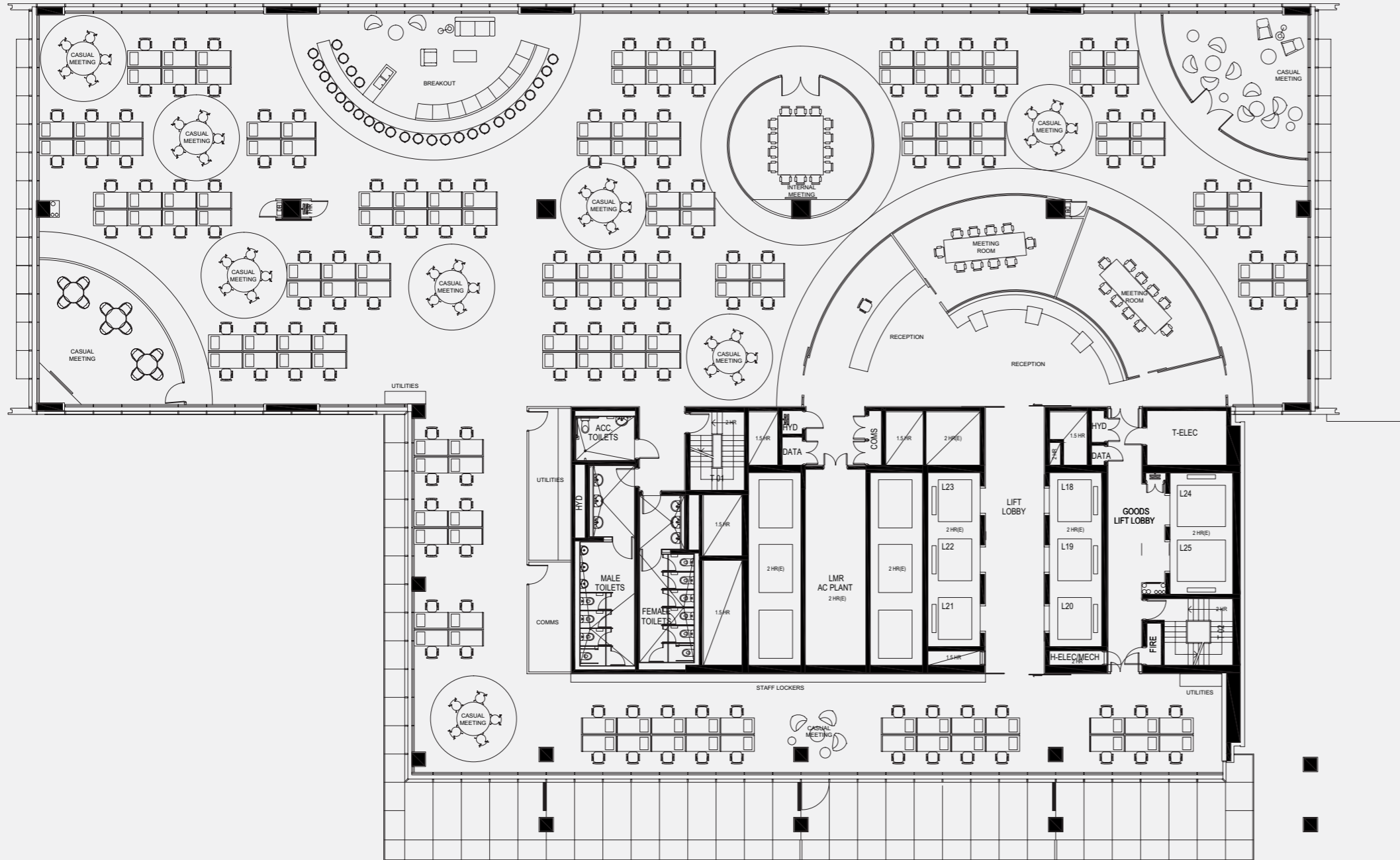
275

Floorplan not to scale. Indicative only.
 Interiors/fit-outs are not included. Proposals/guide only.

Level 24 High density floorplan

AREA: 1,492.2 SQM
TOTAL STAFF: 148
DENSITY: 10 SQM/PERSON

275



Floorplan not to scale. Indicative only.
Interiors/fit-outs are not included. Proposals/guide only.

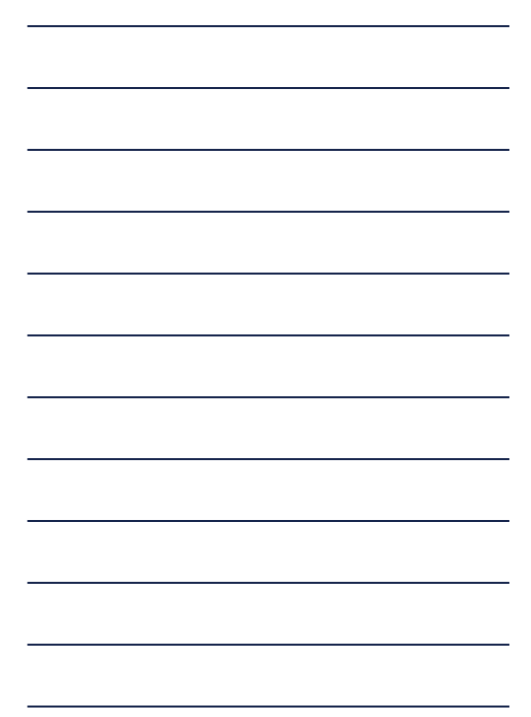
Level 25

Low density floorplan

AREA: 1,749.6 SQM
TOTAL STAFF: 122
DENSITY: 15 SQM/PERSON



275

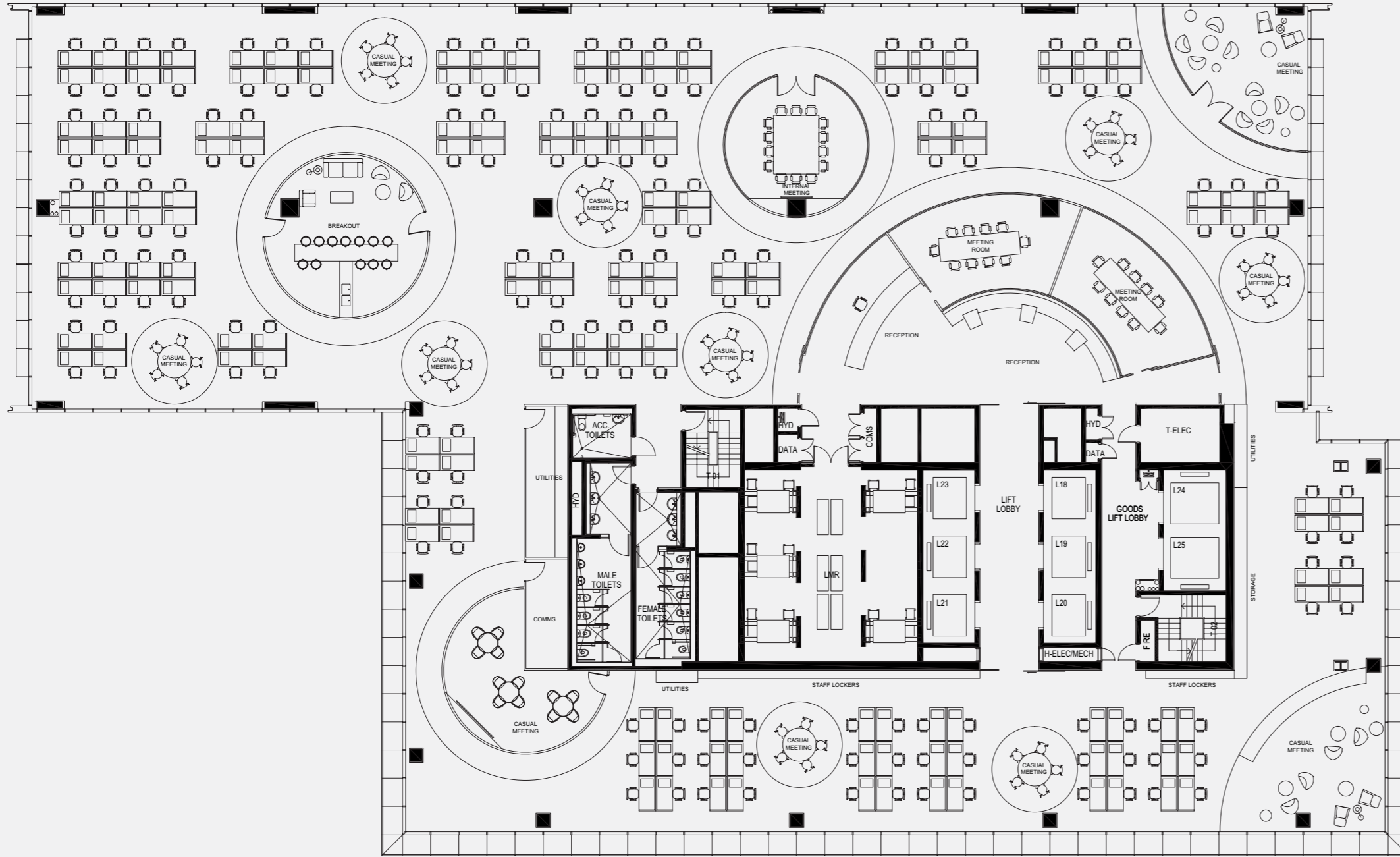


KENT STREET

Floorplan not to scale. Indicative only.
Interiors/fit-outs are not included. Proposals/guide only.

Level 25 High density floorplan

AREA: 1,749.6 SQM
TOTAL STAFF: 172
DENSITY: 10 SQM/PERSON



275

KENT STREET

Floorplan not to scale. Indicative only.
Interiors/fit-outs are not included. Proposals/guide only.

Level 31 Low density floorplan

AREA: 1,845 SQM
TOTAL STAFF: 116
DENSITY: 15 SQM/PERSON

275



Floorplan not to scale. Indicative only.
Interiors/fit-outs are not included. Proposals/guide only.

Level 31 High density floorplan

AREA: 1,845 SQM
TOTAL STAFF: 200
DENSITY: 9.2 SQM/PERSON

275



Floorplan not to scale. Indicative only.
Interiors/fit-outs are not included. Proposals/guide only.

275

275

YOUR CASTLE IN THE CLOUDS

Skyrise levels 24–32.

KENT STREET

275

KENT STREET



Artist's impression only. View from level 32.



275

KENT STREET

Artist's impression only. View from level 32.



275

KENT STREET

Artist's impression only. View from level 32.



275

KENT STREET



275

KENT STREET



275

Dedicated skyrise concierge.

KENT STREET

Artist's impression only.

Wynyard Walk and the connectivity
from the city to Barangaroo.

LINKING SYDNEY TO THE FUTURE

275

KENT STREET

Building Summary

275

SKYRISE FLOOR PLATES
RANGING FROM

1,500SQM-1,850SQM

AROUND THE CLOCK SECURITY ON-SITE



24/7

THE FIRST AND ONLY EXISTING BUILDING
IN SYDNEY WITH 6 STAR GREEN RATING



A SECURE 24-HOUR CARPARK WITH
864 SPACES FOR YOUR PEACE OF MIND



360°

VIEWS

SKYRISE LEVELS

24-32

NATURAL LIGHT AND HARBOUR VIEWS



PUBLIC TRANSPORT NEARBY



ON-SITE CHILDCARE CENTRE



END OF TRIP FACILITIES - BIKE RACKS,
SHOWERS AND LOCKER STORAGE.



DEDICATED SKYRISE
CONCIERGE FOR TOP LEVELS



POWER GENERATED THROUGH
3 DIFFERENT SUB STATIONS



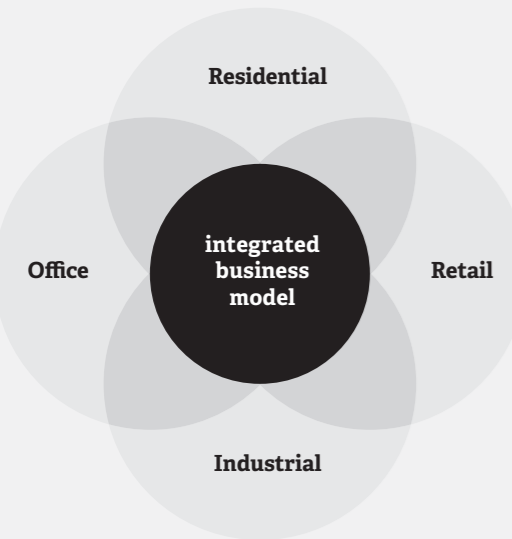
WALKING TIME
TO BARANGAROO

2MINS

The Mirvac difference.

The relationship between your business and Mirvac spans the pre-commitment leasing stage to construction and final leasing – from start to finish. It’s a cohesive, seamless and cooperative process with one line of communication that simplifies and improves your experience.

It’s possible because we are an in-house construction, development, asset and property management company.



275

KENT STREET

Disclaimer.

Artist's impressions, photographs depicting interiors, lifestyle, and all maps, are meant as a guide only. Whilst all care has been taken in compiling the information and it is believed to be correct, Mirvac Real Estate and their agents do not guarantee or warrant that this information is accurate or complete and disclaims all liability from use of reliance upon this information. All parties are advised that they must rely on their own enquiries. This document is indicative only and is not an offer or contract. Correct as at 23 May, 2016. Mirvac Real Estate Pty Ltd ABN 72 001 069 245. Version 1



View from level 32

275

KENT STREET

275

JAMES PATTERSON
0418 470 609
james.patterson@cushwake.com

ANTONIA FOWERAKER
0434 355 933
antonia.foweraker@cushwake.com

JOHN BYRNE
0416 263 699
john.byrne@mirvac.com



Blackstone