



Bring a new  
dimension to  
your business

**NINETY NINE WALKER**



INTRODUCTION



Business isn't one dimensional. It's ever-changing and evolving. 99 Walker is a building that has evolved to meet the specific needs of businesses today and tomorrow. In the heart of the thriving North Sydney CBD, this landmark tower encompasses excellent onsite amenity for your team along with a multi floor flex offering to future-proof your business.







LOCATION





## Unbeatable Transport Connections

North Sydney train station, a variety of bus routes, the ferry, taxi ranks, car sharing bays, bike paths and the future Metro station (2024) are all moments away.



## Excellent End-of-Trip Facilities

Recently refurbished facilities satisfy both commuters and wellness warriors with showers, a towel service, lockers and convenient bike storage.



## Flooded with Natural Light

Full-height windows draw in sunlight from all directions to support your team's wellness, focus and productivity.



## Generous Parking Allocation

More of your team can appreciate the convenience of onsite parking with a generous allocation of secure car spaces serviced by six lifts.



## Brand New Lobby

With the sophisticated refurbishment of the welcoming lobby, your team and clients will enjoy an enhanced arrival experience.



## Flexible Floor Sizes

Versatile spaces of up to 800sqm cater to any business dynamics and changing needs, from full floors to fitted suites.



## Onsite Flex Space

A landlord run flex space to house project and over flow office space or a long term office solution for small to medium enterprise. In addition to pay as you use meeting rooms host functions of up to 50 people on level 21 with catering facilities and expansive harbour views. The flex membership allows access to our growing national network.



## Onsite and Nearby Amenity

Duck down to Coles on the ground floor, JB Hi-Fi across the road and the retail hub of Greenwood Plaza around the corner.



# Property Highlights



## ARRIVAL

A newly reimagined lobby with soaring double-height ceilings, upgraded lifts and dramatic feature lighting creates an excellent first impression for your clients, complete with seating where you can relax while you greet your guests.



# An Impressive New Lobby





END-OF-TRIP



Your Comfort  
is Paramount

6  
Showers



84  
Lockers



26  
Bicycle  
Storage



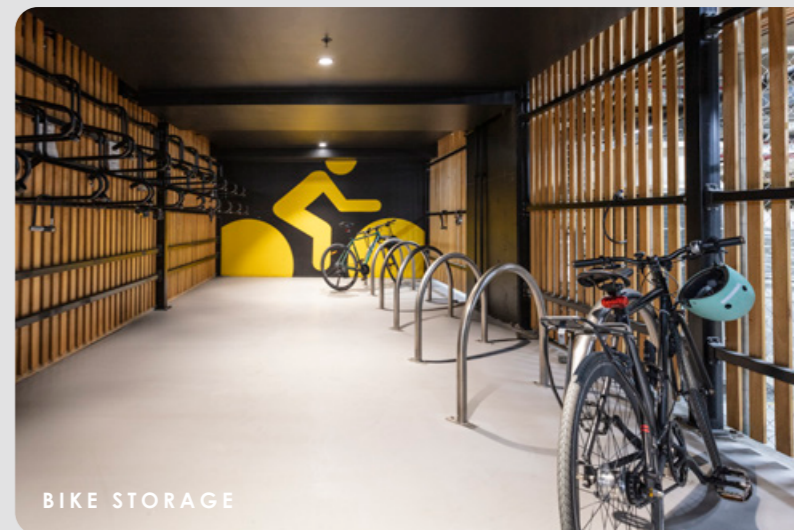
Your journey to work is made all the more enjoyable with 99 Walker's recently revitalised end-of-trip amenities, which include onsite showers, lockers, bicycle storage & wellness room encouraging you to get active both on the way to and while you are at work.



LEVEL 1 WELLNESS ROOM



LOCKER AND CHANGEROOMS



BIKE STORAGE



## WORKSPACES

Providing the perfect canvas for your vision, a variety of flexible floorplates are available, from high quality fitted suites to 800sqm whole floor. Many are available with complete fit-out and all feature large floor-to-ceiling windows that harness natural light and sweeping district views. An efficient side core design, 5.5 star energy rating and 5.5 star water rating add to the appeal.



# Flexible, Bright and Sustainable





WORKSPACES



# Inspiring New Spaces







ONSITE FLEX OFFERING



LEVEL 20 FUNCTION SPACE



LEVEL 20 MEETING ROOM



LEVEL 20 BREAKOUT SPACE



LEVEL 20 KITCHEN



LEVEL 20 BREAKOUT SPACE

# Future-proof your Business

Our in-house flex offer on Levels 8 and 20 are part of our growing national flex footprint.

We offer short term project and over flow space. In addition we can house your small to medium enterprise. Our aim is for long term relationships on short term contracts with pay as you use meeting rooms.

Host functions on Level 21 for up to 50 guests with catering facilities and expansive views of the harbour and city.



ONSITE RETAIL

# Everything on your Doorstep

With Coles and F-45 on the lower level, your staff will enjoy unbeatable convenience for grabbing their day-to-day essentials. Additionally, you're surrounded by every conceivable amenity you desire to make life effortless, from retail and culinary delights to services, health and fitness, beauty, technology and more.



## LOCATION

The North Sydney CBD is in the midst of an exciting transformation and resurgence, making it the perfect place to establish your business. With significant street exposure and a prominent corner site, 99 Walker places you in the heart of it all.



# At the Epicentre of North Sydney

Enjoy the high-end retail attractions of the new Northpoint Tower or Greenwood Plaza along with a seemingly limitless offering of vibrant cafes, restaurants and wine bars, including the recently revamped culinary and shopping hub along Mount Street.





## Retail & Services

- 1 Greenwood Plaza
- 2 Coles North Sydney
- 3 IGA North Sydney
- 4 Woolworths Metro
- 5 Northpoint Plaza
- 6 Aldi Supermarket

## Health & Wellbeing

- 7 F45 Training
- 8 Fitness First Elizabeth St
- 9 Fitness Plus 24/7
- 10 Anytime Fitness
- 11 Fitness First Walker St

## Cafes & Restaurants

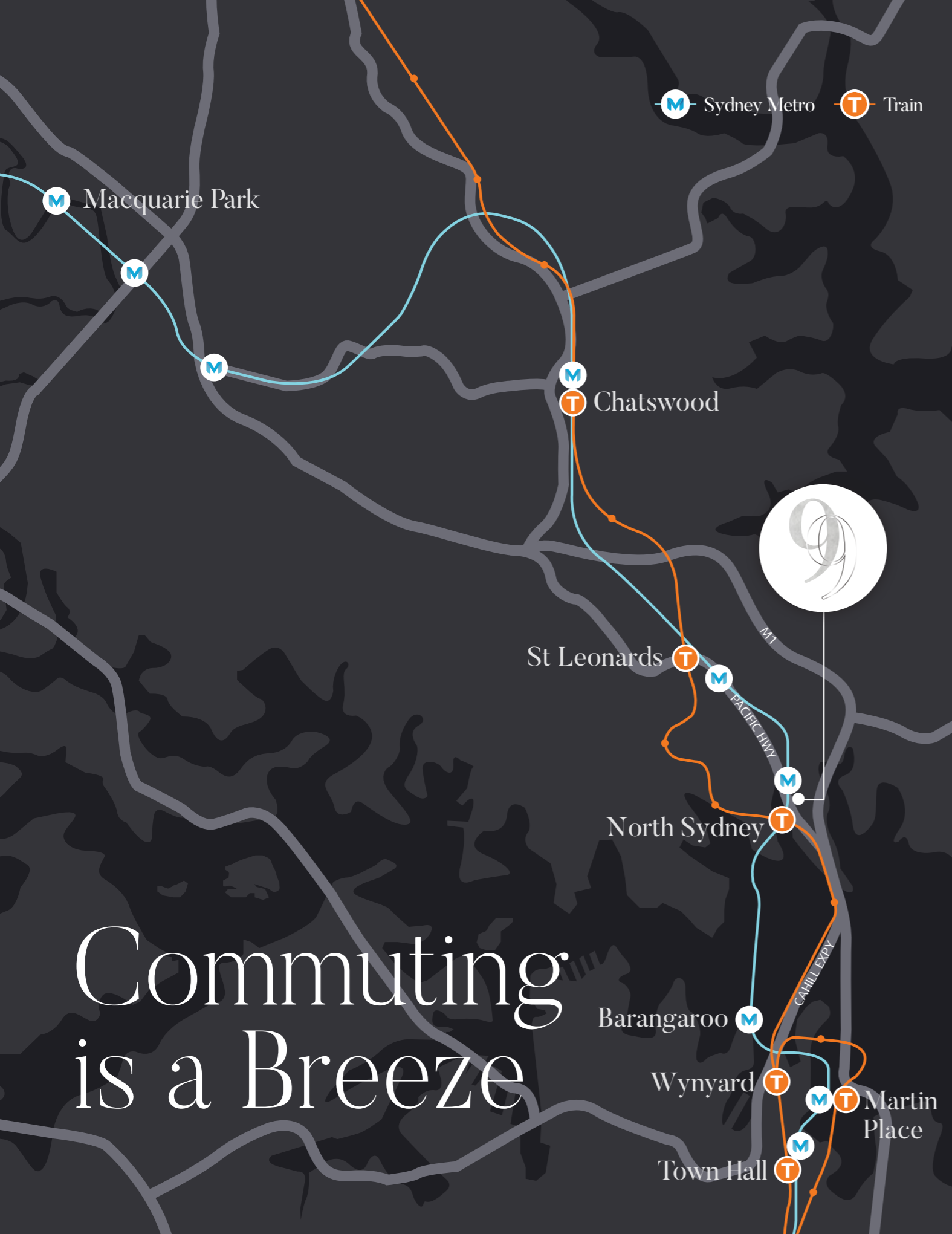
- 12 Glorietta
- 13 Bacino Bar
- 14 Firehouse Hotel
- 15 RAFI Bar
- 16 Marlie's Eatery
- 17 TreeHouse Hotel
- 18 Green Moustache Rooftop
- 19 BarLume
- 20 Rengaya

## Transport

- T North Sydney Station
- M Victoria Cross Metro Station
- Bus North Sydney Bus Station



# Commuting is a Breeze



METRO (2024)	RAIL	CAR
Barangaroo 3 mins	Wynyard 6 mins	Sydney CBD 10 mins
Martin Place 5 mins	Town Hall 5 mins	Chatswood 15 mins
Central Station 9 mins	Chatswood 12 mins	Macquarie Park 20 mins

Excellent transport connections make commuting easy for your team. 99 Walker lies just 350m from North Sydney station and 500m from the forthcoming Victoria Cross Metro station (due 2024).

Bus routes, taxi ranks, car share bays and cycle paths surround you, with the ferry within easy strolling distance for a scenic trip to the office.

A generous parking allocation means more of your team can enjoy the luxury of onsite parking.







**Michael Darcy**  
michael.darcy@cbre.com  
M 0404 219 971

**Stefan Perkowski**  
stefan.perkowski@cbre.com.au  
M 0412 509 669

**Giuseppe Ruberto**  
giuseppe.ruberto@cushwake.com  
M 0413 059 492

**Steve Clapham**  
steve.clapham@cushwake.com  
M 0421 192 909



**IMPORTANT NOTICE**

The information about this property (in particular any information about existing facilities and specifications, proposed facilities or design and construction packages, zoning, consent for use, access, amenities, area and location) has been provided as a guide only and is subject to change. Knight Frank and Altis Property Partners have not undertaken an independent review of the information and prospective tenants should make their own enquiries to satisfy themselves as to the accuracy of the information. Any photographs show only certain parts of the property as it appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only. All rents are exclusive of GST.