



SYDNEY'S UPPER WEST-SIDE STORY

CLARENCE STREET CREDENTIALS



55 Clarence Street is developing a new reputation. A strong collaborative team is rethinking this powerful address in the CBD's Upper West-Side to unite the city fringe and Wynyard Place with Barangaroo.

A sophisticated refurbishment will transform 55 Clarence into a modern commercial precinct integrating the retro 1970s façade with the stylish lobby upgrade to activate the urban street presence. 55 Clarence will usher in a sense of New York cool perfectly complementing Sydney's buzzing energy.





FRONT AND CENTRE

55 Clarence is a commanding corner address in the city's expanding Upper West-Side. It sits front and centre on Clarence Street with views of Barangaroo and Darling Harbour, whilst its streetscape links with the transport hub of Wynyard, the core CBD and the main vehicular access to North Sydney. In a world where travel time is valued, 55 Clarence's connectivity is beyond price.

55 Clarence's new reputation will establish Clarence Street as a major player in the emerging eclectic West-Side and as a significant spine in the CBD. Surrounded by the buzz of this city corridor, 55 Clarence will unite as well as lead.

Extensive upgrades to tenancy floors will bring the workspaces into contemporary business practice. The thoughtful palette, abundant natural light and design will ensure that work will be in pleasurable and inspiring spaces. Flexible floor plates will provide collaborative meeting areas, alongside quiet zones for people to be at their best.



CONNECTING SYDNEY

From its dominant corner address, 55 Clarence links the core CBD with North Sydney business and is a central connector with Barangaroo, Wynyard Place and the greater CBD.

WHERE INSIDE AND OUTSIDE CONNECT

A broader street frontage will provide a larger footprint for an expansive lobby entrance where the lines will be blurred between dining, leisure and work; where connectivity and convenience will work side-by-side in a seamlessly designed and activated ground floor.

Lush landscaped corners will frame the 55 Clarence entry into the open uplifting areas with clever placement of plantings to create private areas for seating in a comfortable, natural and dynamic space.

Sleek sophistication will be the atmosphere in the hotel-like concierge lobby where staff, clients and visitors will feel comfortable meeting regularly to be nourished by quality food and beverage in unique stylish spaces. It will be a slice of New York in Sydney; sophisticated with an edge!



THE UPPER WEST-SIDE FINE-GRAIN

Tenants will have the opportunity to discover unique experiences in this eclectic part of the CBD where new sophistication and city energy is evolving in laneways and 'hidden gems'.

Best practice workspaces, quality retail, new cuisines and eating styles will transform work + life and provide a balance wanted by city employers and their people.

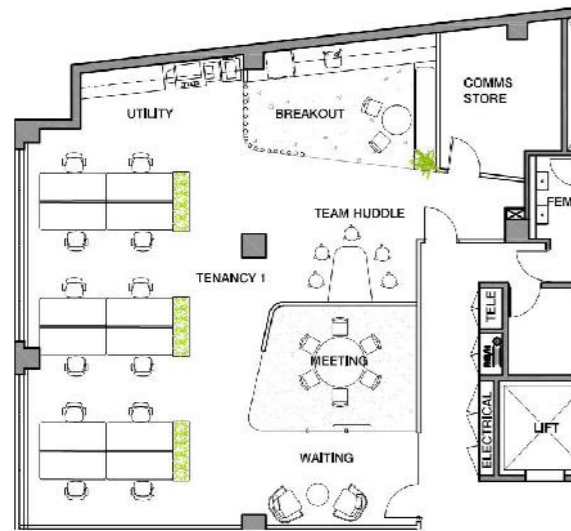
Surrounded by the strong public transport hubs through to Wynyard and to ferries at Barangaroo, 55 Clarence's central location makes it a seamless experience getting to and from work.



TENANCY TYPES

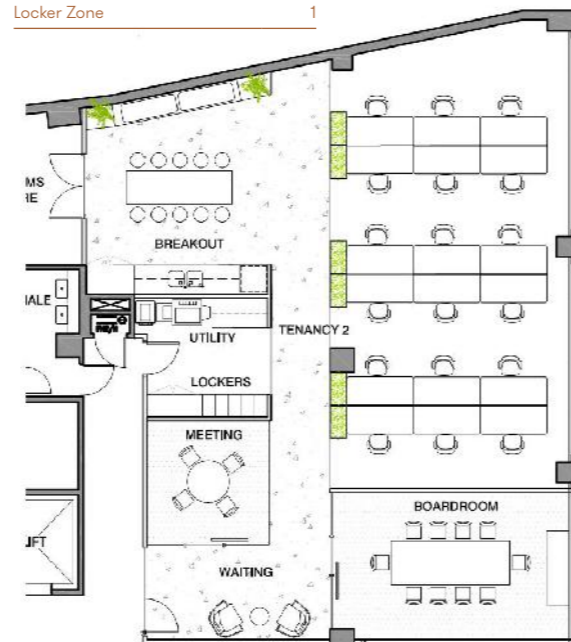
TENANCY 1

Workstations	12	Net Lettable Area (approx)	150
Waiting	1	Occupancy	12
Meeting	1	Workspace Ratio	1:12.5
Team Huddle	1		
Breakout	1		
Utility	1		
Comms / Store	1		



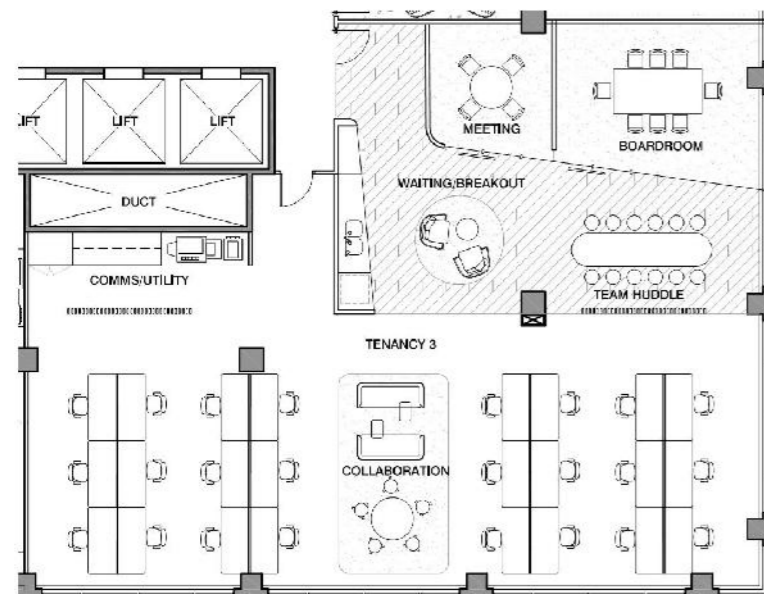
TENANCY 2

Workstations	18	Net Lettable Area (approx)	205
Waiting	1	Occupancy	18
Boardroom	1	Workspace Ratio	1:11
Meeting	1		
Comms / Store	1		
Utility	1		
Locker Zone	1		



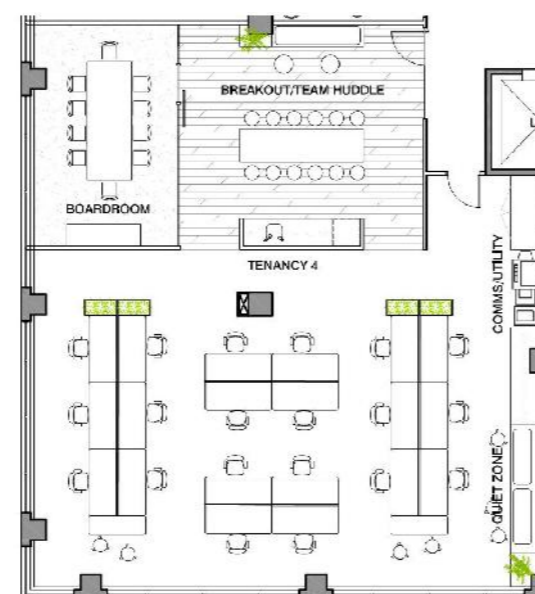
TENANCY 3

Workstations	24	Net Lettable Area (approx)	255
Waiting / Breakout	1	Occupancy	24
Meeting	1	Workspace Ratio	1:10.6
Boardroom	1		
Team Huddle	1		
Collaboration	1		
Comms Utility	1		



TENANCY 4

Workstations	20	Net Lettable Area (approx)	195
Breakout / Team Huddle	1	Occupancy	20
Boardroom	1	Workspace Ratio	1:9.75
Quiet Zone	1		
Comms Utility	1		



BUILDING SERVICES



5 STAR NABERS ENERGY RATING



ABUNDANT NATURAL LIGHT



ON SITE BUILDING MANAGEMENT



END OF TRIP FACILITIES

- MEN & WOMENS
- 32 Lockers
- 6 Showers
- Accessible toilet and shower
- 16 Bike Racks



LIFT SERVICES

There are six passenger lifts installed in the property. The lifts underwent upgrade works around 2005, these works were undertaken by Kone Elevators. The lifts are in good working order and well maintained.



MODERN, EFFICIENT MECHANICAL SERVICES

The air conditioning system comprises:

- 2 water cooled liquid refrigeration chillers
- 2 x back pull out centrifugal chilled water pumps
- 2 x Aquacool induced draft cooling towers
- 3 x back pull out centrifugal heating hot water pumps

Mechanical ventilation installed includes:

- 3 central air handling units
- Full Variable Air Volume system serving central and perimeter zones
- Car park exhaust and supply air fans; and Fire dampers

The control system has:

- Mechanical services switchboards (MSSB) in each plantroom for supply and electrical master control of the mechanical services plant
- Modern building management and control system (BMCS) for monitoring and automatic control of the mechanical services, with head end computer in the building management office
- Automatic tenancy air conditioning shut-off controls, and after-hours controls



RELIABLE ELECTRICAL SERVICES

The building's electricity supply and distribution infrastructure consist of:

- Substation no. S3629 providing incoming consumer main supplies to the building
- Smart sub-metering system
- Floor level tenant distribution boards (DB's)

Base build electronic security systems provided include:

- PACOM closed circuit television (CCTV) system with digital colour cameras at the external entry points
- PACOM access control and security alarm system with proximity card controls



COMPREHENSIVE FIRE SERVICES

The building is provided with wet fire protection systems, electronic fire systems interfaced with other essential building services, and firefighting equipment on all levels.



HYDRAULIC SERVICES

The base building hydraulic services provided throughout the building and basement car park include water and gas supply reticulation, central hot water system, drainage infrastructure, fixtures and fittings.

DYNAMIC PROJECT TEAM



Zone Q Investments has been investing in Australia since 2013 and is committed to providing an outstanding fresh face for this iconic address.

This international developer has worked closely with communities to produce high quality residential and commercial projects.

Zone Q's professional team works with design and development leaders to construct buildings and precincts of architectural significance within their individual locations.

Its focus is to develop strong relationships within the marketplace whilst extending design and innovation and setting new benchmarks with its integrated development projects.



Investment managers Artifex Property Group is an "end-to-end" delivery real estate specialist, combining a creative management approach to provide innovative solutions for its customers.

This could be A grade "shiny" institutional assets or turning unloved assets into aspirational spaces. The approach relies on bespoke strategies for each property. Ultimately the result is "best in class" assets that are able to be divested for superior returns.

Artifex's four directors have worked together for over a decade and have a combined 80 years' real estate experience.



Gray Puksand is an Australian architecture and integrated design practice with studios in Brisbane, Melbourne and Sydney.

The human experience is at the heart of everything we create. Working across multiple sectors, from education and commercial architecture to workplace and retail design, our design process begins with investigating and truly understanding our clients' desires and aspirations. We employ our extensive knowledge, research and excellence in design to create future-proof environments.

Individually, we are accomplished, curious, imaginative designers. Collectively, we are a diverse national team, applying a consistent design methodology to deliver successful projects for our clients and the people who inhabit them.

55 CLARENCE CONNECTING SYDNEY

Led by owners Zone Q and investment managers Artifex Property Group and in collaboration with architects Gray Puksand, the remake of 55 Clarence will redefine the concept of combining the best of workplace design with an ambiance of cool sophistication to create a new destination.

A powerful address on the spine connecting Sydney's CBD business precincts with North Sydney, 55 Clarence welcomes businesses to be part of the evolving Upper West-Side story.



FOR LEASING ENQUIRIES



Thomas Fredriksen
Mob +61 400 030 003

Angela Carroll
Mob +61 404 810 680



Antonia Foweraker
Mob +61 434 355 933

Tim Stanway
Mob +61 421 080 397