

175  
CAR SPACES

5  
STAR HOSPITALITY



1000  
SQM+  
FLOOR  
PLATES

360°  
VIEWS TO  
HYDE PARK  
AND THE CBD

32  
LAPS  
BEFORE  
9AM

ONE  
ONSITE  
TEAM

500M  
TO TOWN HALL

38,351  
SQUARE METRES OF  
A-GRADE ACCOMMODATION

30  
SECONDS TO HYDE PARK

201  
ELIZABETH  
STREET  
— ON PARK —

THE NUMBERS STACK UP

[www.201elizabethstreet.com.au](http://www.201elizabethstreet.com.au)

# 38,351

SQUARE METRES OF A-GRADE ACCOMMODATION

Standing proud as one of Sydney's tallest buildings, 201 Elizabeth Street is the unexpected contender in your consideration for a new office environment. The views and level of service in the building are unique to this segment of the market and occupants can expect to be surprised by what the building has to offer.

- Panoramic views over Sydney, Hyde Park and the Harbour
- High profile corporate neighbours
- Consecutive whole floors and executive suites available
- Superior onsite amenity
- Premium concierge services
- Perfect location for dining and entertainment
- 4-Star NABERS energy rating

- Floor to ceiling windows which provide excellent natural light and views.
- Direct underground access to Museum Railway Station and within a 300m walk to Town Hall station
- Retail services including a food court at the base of the building.

201 Elizabeth Street offers a spectacular office environment and value in a convenient location.

Offering:

- Areas from 200sqm to typical whole floors of 1,100sqm (approx)
- Fitted out suites and floors available





An aerial photograph of Sydney, Australia, showing the city's skyline, the harbour, and green spaces like Hyde Park. The image is used as a background for the text.

# 360° VIEWS

201 Elizabeth Street's island like position allows for expansive 360 degree views across Sydney Harbour and surrounds. The building's central core layout means that office configurations can be created to maximise the natural daylight from the four sides of full height windows while taking advantage of the view opportunities on all floors.

*"The views of Hyde Park and over Sydney Harbour are amazing and the way we have configured our office has enabled us to hold events in our space with this magnificent backdrop. Our visitors are always impressed with our main reception which showcases our business and the phenomenal views."*

*- Malcolm Boyd, Chief Financial Officer,  
HarperCollins*

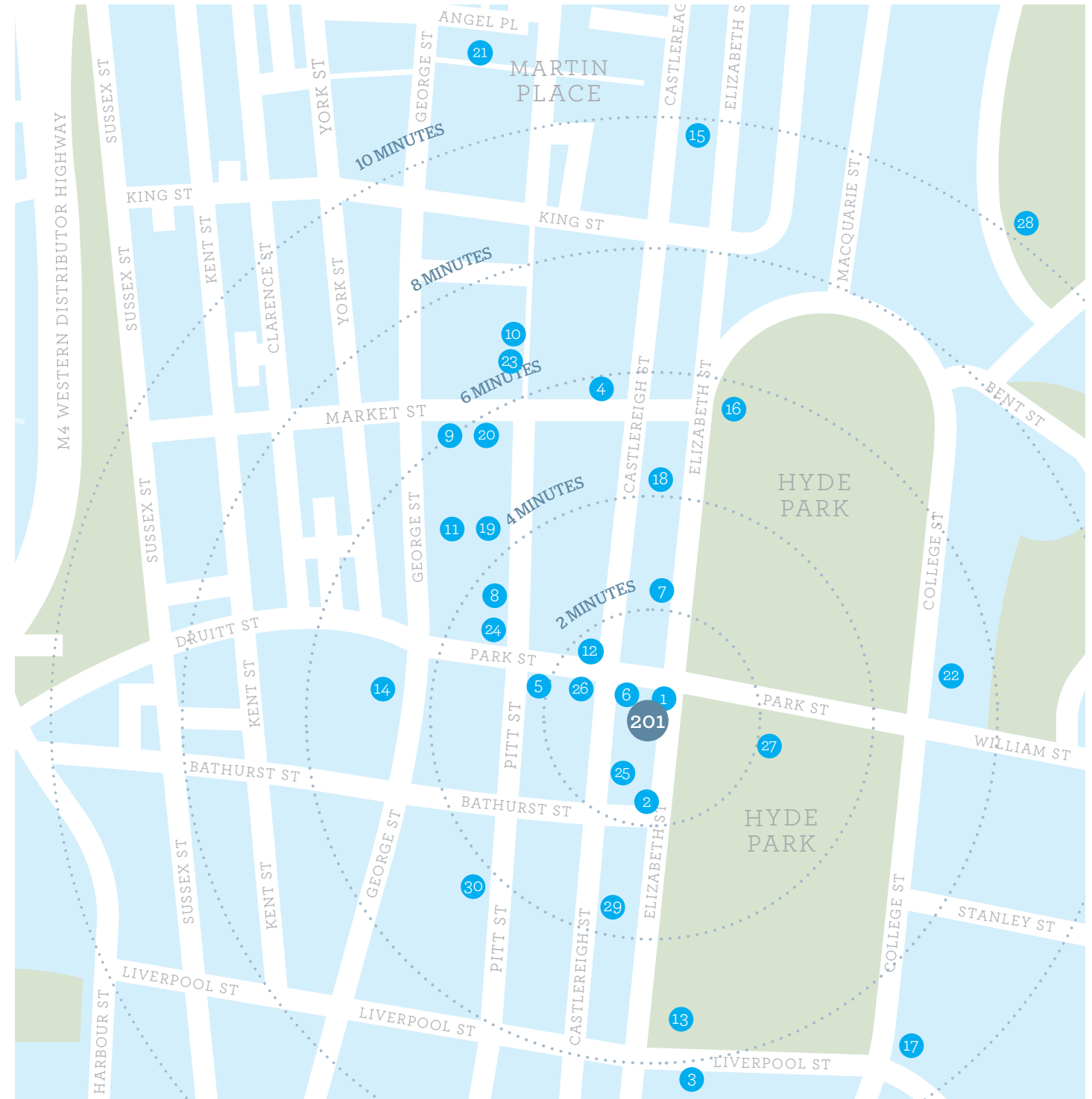


# LIFE BEYOND THE 9<sup>TO</sup>5

Bounded by Park, Elizabeth and Castlereigh Streets, this high profile building is located in a vibrant precinct of Sydney that provides the best of both worlds; core CBD proximity for all your business requirements and a unique park side location with a host of onsite amenities that employees will thank you for.

*“Creating a high performance work space is not just about the building, it’s about the environment surrounding employees and how they interact with it, like how far they have to go to get a coffee, where can they go for a walk, can they get to the gym over lunch, how long does it take them to get home? 201 provides a great balance of meeting the financial and operational objectives of a business and the requirements to maintain a happy, healthy and driven engaged employee base.”*

- Frank Sassine, Colliers International



- |                               |                          |  |                     |
|-------------------------------|--------------------------|--|---------------------|
| 1 Starbucks                   | 9 Gowings Bar & Grill    | 17 Pullman Sydney                          | 24 Fitness First    |
| 2 Presse Cafe                 | 10 La Rosa Bar & Pizza   | 18 Sheraton on Park                        | 25 Anytime fitness  |
| 3 The Canopy                  | 11 Glass                 | 19 Hilton                                  | 26 YogaBar          |
| 4 Westfield Sydney food court | 12 The New Windsor Hotel | 20 QT Sydney                               | 27 Hyde Park        |
| 5 The Coffee Club             | 13 Museum Station        | 21 The Westin                              | 28 The Domain       |
| 6 201 Elizabeth St food court | 14 Town Hall Station     | 22 Cook + Phillip Aquatic & Fitness Centre | 29 Alpha Restaurant |
| 7 Bambini Wine Room           | 15 Martin Place Station  | 23 Virgin Active                           | 30 Primus Hotel     |
| 8 The Arthouse Hotel          | 16 St James Station      |  |                     |

# 201 SPACES

Whatever the size of your organisation, 201 Elizabeth Street offers occupants the opportunity to tailor their space from small suites to multiple floors in this landmark office complex. The highly efficient, column free floor plates are the ideal platform for creating a dynamic and high performance work space with abundant natural light and iconic Sydney vistas.

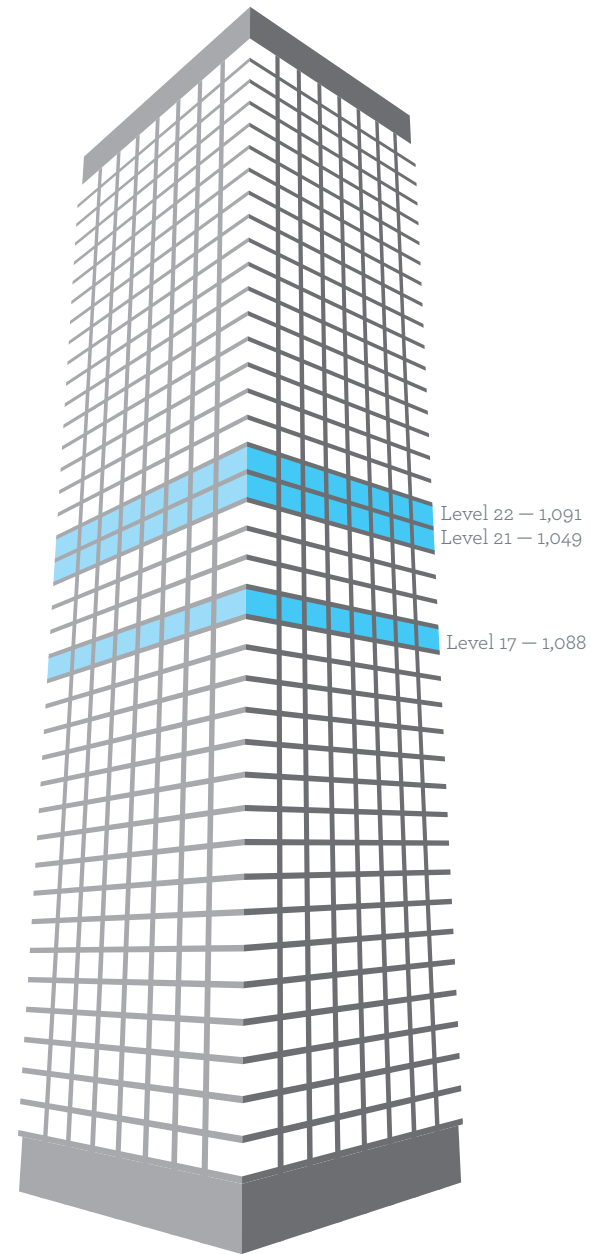
For multiple floor occupiers, internal staircases can provide the ultimate connectivity, enhancing productivity and connectivity while the large floor plates encourage functional office design that improves interaction and collaboration within your teams.

*“Our decision to relocate to 201 Elizabeth Street has been a huge success for our employees and the company. Our open plan environment is interconnected by an internal staircase that has increased communication and morale throughout the office. The overall experience and value proposition has given the entire company a great boost.”*

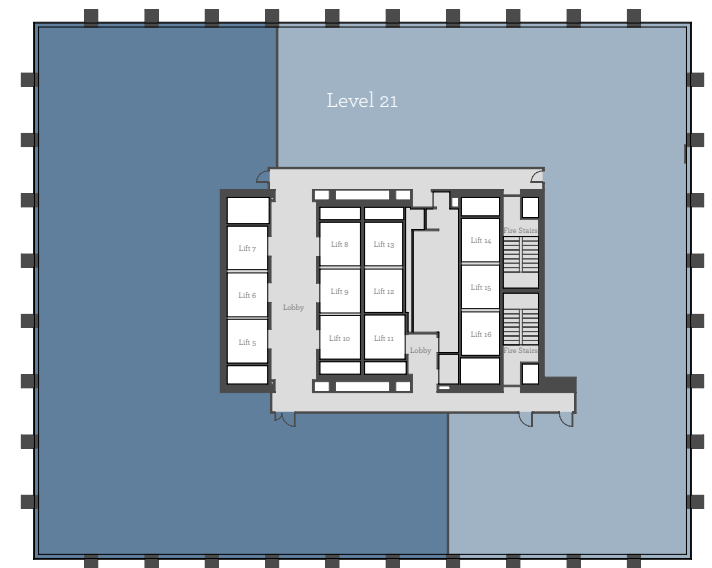
*– Malcolm Boyd, Chief Financial Officer, HarperCollins*



# AVAILABILITY FLOOR PLAN



Available floors

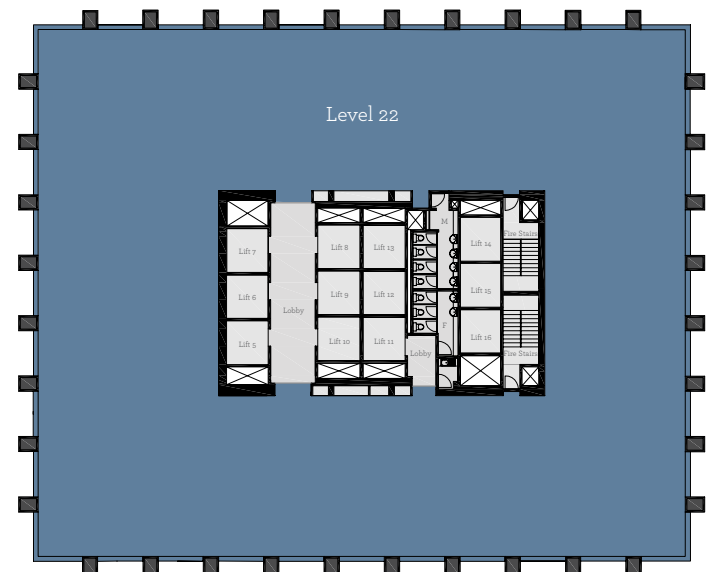


#### Information Schedule

Level 21	
Suite 21.01	549 m <sup>2</sup>
Suite 21.02	500 m <sup>2</sup>
<b>Total Area</b>	<b>1,049 m<sup>2</sup></b>

\* Area subject to survey

■ Suite 21.01  
■ Suite 21.02



#### Information Schedule

Level 22	
<b>Total Area</b>	<b>1,091 m<sup>2</sup></b>

\* Area subject to survey

# 201 CONCIERGE

The dedicated concierge team at 201 Elizabeth Street delivers a comprehensive range of front of house services available to all employees. Like the experience of a 5 star hotel, the concierge intends to provide daily, personalised support and a point of contact for employees and guests to the building. The friendly and professional team is on hand to ensure a seamless working day from making restaurant, taxi and event bookings to arranging dry cleaning, accommodation or simply meeting and greeting visitors. The concierge is designed to be an extension of your team, minimising those everyday tasks so that your staff have more time to create success for your business.

# 4 STAR NABERS ENERGY RATING

The co-owners of 201 Elizabeth Street, DEXUS Property Group and Perron Group are driven by a commitment to leading practice in sustainability. We aim to maximise resource efficiency and minimise the overall environmental impact of our operations. We apply this approach in the management and refurbishment of 201 Elizabeth Street and aim to work closely with our customers to optimise the sustainability of workspaces.

# 1 ONSITE TEAM

The 201 building management team consists of five experienced onsite employees committed to ensuring the smooth running of the building and delivering tailored solutions to develop long term positive relationships with our customers.

*"We are dedicated to providing a comfortable and efficient work environment that exceeds our customers' expectations from making sure the lifts work to creating long terms partnerships with our occupants so that they can grow within the 201 community."*

*- Kyllie Stewart, General Manager, 201 Elizabeth Street*



# 2 OWNERS

## DEXUS Property Group

DEXUS Property Group (DEXUS) is an Australian Real Estate Investment Trust, with \$22.2 billion of assets under management. Listed on the Australian Securities Exchange, DEXUS manages and directly invests in high quality Australian office and industrial properties, and also actively manages office, industrial and retail properties across Australia on behalf of third party capital partners.

DEXUS manages 1.8 million square metres of office space spanning across 58 office properties around Australia. Our office buildings are located where our customers need to be, covering the central business districts of Sydney, Melbourne, Brisbane, Perth, Adelaide and Canberra.

Our scale provides us with the capacity and flexibility to find the ideal workspace solution for our customers in more than one location. We also manage 73 industrial properties and 15 shopping centres nationally, increasing the opportunity for us to provide our customers with flexible workspace solutions.

The Group's total property portfolio of \$22.2 billion as at 30 June 2016 includes:

- \$11.0 billion of owned property, with an additional \$1.7 billion development pipeline; and
- \$11.2 billion of property managed for third party clients, with an additional \$3.0 billion development pipeline

Recognising that commercial property and the environment are important, we take our responsibility seriously when it comes to environmental sustainability.

DEXUS's 420 strong team of property professionals are located in offices in Sydney, Melbourne, Brisbane and Perth. Our people and customer relationships are at the very heart of what we do.

[www.dexus.com](http://www.dexus.com)

## Perron Group

Perron Group is a substantial privately owned Perth based Group of Companies whose main business activity is property investments. Other activities include automotive distribution, managed equities and listed airports, iron royalties and land development.

The diverse property portfolio consists of retail shopping centres, commercial office buildings and industrial properties in Western Australia, New South Wales, Victoria and South Australia. The Group has joint ventures with major institutions such as Westfield, Mirvac, Vicinity Centres and DEXUS.

The Group is wholly owned and controlled by Founder and Chairman Lloyd Stanley Perron.

[www.perrongroup.com.au](http://www.perrongroup.com.au)

# 201 ELIZABETH STREET — ON PARK —

[www.201elizabethstreet.com.au](http://www.201elizabethstreet.com.au)



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