

201

ELIZABETH

INFORMATION MEMORANDUM



ABACUS

Charter Hall 

**POSITIONED IN THE HEART OF
MIDTOWN, 201 ELIZABETH OFFERS
A WORKPLACE EXPERIENCE THAT
WILL MOTIVATE YOUR TEAMS
AND ENABLE OPPORTUNITIES
TO CONNECT WITH CULTURE,
CLIENTS AND COMMUNITY**



**Value offering in the heart
of the CBD**



**Thriving
location**



**3.5 Star NABERS
Energy rating**



**Abundance of
natural light**



**Premium end-of-trip
facilities**



Onsite café

\$50M+

invested in substantial service upgrades
across mechanical,
lifting, BMS, ensuring ongoing
asset performance and reliability.

AN UNMATCHED ADDRESS FOR FUTURE-FOCUSED BUSINESSES



The ideal workplace

- A-grade, 38 level building with over 38,000sqm
- Single and multiple floor leasing opportunities
- Suites from 200sqm and typical floors of 1,100sqm



Enriching the everyday experience

- Concierge service
- Improved destination control lift
- Premium end-of-trip facilities



Perfect midtown location

- Located in the heart of midtown
- Ideal parkside address, opposite Hyde Park
- Minutes to Pitt Street Metro, Town Hall and Museum stations
- Conveniently near Pitt Street Mall, QVB and Martin Place



Sustainable and social commitment

- 3.5 Star NABERS Energy rating
- 3.5 Star NABERS Water rating
- 5 Star Green Star Operations
- Tenant, community and lifestyle activations and programs throughout the year



A HIGHLY CONNECTED ADDRESS

The true gateway to the CBD, only a four minute walk from Sydney Town Hall and Museum Station, 201 Elizabeth presents a more affordable option than central CBD locations without compromising on quality or location.

The appeal of this address is amplified by unrivalled walkability, with Hyde Park on its doorstep plus Pitt Street Mall and Martin Place only a seven- and nine-minute walk away, respectively.



A BALANCE OF WORK AND HEALTH

Premium end-of-trip facilities and wellness
201 Elizabeth elevates the nine to five with wellness space, and enhanced premium end-of-trip facilities including change facilities with hotel-style showers, and bicycle storage.



244
LOCKERS



WELLNESS
SPACE



26
SHOWERS



TOWEL
SERVICE



223
BIKE RACKS



HYDE PARK
LOCATION



LEASING OPPORTUNITIES



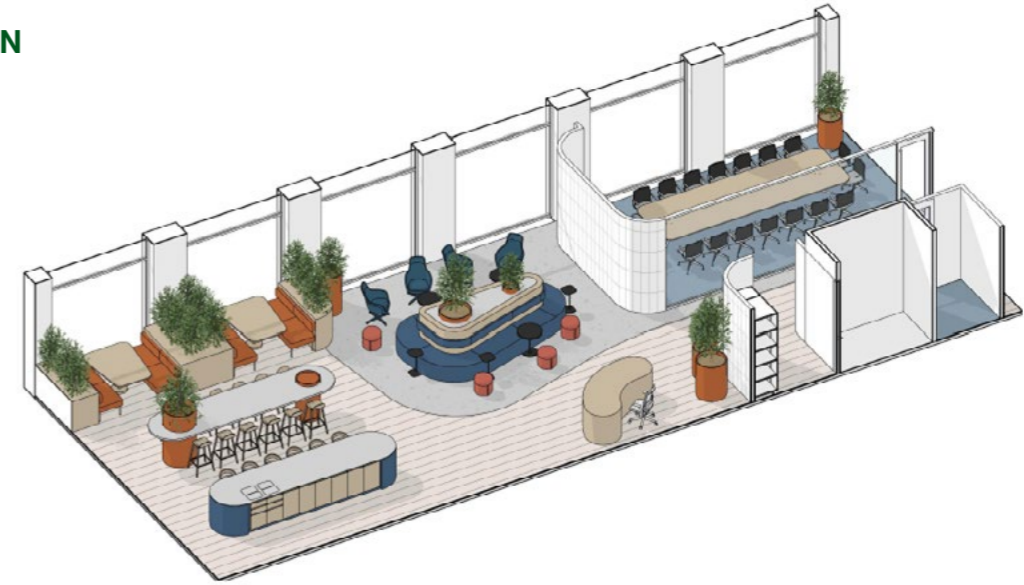
The Opportunity

LOW RISE LEVEL 12 SUITE FITOUT



Workstations	102
18P Boardroom	1
12P Meeting Room	1
8P Meeting Room	1
6P Meeting Room	1
Collaboration	1
Quiet Room	5
Kitchen/Breakout	1
Utility	2
Reception	1
Lockers	100

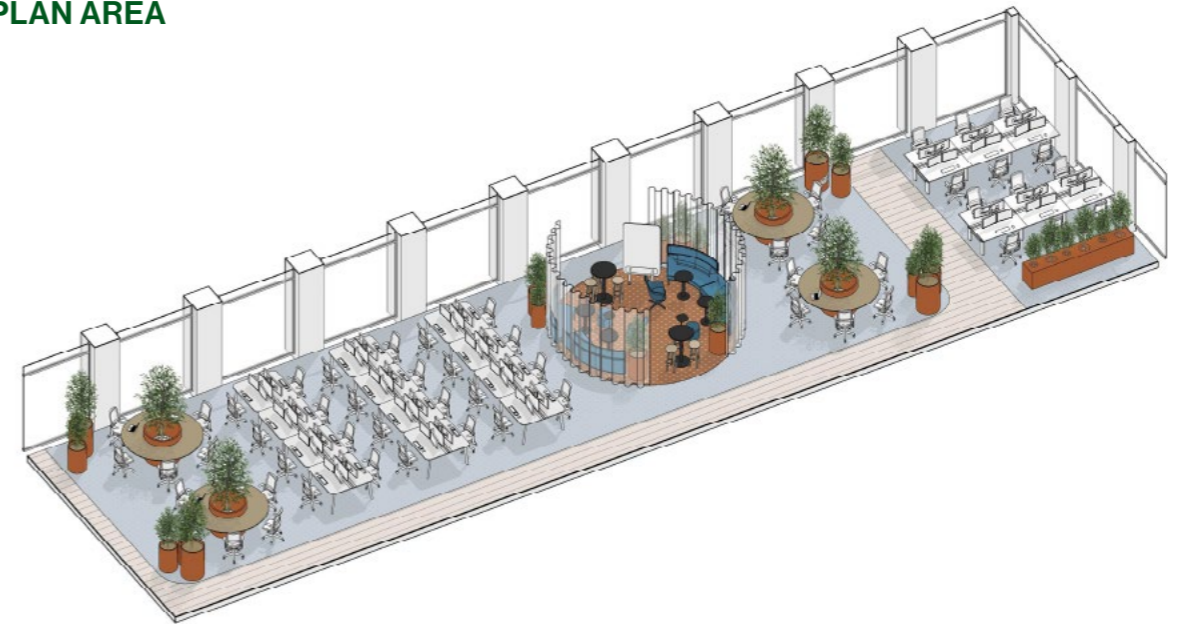
RECEPTION



BREAKOUT

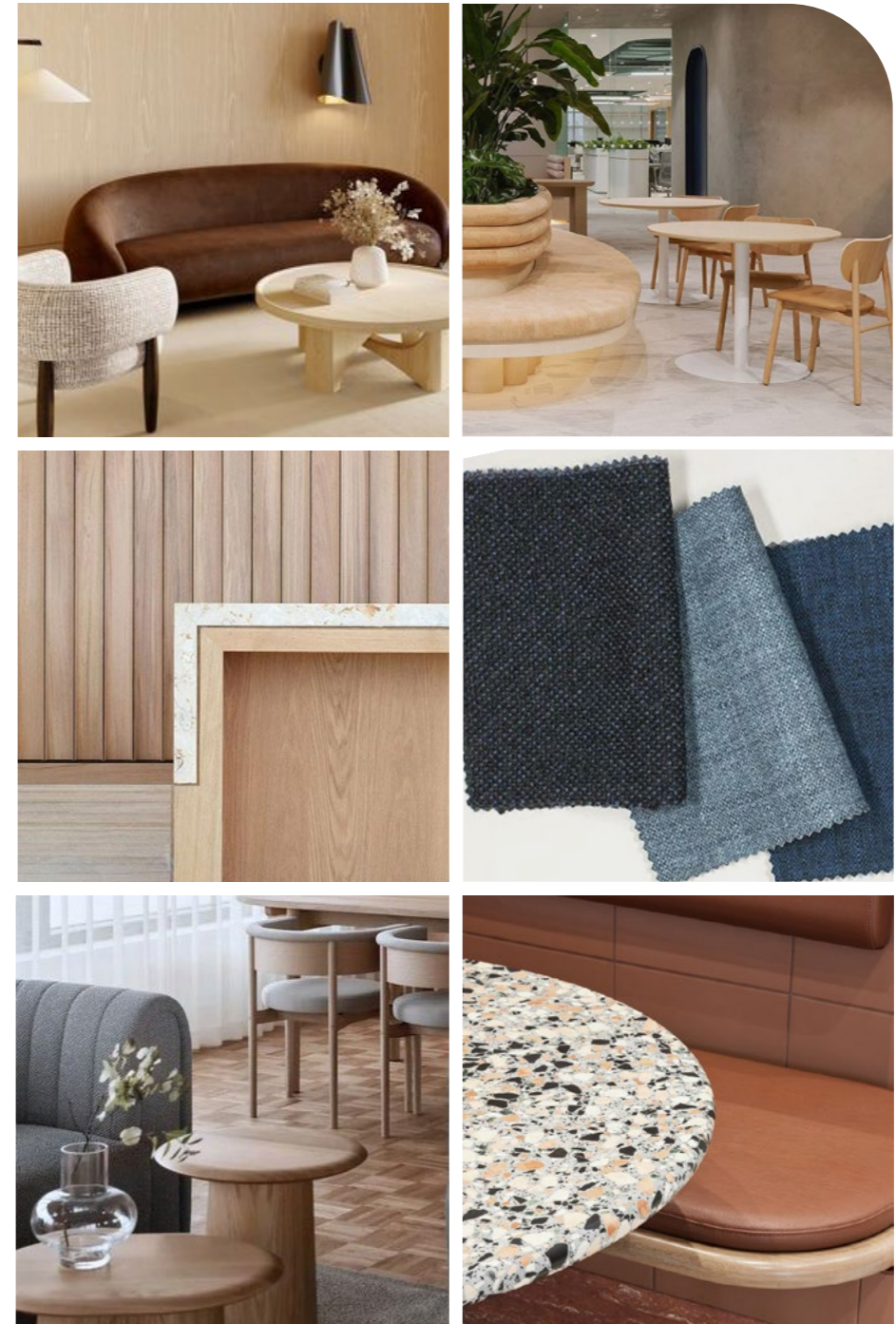
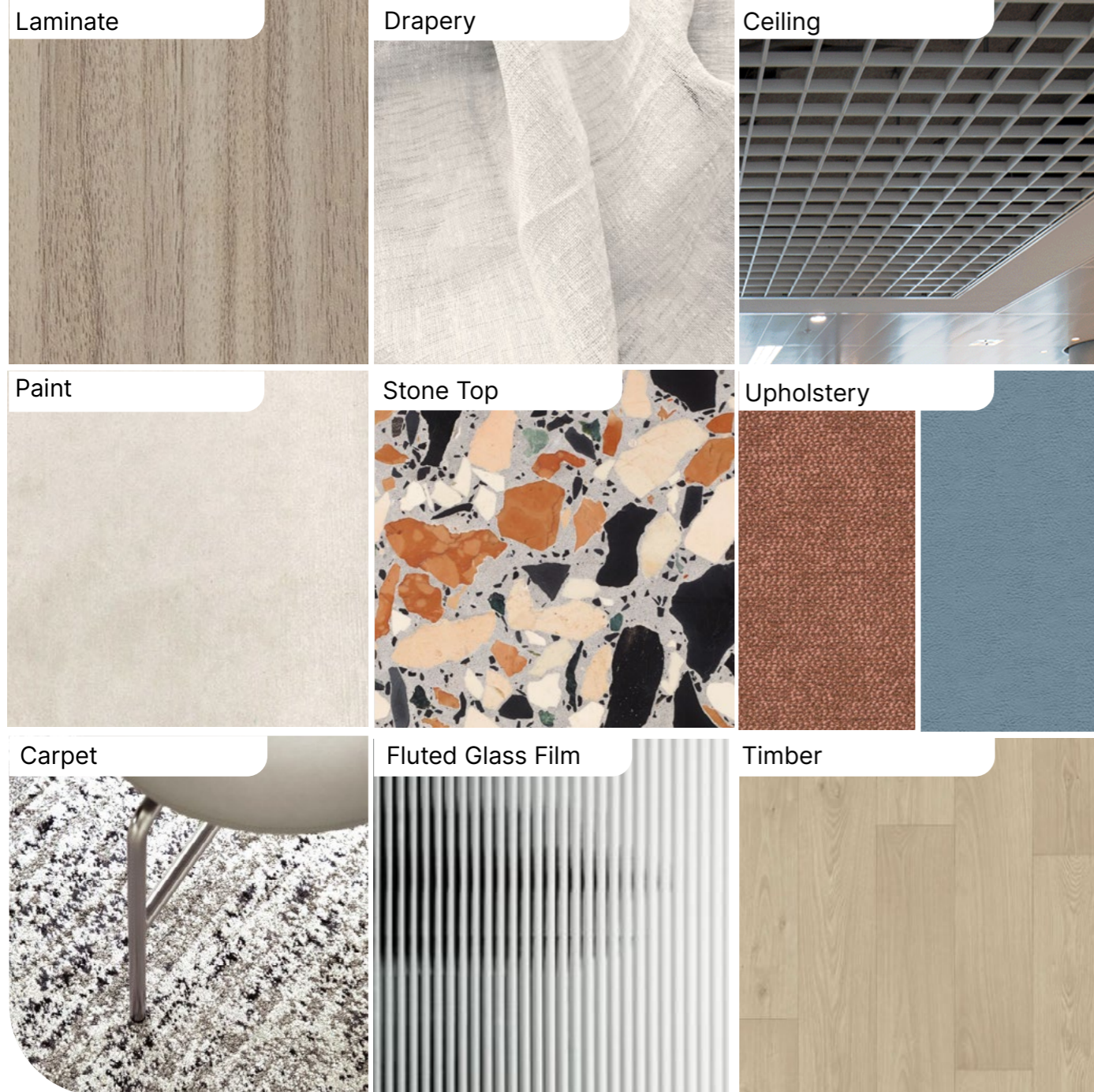


OPEN PLAN AREA

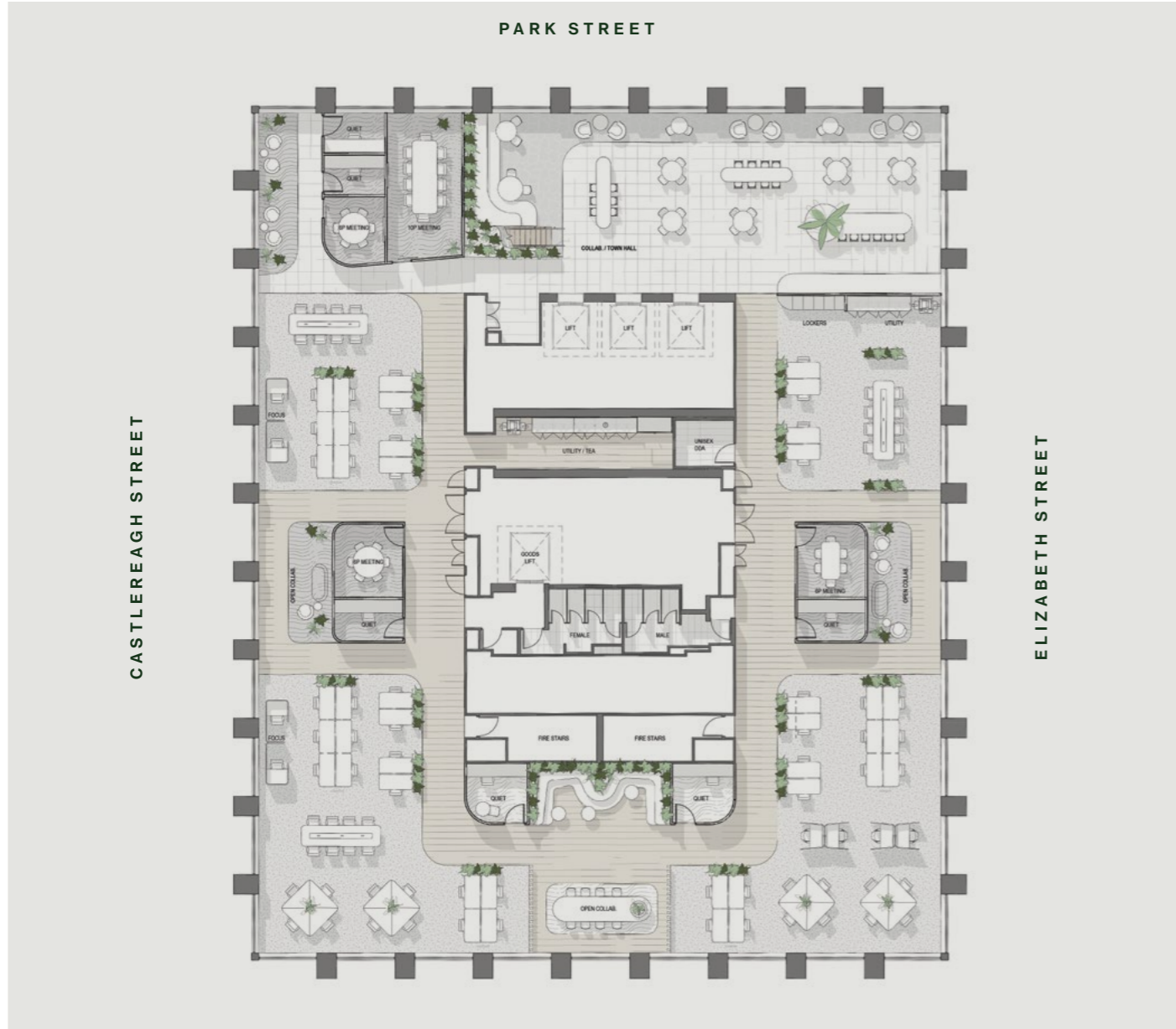


The Opportunity

LOW RISE FITOUT DESIGN CONCEPT EXAMPLES

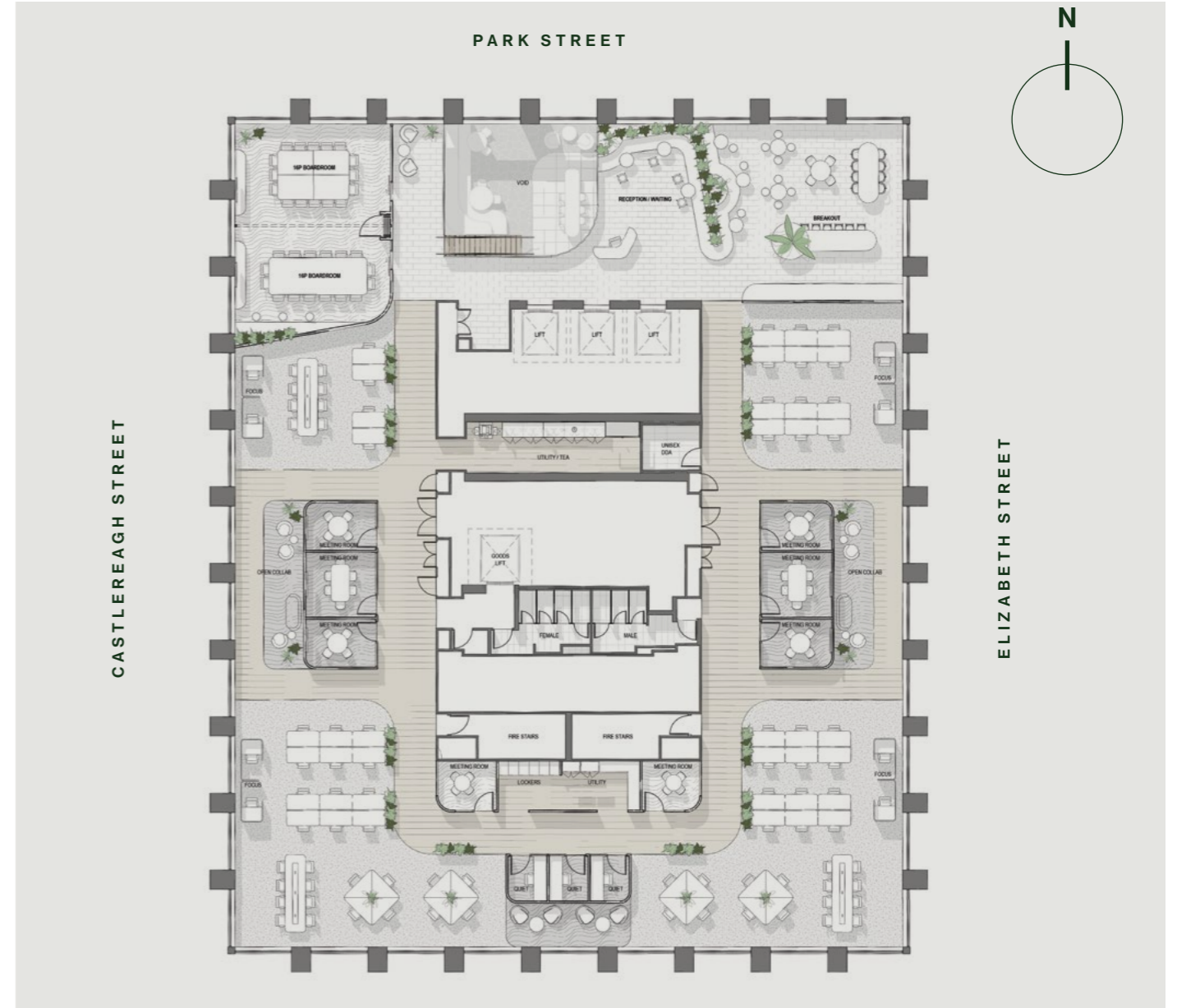


LOW RISE INTERCONNECTED FITOUT EXAMPLE - FIRST FLOOR



Workstations	86
10P Meeting Room	1
6P Meeting Room	3
Collaboration	3
Focus Pod	4
Quiet Room	6
Town Hall	1
Tea Point	1
Utility	2
Lockers	15

LOW RISE INTERCONNECTED FITOUT EXAMPLE - SECOND FLOOR



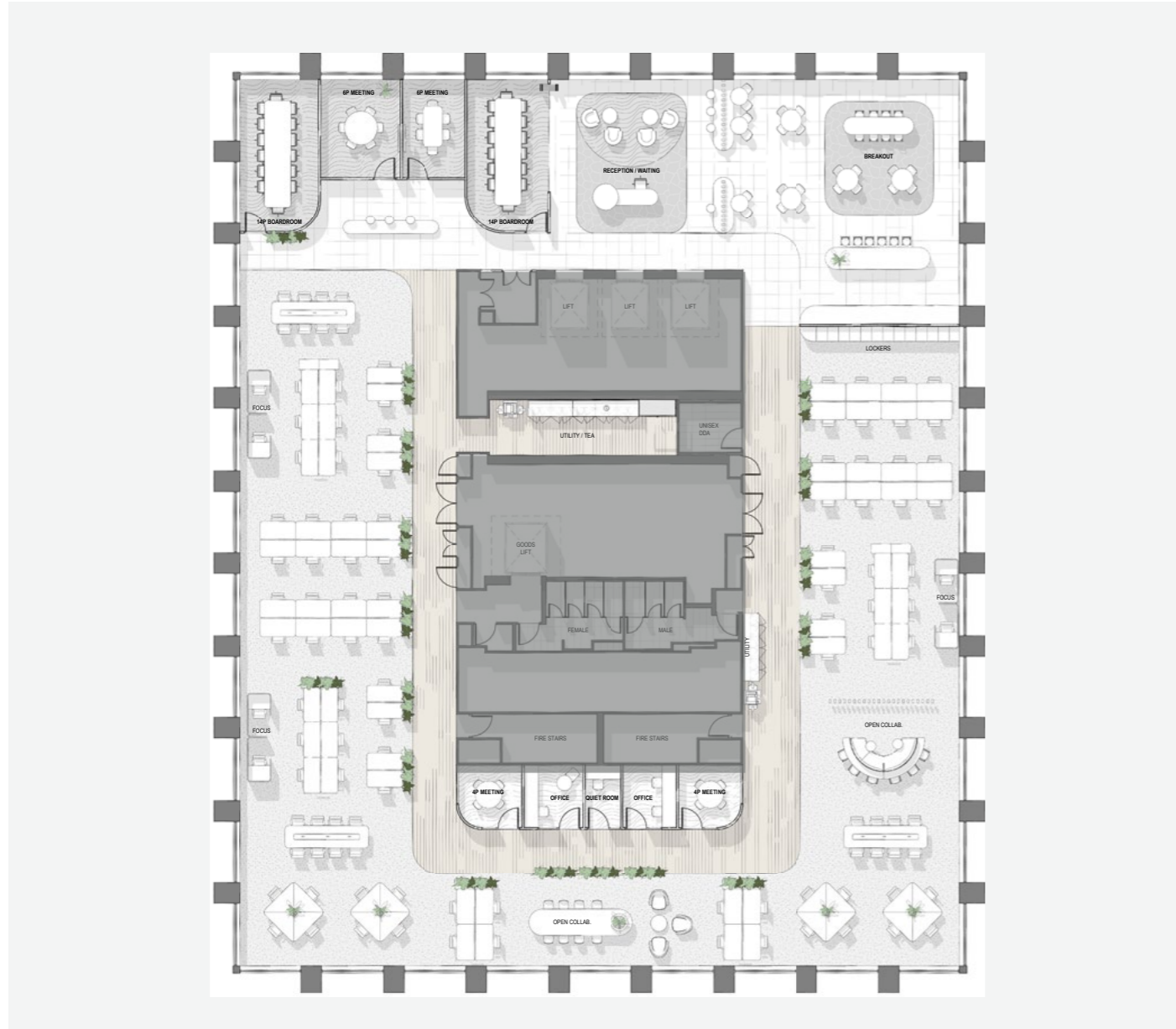
Workstations	80
16P Boardroom	2
6P Meeting Room	2
4P Meeting Room	6
Collaboration	3
Focus Pod	8
Breakout	6
Kitchen	1
Tea Point	1
Utility	2
Reception	1
Lockers	18

LOW RISE INTERCONNECTED FLOORS RENDER EXAMPLE



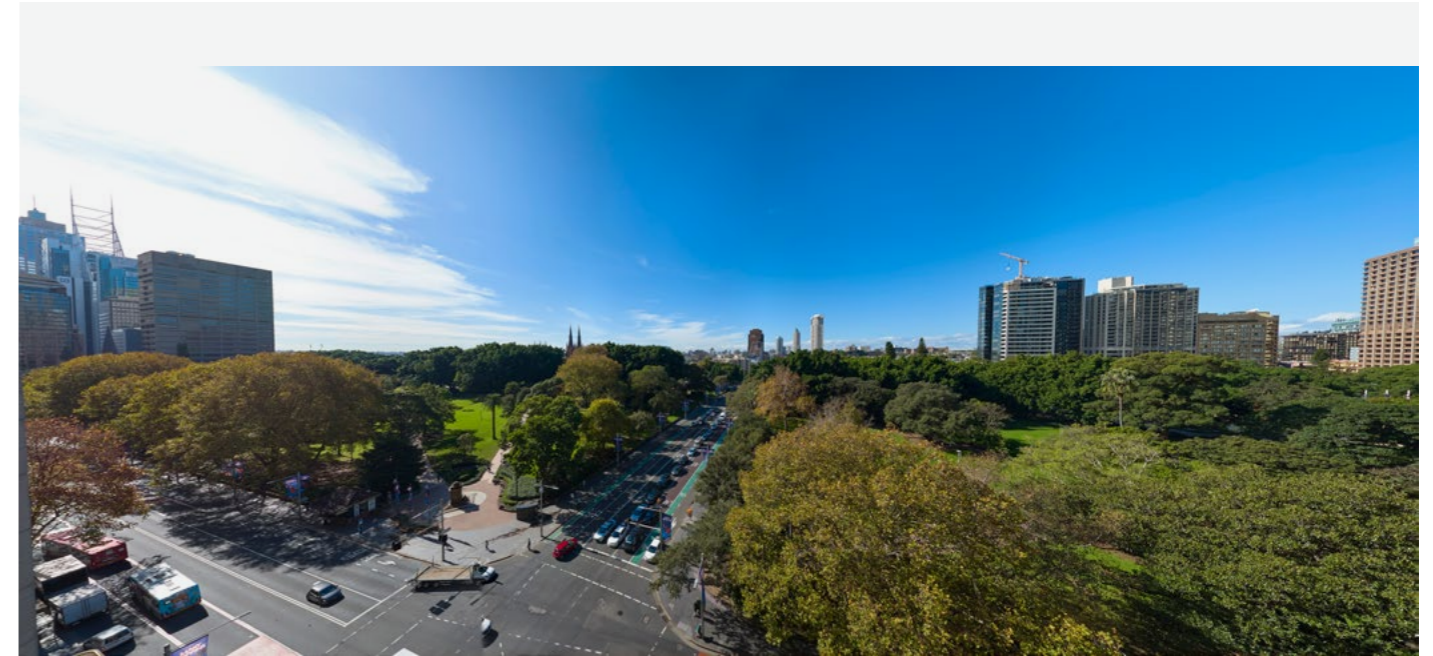
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MID RISE TYPICAL FITOUT EXAMPLE



Workstations	110
Office	2
14P Boardroom	2
6P Meeting Room	2
4P Meeting Room	2
Collaboration	3
Focus Pod	6
Quiet Room	1
Breakout	1
Kitchen	1
Tea Point	1
Utility	2
Reception	1
Lockers	52

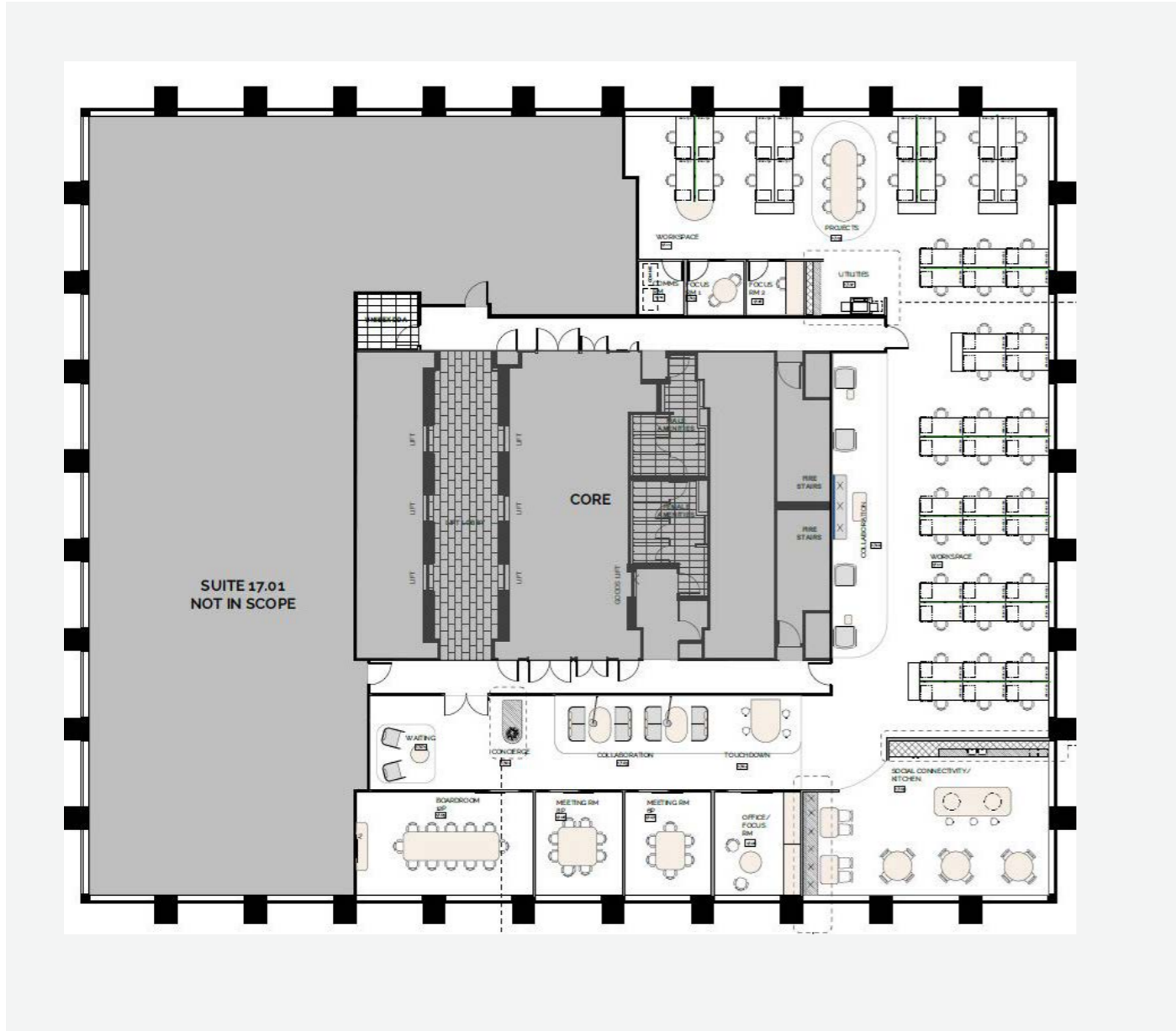
MID RISE NORTH EAST VIEW



North East view from level 6

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MID RISE LEVEL 17 - FITOUT EXAMPLE



East view from level 17



NLA	540 sqm
Density	1:10.8
Waiting area	1
Meeting room 12pax	2
Meeting room 8pax	1
Meeting room 6pax	1
Utilities	1
Quiet room	3
Collaboration	2
Project zone	1
Kitchen/breakout	1
Workstations	50
Comms	1



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MID RISE LEVEL 21 - SUITE FITOUT



Workstations	36
14P Boardroom	1
5P Meeting Room	1
4P Meeting Room	2
Quiet Room	3
Kitchen/Breakout	1
Utility	2
Waiting Area	1



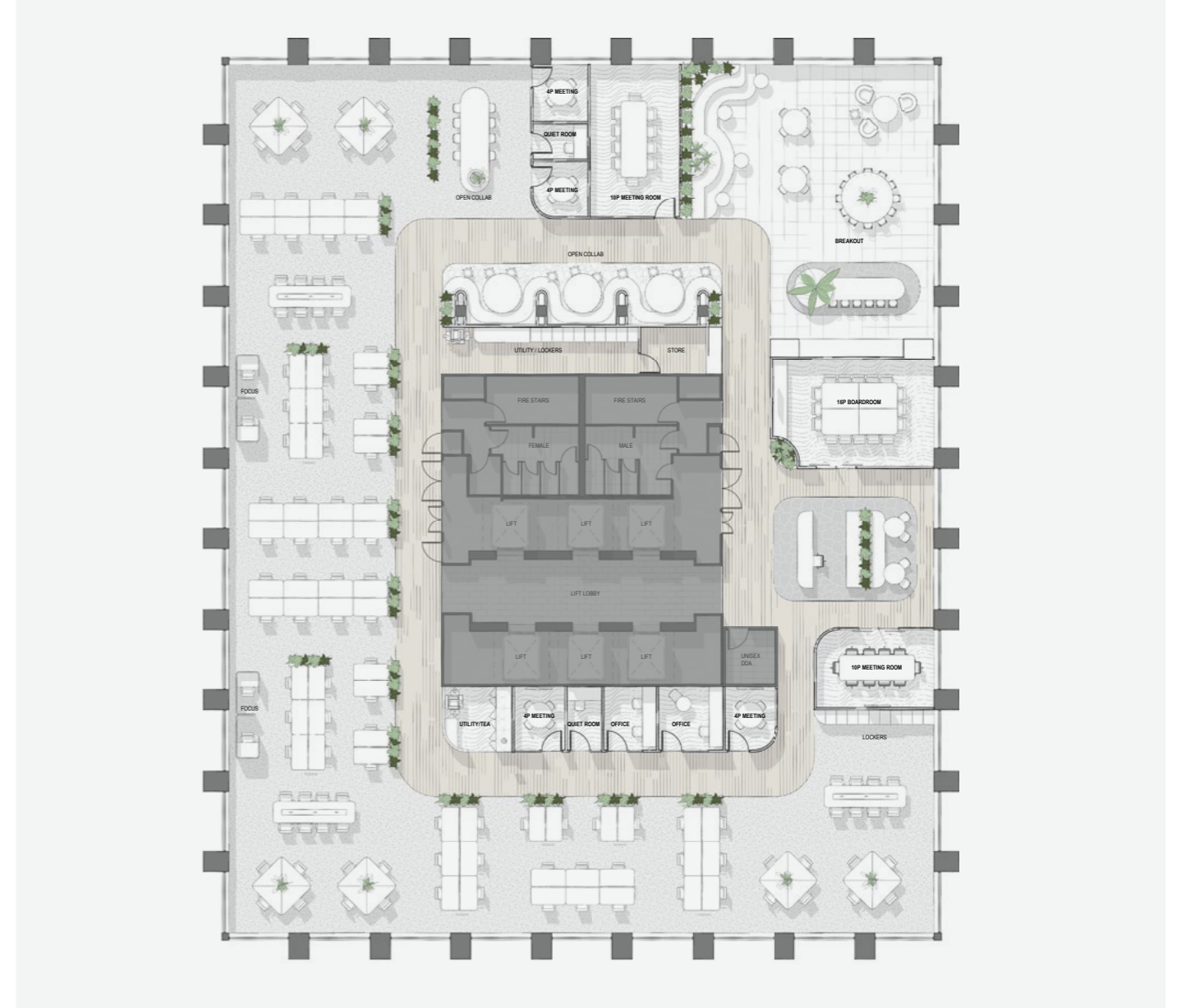
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MID RISE TYPICAL FITOUT EXAMPLE



Workstations	105
Office	1
16P Boardroom	1
14P Boardroom	1
8P Meeting Room	1
4P Meeting Room	2
Collaboration	2
Focus Pod	2
Quiet Room	3
Breakout	1
Kitchen	1
Tea Point	1
Utility	2
Reception	1
Lockers	44

HIGH RISE TYPICAL FITOUT EXAMPLE



Workstations	114
Office	2
16P Boardroom	1
10P Boardroom	2
4P Meeting Room	4
Collaboration	2
Focus Pod	4
Quiet Room	2
Breakout	1
Kitchen	1
Tea Point	1
Utility	2
Reception	1
Lockers	80

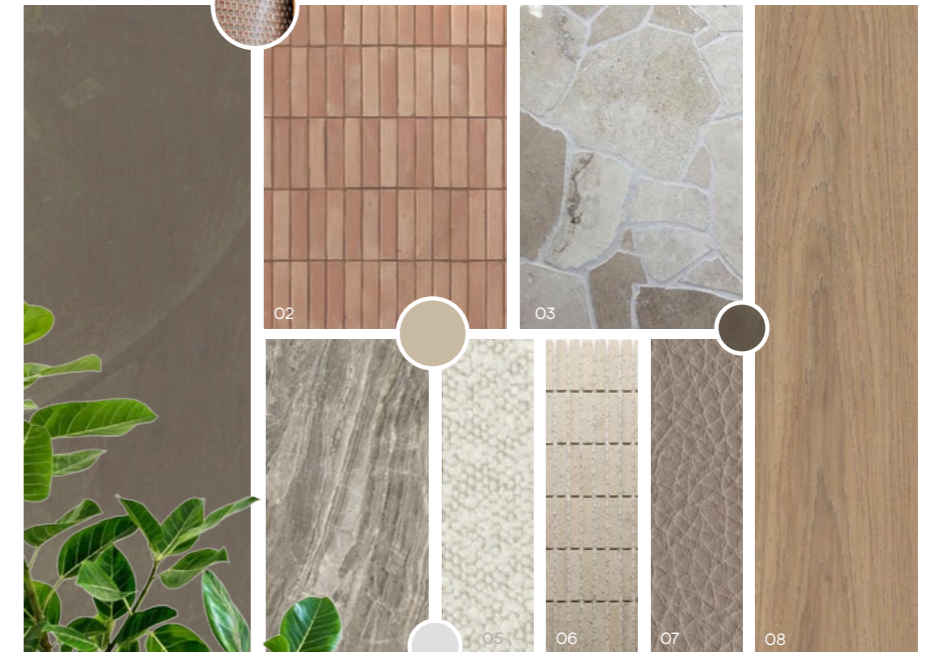
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FITOUT DESIGN CONCEPT EXAMPLES



Material Palette.

- 01 Fresco Paint - Porters
- 02 Terracotta Tiles
- 06 Crazy Pavers
- 04 Feature Stone
- 05 Upholstery Fabric
- 06 Feature Tiles
- 07 Upholstery Vinyl
- 02 Timber Laminate





LIFTS 
Even Levels 6 - 18

LIFTS 
Odd Levels 19 - 37

LIFTS 
Levels 1 - 5

Lobby

WE GO FURTHER TO HELP BUSINESSES ACHIEVE THEIR ASPIRATIONS.



Charter Hall is Australia's leading fully integrated diversified property investment and funds management group. We use our expertise to access, deploy, manage and invest equity to create value and generate superior returns for our investor customers. We've curated a diverse portfolio of high-quality properties across our core sectors – Office, Industrial & Logistics, Retail and Social Infrastructure. With partnerships and financial discipline at the heart of our approach, we create and invest in places that support our customers, people and communities to grow.



Abacus Group (ASX:ABG) has a vision to create exceptional value for our customers and stakeholders through the identification, ownership and management of a portfolio of real estate investments. Our strategy is to concentrate on select real estate sectors that deliver long-term, sustainable outcomes through active investment, asset and development management, and a strong focus on customer requirements and brand awareness.

Our people, market insight and repositioning capability together with strategic partnering are the key enablers of our strategy.

Abacus Group owns and manages a high-quality portfolio of Commercial assets diversified by market, asset grade, asset life cycle, customer industry and customer profile. In addition, Abacus Group is the external manager of, and has a co-investment in, Abacus Storage King (ASX:ASK). Abacus Storage King is a fully integrated owner, operator and manager of the Storage King operating platform and an investment portfolio located in Australia and New Zealand.



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