

GATEWAY

ONE MACQUARIE PLACE



Overview

Take your place in Sydney's skyline

Gateway offers breathtaking views of Sydney's most famous icons, the Opera House and Harbour Bridge. The impressive 47-level commercial tower blends light-filled design, flexible floor plates of up to 1,245sqm and cutting-edge efficiency

Position your business for a bright future at Gateway, one of Sydney's most sought-after corporate addresses and join a list of highly successful companies such as Credit Suisse, Bank of Tokyo Mitsubishi and Hunt & Hunt

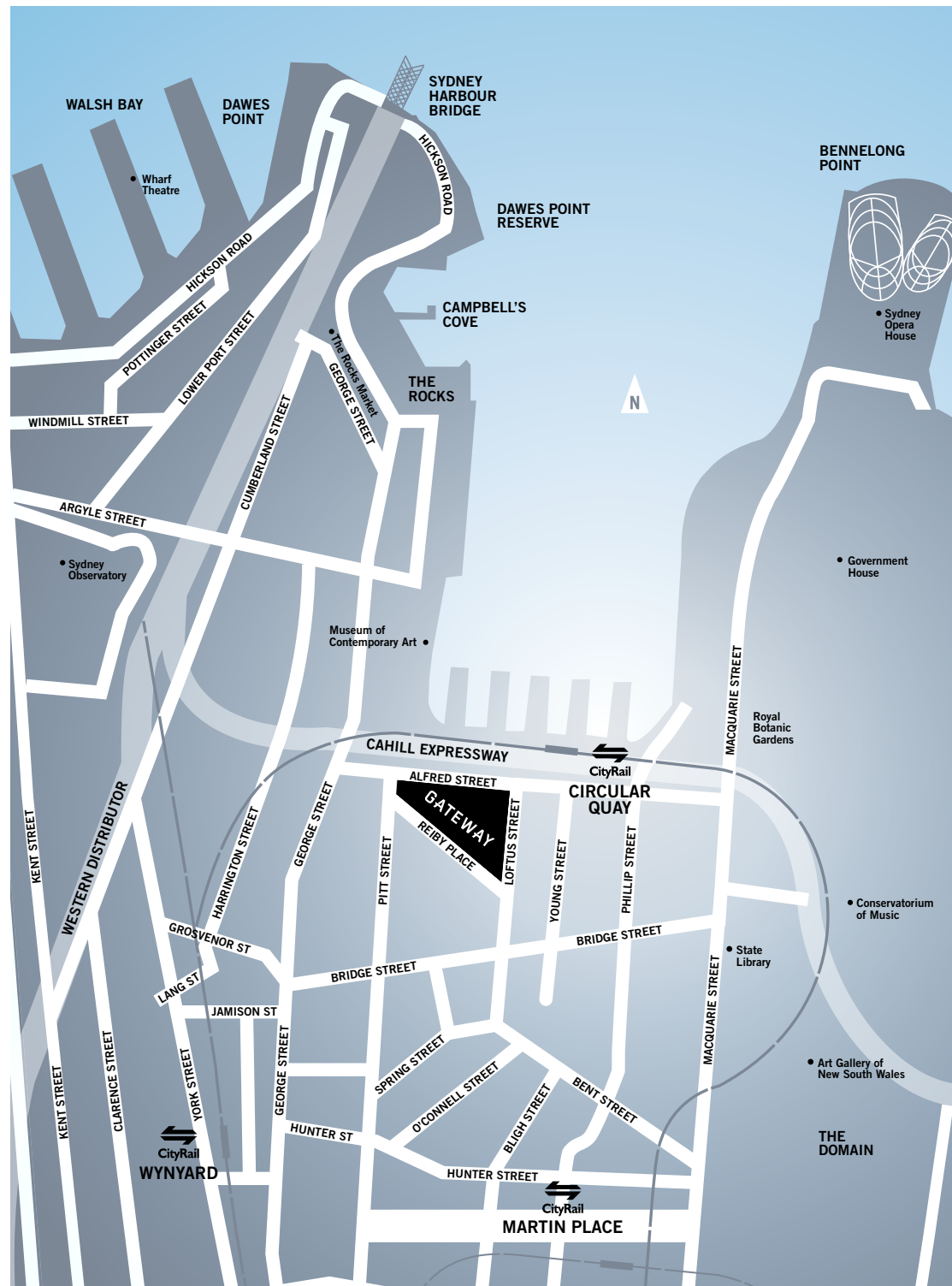
- A newly remodelled lobby, finished in timber, stone and leather offers sophisticated seating areas and a relaxed café ideal for informal client or staff meetings
- For maximum floor-plan flexibility, each level features just two columns. Along with sheer glass walls, from floor to ceiling, this also allows excellent sight lines to the expansive harbour views
- Tenant and client parking for 210 cars spread over four basement levels, serviced by two of the building's 18 high-speed lifts
- Staff and clients will enjoy a range of onsite conveniences, including an extensive retail centre, high-level security and ease of access to ferries, buses and trains
- Enjoy the reassurance of 24-hour onsite management and security, and tenant available back-up power



Location

Take your place at Sydney's premier business address

- At One Macquarie Place, Gateway's harbourside location is literally at the gateway to Sydney's business hub. Bounded by Alfred Street, Pitt Street, Loftus Street and Reiby Place, it stands tall over the bustling ferry wharves and looks out to stunning harbour views
- The building is well positioned for access to the Eastern Distributor and Sydney Harbour Tunnel, as well as bus routes, train connections and ferries – making it easily accessible from all areas of Sydney





Amenities

Every convenience onsite

To make the working day seamless, Gateway offers a range of conveniences including a dedicated concierge, change rooms and showers.

- Enjoy 24-hour support and security, with a dedicated onsite management team
- Gateway's retail centre includes a food court, shops and a medical centre, and some of Sydney's best retail shopping is a short walk away

The ultimate work lifestyle

Positioned just metres from Circular Quay, Gateway offers countless ways to make the most of life outside the office – from world-class dining and entertainment, to the simpler pleasures of a run in the Botanic Gardens or a swim at Boy Charlton pool.

- Head to one of the many local cafes for an informal catch-up or take your business clients to some of Sydney's finest restaurants around Circular Quay and The Rocks, or be inspired by a visit to the Museum of Contemporary Art
- Gateway has plenty of transport choices at its doorstep: buses, trains and the ultimate commute, Sydney's ferries. It's a short walk to Circular Quay, Martin Place or Wynyard train stations, and there's also secure car and bike parking on the building's basement levels



Availability

Level	Suite	Area sqm	Min area sqm	Rent \$/sqm pa	Outgoings \$/sqm pa	Availability	Comments
45	04	90.4	90.4	\$1,350.00	\$181.51	Now	Sydney's best small suite, fully refurbished with westerly harbour and city skyline views.
42	03	143.7	143.7	\$1,300.00	\$181.51	Now	Refurbished tenancy with south westerly city skyline views. Direct lift exposure.
41	04	161.4	161.4	\$1,150.00	\$181.51	Now	Refurbished suite with direct lift exposure. Excellent views over the CBD skyline. Common areas to be fully upgraded to new Gateway standard including bathrooms.
41	02	400.9	250.0	\$1,300.00	\$181.51	May 2013	Tenancy to be fully refurbished. The suite offers superb easterly views across the Harbour to the heads. Direct lift exposure. Common areas to be fully upgraded to new Gateway standard including bathrooms.
37	01	204.0	204.0	\$1,450.00	\$181.51	June 2013	Available as a stand alone suite or can be leased with an existing staircase to Level 36. Stunning uninterrupted Sydney harbour views to the north.
36	00	1,243.0	1,243.0	\$1,350.00	\$181.51	June 2013	Whole floor to be fully refurbished to new base building standard. One of Sydney's best office floors offering superb Sydney Harbour waterfront and city skyline views. The floor can be linked to Level 37 via an existing internal staircase.

Specifications

Air conditioning

Central plant room located on level 6. The tower has air handling units located at levels 20, 35 and 47. Variable air volume system serving centre zones with constant volume on perimeter. Base building 17 control zones per floor

Meeting and server rooms

Dedicated open loop tenant condenser water system available for tenants with a provision of 1.4 L/s per floor nominal

After hours

- Available on a whole floor basis at competitive rates

Design parameters

- Control tolerance at sensor + 2°C DB with summer ambient: 33°C DB, 24°C WB

Internal summer design conditions

- 23°C + 1°C DB, 55% RH nominal with winter ambient conditions: 7°C DB nominal

Internal winter design conditions

- 21°C + 1°C DB

Internal Loads

- Occupancy rate – 1 person per 10sqm
- Lighting – 15 W/sqm
- Office equipment – 20 W/sqm

LIGHTING

Fittings

- Twin tube 36 watt fully recessed luminaries
- Single tube 28W fully recessed luminaries on refurbished floors

Levels

- 500 lux average at desk height in undivided spaces
- Less than 400 lux average at desk height on refurbished floors

TELECOMMUNICATIONS

Backbone cabling

- 150 pair rising cables from MDF to IDF per floor

Other

- AM/FM/Analog and Digital TV
- Digital Foxtel also available
- The building is wired to a number of fibre optic networks

LIFTS

High rise

- Number of lifts – 6
- Max load per lift – 1,360kg
- Speed – 7m/s

Mid rise

- Number of lifts – 5
- Max load per lift – 1,360kg
- Speed – 5m/s

Low rise

- Number of lifts – 5
- Max load per lift – 1,360kg
- Speed – 2.5m/s

Dedicated goods lift

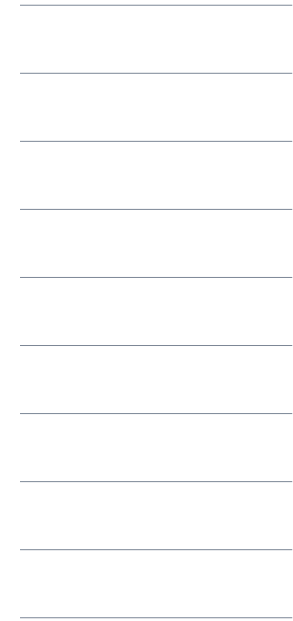
- 1 dedicated goods lift
- Levels served – all floors
- Max load per lift – 1,850kg
- Speed – 3.5m/s

Car park lifts

- Number of lifts – 2
- Levels served – 1 to foyer (Level 6)
- Max load per lift – 952kg
- Speed – 1m/s

Escalators

- Number of escalators – 4
- Levels served – retail to tower and Pitt Street to Level 6



Specifications

POWER

Metering

- Separate metering per floor

Power per floor

- 3 phase 4 wire 415/240V supply rates at 100 amps per phase T-off boxes

Capacity for tenant use

- Power 50VA/sqm per floor
- Lighting 15V/sqm per floor

Back-up

- Capacity of generator system – 6.5MVA
- Providing building power for 100% of essential services including lifts. 55 amps per floor available for tenant emergency power

ACCESS CONTROL

Proximity card system

- A/H access control

CCTV system

- On-site security personnel and alarm monitoring

FIRE PROTECTION

Type

- Automatic fire sprinkler system
- Smoke detection system
- Emergency warning and intercom system (EWIS)
- Fire hydrants and hose reels

FLOOR DETAILS

Floor size

- Average 1,150sqm

Glazing

- Double glazing 12mm air gap

Ceiling system

- Two way suspended ceiling grid
- 1,388 x 435mm acoustic tiles.
Typical floor-to-ceiling height – 2,700mm

Slab to slab

- 3,650mm

PARKING

Capacity

- 210 car spaces – tenant and visitor parking

Hours

- Unlimited with approved access

Access

- Entry via Reiby Lane

LOADING DOCK

Access, clearances and time

- Security controlled access via Reiby Lane
- Maximum clearance – 3.0m
- Maximum Length – 8.0m
- Maximum waiting time – 20 minutes

AMENITIES

Shops

- Chemist, doctor, dentist, newsagent, coffee lounges, food court, take-away food, travel centre etc.

Showers and jogger facilities

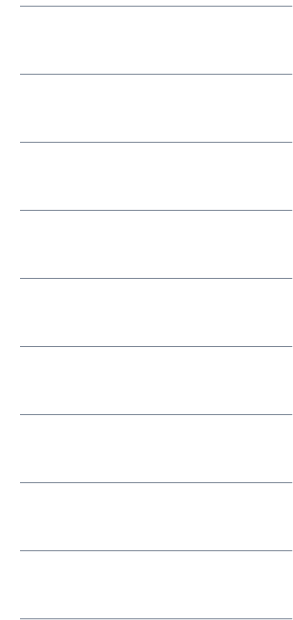
- Male/female change room showers located on basement Level 4

Bicycle parking

- Spaces available on loading dock Level 4

Storage room

- Available at competitive rates and subject to availability



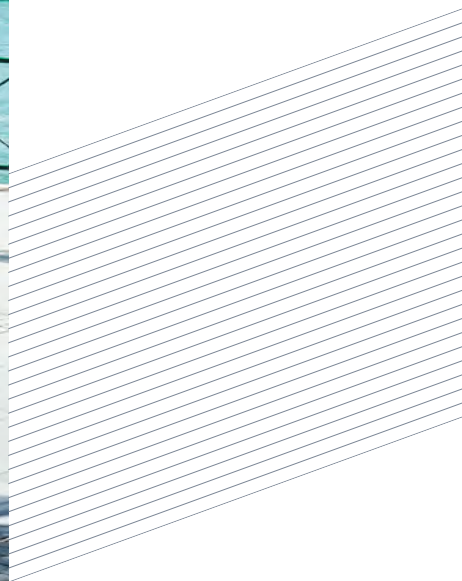
Sustainability

DEXUS is committed to keeping Gateway at the forefront for sustainability with a proactive strategy yielding continual improvements. Extensive upgrades have helped Gateway achieve a 4-star NABERS Energy rating (without GreenPower) and a shift to sustainable energy has enabled us to improve energy efficiency further to achieve a 4.5-star NABERS Energy rating (with GreenPower).

Energy efficient programme included:

- New demand-responsive chillers serving the air-conditioning system
- New BMCS replacing chiller controls and on-floor temperature sensors, providing better zone control and more flexible air distribution
- Sensor-controlled energy-efficient light fittings in common areas
- New integrated security control system
- The lift control system will be replaced to reduce power consumption and further improving energy efficiency at Gateway



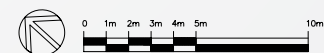


High density



Legend

Reception	1
Workstations	126
Boardroom	1
Meeting rooms	2
Discussion rooms	4
Staff area/breakout	1
Comms rack	1
Utility	1
Total staff:	126 ppl
NLA:	1,262.3sqm
Density approx:	10sqm/person



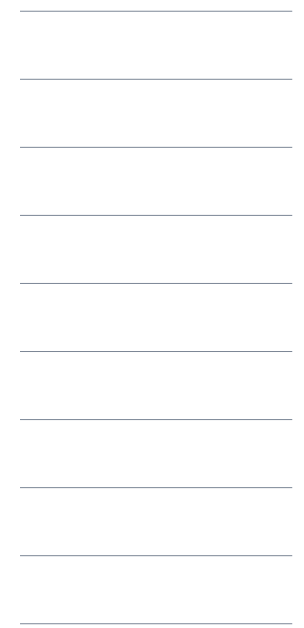
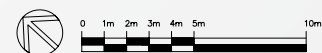


Mid density



Legend

Reception	1
Workstations	101
Boardroom	1
Meeting rooms	4
Team meeting	3
Internal meeting	2
Staff area/breakout	1
Quiet room	3
Computer room	1
Utility	2
Total staff:	102ppl
NLA:	1,262.3sqm
Density approx:	12sqm/person

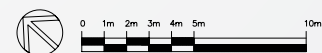


Low density



Legend

Reception	1
Offices	35
Workstations	46
Meeting rooms	3
Team meeting	3
Staff area/breakout	1
Computer room	1
Utility	1
Total staff:	82ppl
NLA:	1,262.3sqm
Density approx:	15.5sqm/person



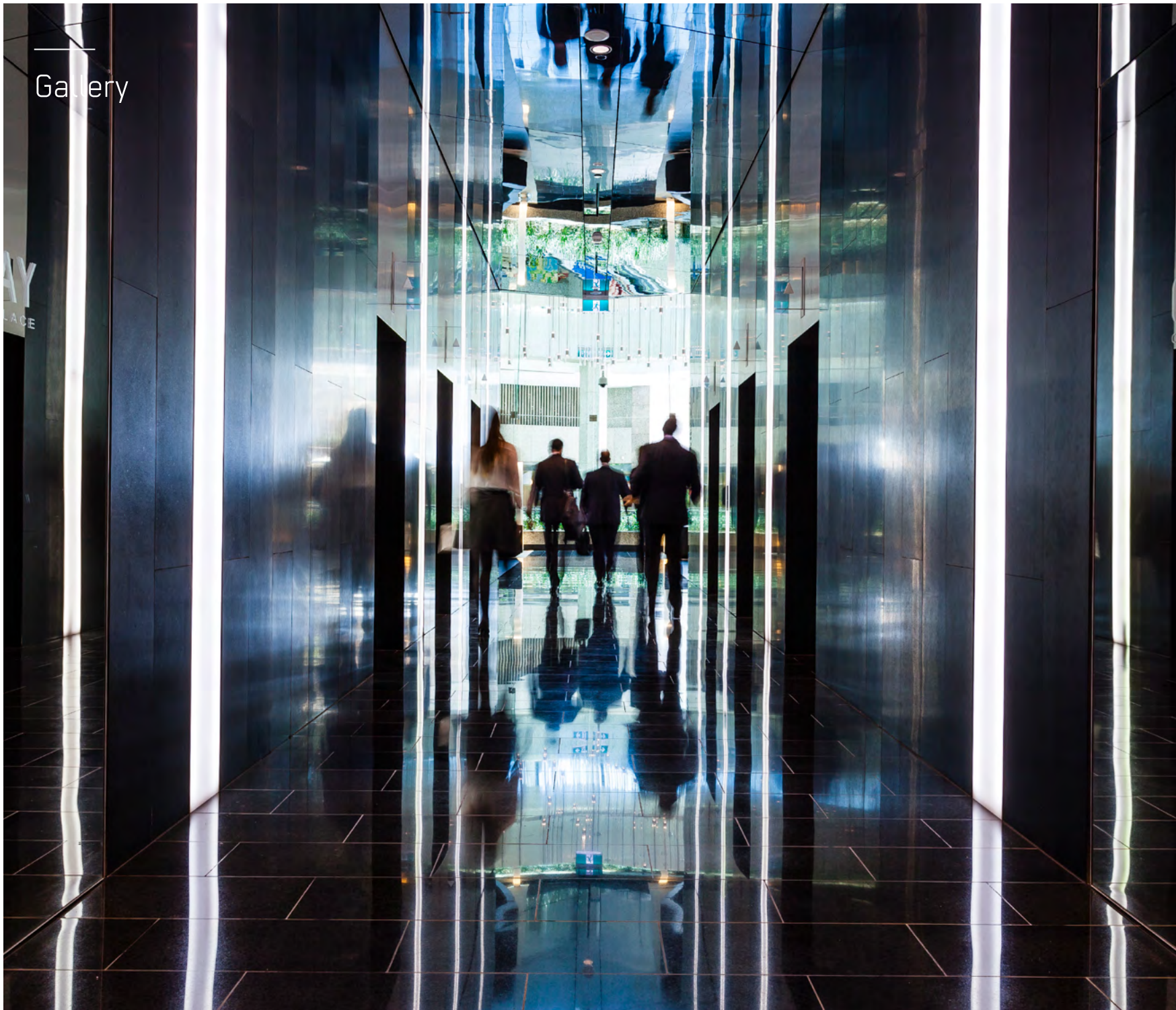


Gallery





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About DEXUS

DEXUS is one of Australia's leading property real estate groups with \$13 billion of assets under management.

DEXUS's vision is to be globally recognised as the leading real estate company in Australia, with market leadership in office. DEXUS invests in high quality office and industrial properties and, on behalf of third party clients, is a leading manager and developer of office, industrial and retail properties in Australia.

DEXUS is committed to being a market leader in Corporate Responsibility and Sustainability. For more than a decade DEXUS has been implementing best practice corporate responsibility and sustainability programs both in the development of new properties and the management and refurbishment of existing properties.

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