



CHIFLEY

WHOLE FLOORS

***MAKE YOUR
BUSINESS A
DESTINATION***

CHIFLEY

SET THE PACE

JOIN CHIFLEY'S
IMPRESSIVE BUSINESS
NETWORK.



 **Chifley Square**
← Phillip St

OVERVIEW

A DISTINCT FIRST IMPRESSION

Chifley is an iconic 42 level landmark building in Sydney's financial and legal hub, home to some of Australia's most influential firms.

Designed by New York architects, the building draws its influence from Manhattan skyscrapers with impressive scale and quality marble finishes.

Chifley is also focused firmly on the future, with recent lobby refurbishment and upgrades creating an impressive entrance and enhancing amenities.

Refurbished and fitted out suites are now available, providing you a unique opportunity to join this powerful business network.

KEY FEATURES

Chifley Plaza retail and Club House

42 floors of Premium office space

Expansive CBD and harbour views

390 car parking spaces

End of trip facilities

Building concierge

24 hour onsite security

Flexible column-free floorplates

4-star NABERS Energy rating

CHIFLEY



LOCATION

AT THE HEART OF THE ACTION

WHEN YOU'RE AT THE TOP OF YOUR GAME, YOU NEED TO BE IN A POSITION OF INFLUENCE.

With its prominent position in the Sydney skyline and a location at the heart of the financial district, Chifley is a destination renowned for its network of progressive businesses and industry leaders

You'll be located just moments from the Law Courts, Martin Place and State Parliament, and a short walk from Circular Quay, Hyde Park and Pitt Street Mall.



CHIFLEY

AMENITY / LIFESTYLE

FIRST CLASS SERVICE COMES AS STANDARD

AT CHIFLEY, YOU'LL EXPERIENCE
PREMIUM SERVICE AND EXCEPTIONAL
ATTENTION TO DETAIL.

We make sure conducting business is seamless, by
providing the facilities and support to help
you perform at the highest level.

CHIFLEY RETAIL

With over 30 retailers, including a hand-picked
selection of global and Australian retailers, everything
you need is here. The offer includes a food court, and
cafes operate for early breakfast to late afternoon
meetings, as well as service providers such as a tailor,
pharmacy, barber and newsagent. Award-winning
Azuma Japanese Restaurant provides the perfect
setting for fine dining business lunches and dinners.

CONCIERGE

The Chifley Concierge is available to meet and greet
important guests, organise same day dry-cleaning or
book that special dinner. Chifley also provides 24 hour
onsite security to ensure peace of mind.

CHIFLEY CLUB HOUSE

The Chifley Club House is a complimentary space for
all Chifley Tenants, with a towel service, CNN news
broadcast and fresh fruit, tea, coffee and filtered water.

END OF TRIP FACILITIES

Chifley's End of Trip facilities include secure bike cages,
lockers, showers and a daily towel service.

CHIFLEY



SURROUNDING PRECINCT

***THE BEST
OF SYDNEY,
ON YOUR
DOORSTEP***

IN THE HEART OF THE FINANCIAL DISTRICT, CHIFLEY IS A SHORT WALK FROM TRANSPORT, ENTERTAINMENT AND THE BEST OF SYDNEY'S LIFESTYLE.

TRAVEL

Chifley is just a few minutes' walk from Martin Place station, with Wynyard, Circular Quay and St James stations also nearby. It's easily accessed by car and close to the Eastern Distributor and Harbour Bridge.

REVIVE

Clear your head with a stroll in Sydney's Royal Botanic Gardens or Hyde Park, take a lunchtime jog from Circular Quay to Mrs Macquarie's Chair, or swim laps at Boy Charlton Pool. There are also plenty of local gyms to choose from. For a cultural break, visit the MCA or NSW Art Gallery.

EXPLORE

Head to one of the many surrounding restaurants or discover the latest bar in the hidden laneways near Martin Place and The Rocks. For an iconic experience, watch the sunset over the Harbour Bridge from Opera Bar. If shopping is more your style, visit Chifley retail stores or head to Pitt Street Mall.



VIEWS

A PANORAMIC OUTLOOK

SUNSET TO SUNRISE,
IT'S AN INSPIRING VIEW

Chifley offers spectacular views overlooking the magical blue of Sydney Harbour, the Sydney Opera House and The Royal Botanic Gardens.

Views stretch to North and South Head, from Manly to Watsons Bay and across Darling Harbour to the Blue Mountains.



SUSTAINABILITY

IMPROVING OUR SUSTAINABILITY

WE UNDERSTAND THAT SUSTAINABLE BUILDING DESIGN CAN SIGNIFICANTLY SAVE ENERGY AND WATER COSTS, SO WE CONSISTENTLY UNDERTAKE NEW INITIATIVES TO IMPROVE OUR PERFORMANCE.

Chifley currently has a 4.0 star NABERS Energy Rating. We recently centralised the air-conditioning plant to create additional zoning and controls, installed new energy efficient lighting with sensor controls and undertook an extensive upgrade of the lift controls and motors.

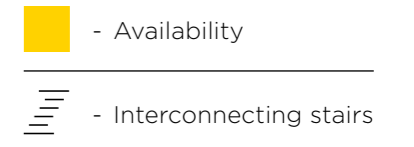
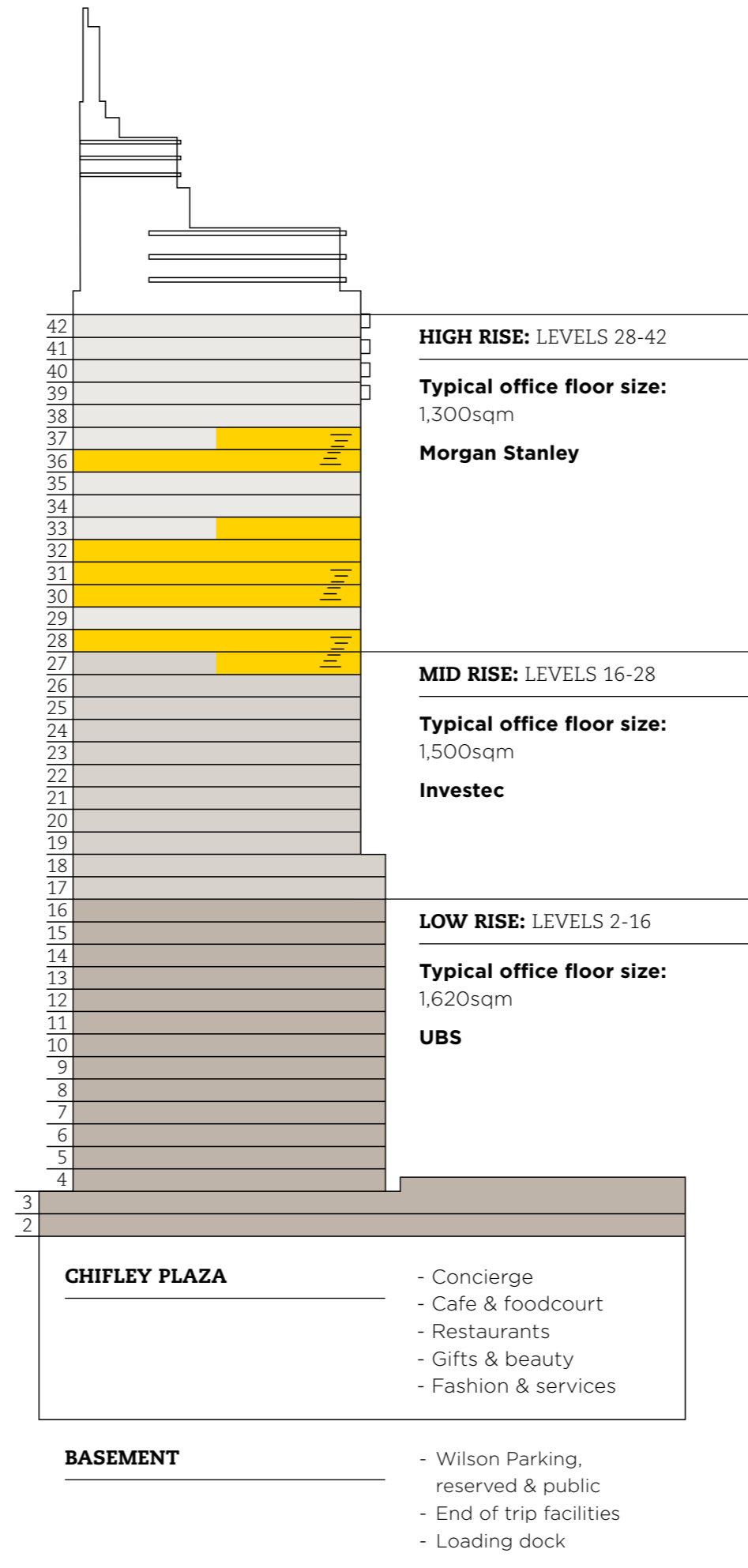


AVAILABILITY

CHOOSE YOUR DYNAMIC NEW WORKSPACE

FOR THE FIRST TIME, CONTIGUOUS REFURBISHED AND FITTED OUT FLOORS ARE AVAILABLE FOR LEASE.

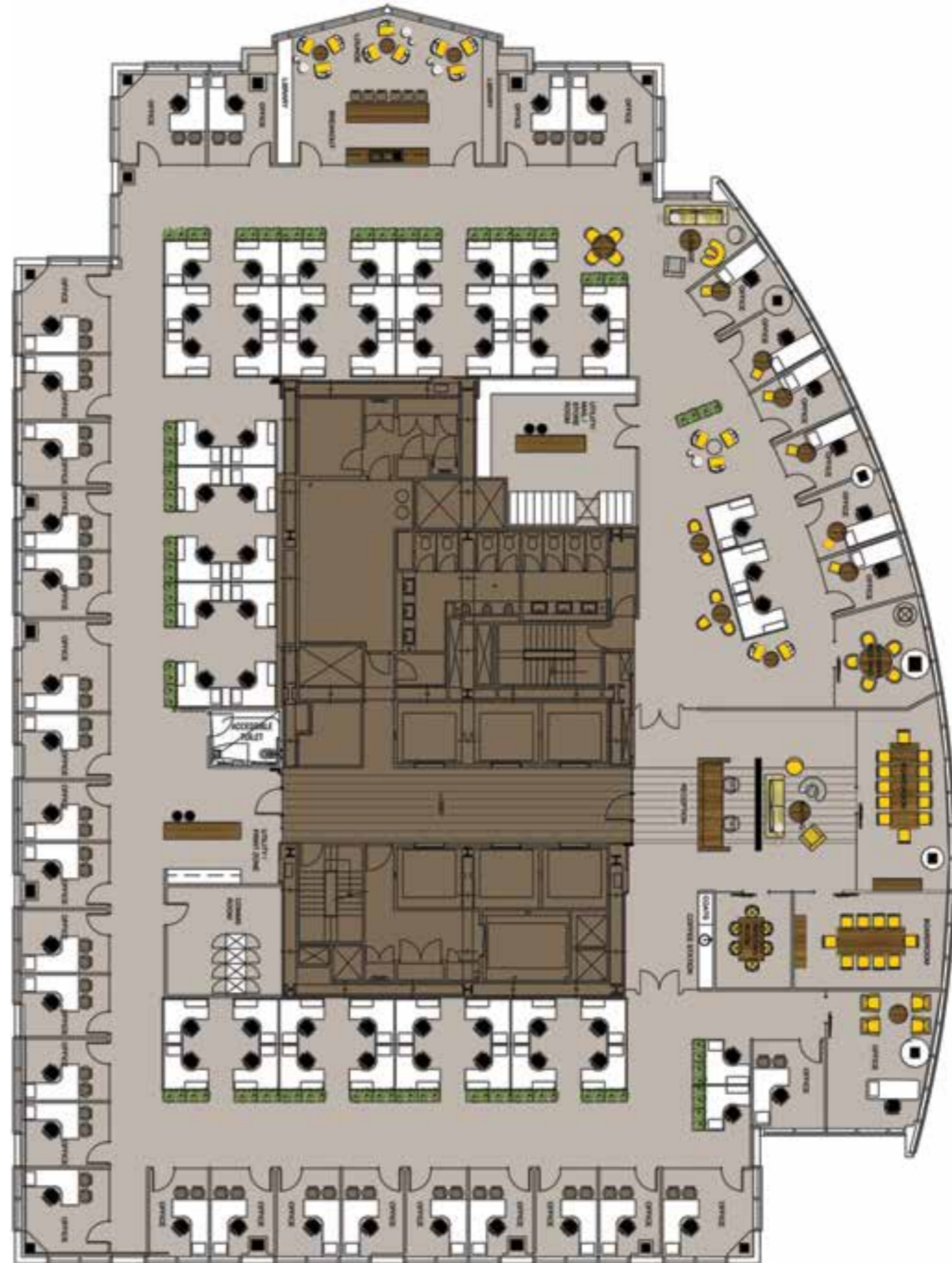
Whether you need the flexibility to grow or require a large headquarters for your thriving team, this is your opportunity to make this iconic corporate address your own.



LEVEL 32 OFFICE PLAN

LEGEND

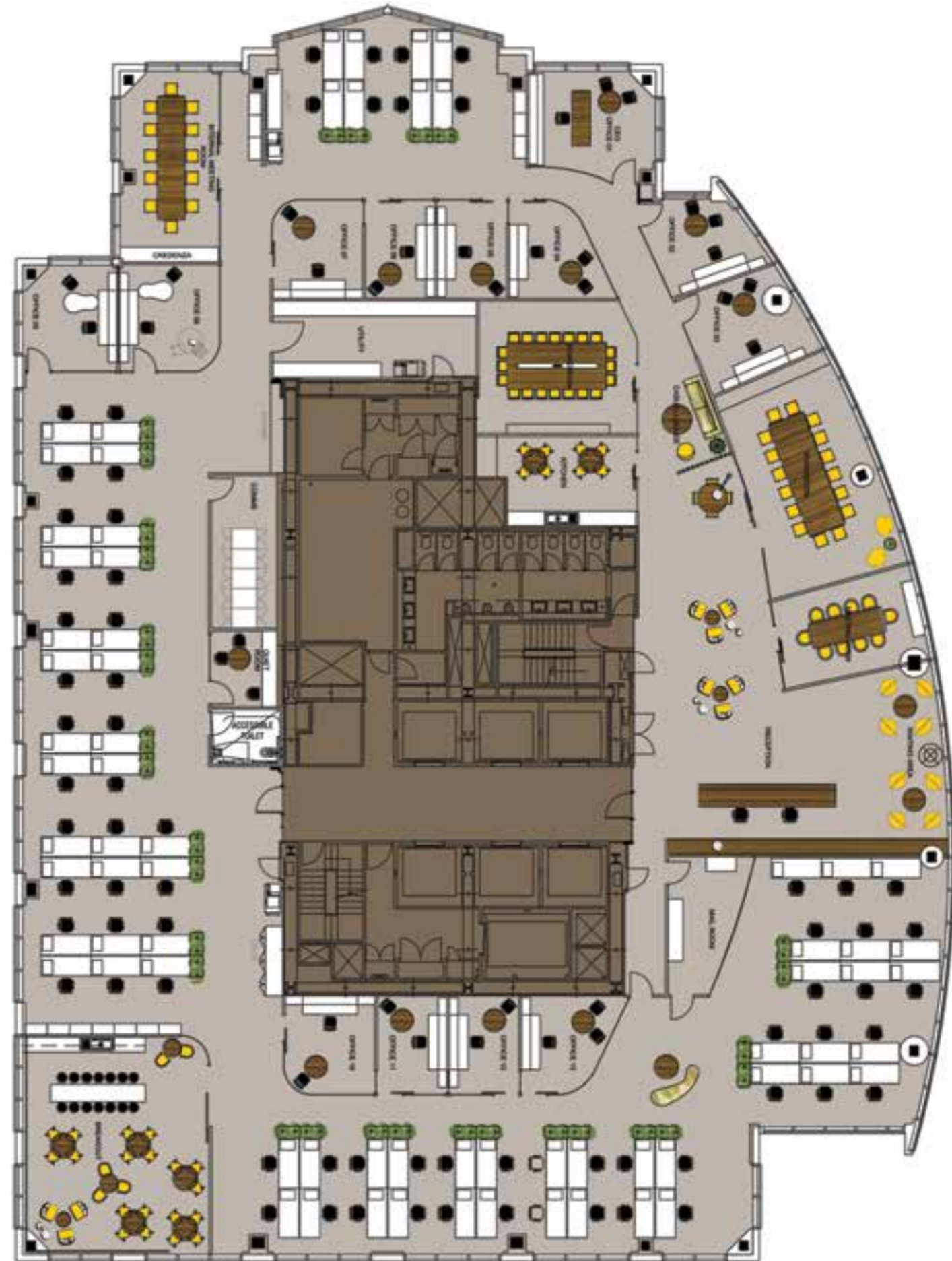
Reception	1
Boardrooms	2
Meeting room	1
Waiting	1
Workstations	54
Offices	35
Breakout	13
Computer room	1
Utilities	1
Mail room / store / utility	1
Informal meeting	1
Lounge	2
Library	2
Total staff	91
Approx area (sqm)	1297
Density	14.2



LEVEL 32 HYBRID PLAN

LEGEND

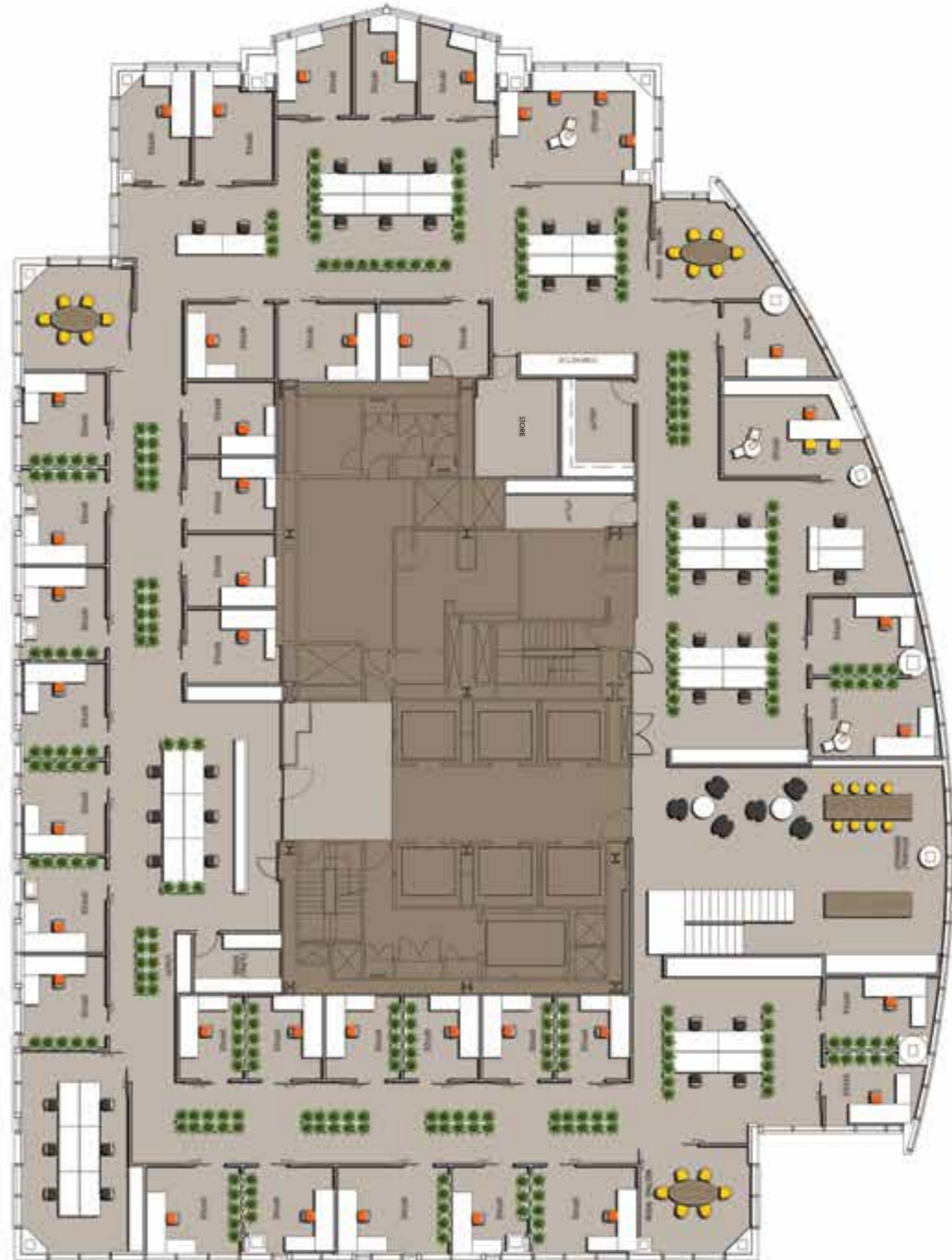
Reception	1
Boardrooms	2
Meeting room	1
Waiting lounge	2
Internal meeting	1
Workstations	71
Offices	13
Breakout	1
Kitchen	1
Computer room	1
Utilities	3
Mail room	1
Total staff	86
Approx area (sqm)	1297
Density	15



LEVEL 36 SPLIT FLOOR

LEGEND

Offices	37
Workstations	38
Staff Area/Breakout	1
Meeting rooms	3
Store rooms	2
Utilities	2
Compactus	1
Total staff	78
Approx area (sqm)	1304
Density	16.7

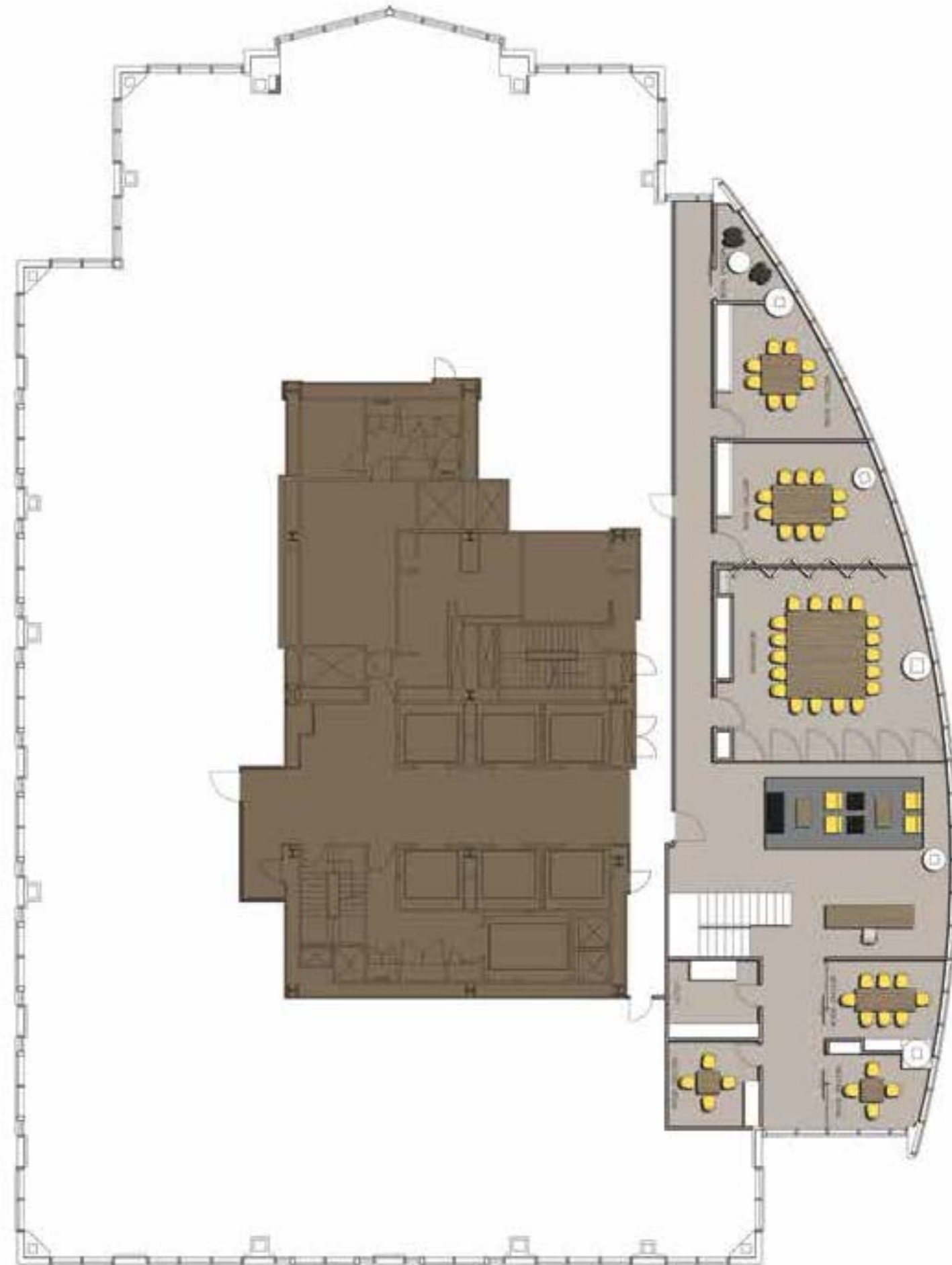


LEVEL 37 SPLIT FLOOR

LEGEND

Reception	1
Waiting Lounge	1
18 Person boardroom	1
2 Person meeting room	1
4 Person meeting rooms	2
8 Person meeting rooms	2
10 Person meeting room	1
Utilities	1

Approx area (sqm) 339



SERVICES

PREMIUM GRADE SERVICES

ENJOY CHIFLEY'S PREMIUM GRADE BUILDING SERVICES AND THE FLEXIBILITY OF COLUMN FREE FLOORS. CREATE AN ACTIVE WORKSPACE TO SUIT YOUR NEEDS, FROM OPEN PLAN COLLABORATIVE ENVIRONMENTS TO PRIVATE MEETING HUBS AND QUIET SPACES.

THE BUILDING PROFILE AT A GLANCE

Date of Completion	1992
Number of Storeys (including ground and upper ground floors)	44
Office Net Lettable Area	65,310m ²
Retail Net Lettable Area	5,268m ²

TYPICAL OFFICE FLOOR SIZE

Low Rise	1,620m ²
Mid Rise	1,500m ²
High Rise	1,300m ²

RISERS

Low Rise	Levels 2-16
Mid Rise	Levels 16-28
High Rise	Levels 28-42

NO. OF LIFTS PER RISE

Office Levels	6
Carpark	2

COLUMN FREE FLOORS

Access Flooring to Office Floors (ex Level 42)	150mm
Floor to Ceiling Height	2,700mm
Slab to Slab Height	4,075mm
Core to Window Span	12-14m

POWER RETICULATION

Power into Building

4 independent sub-stations each connected to the 11 KV triple grid city electricity system

Emergency power

Diesel Generators serving Essential Services and Tenant Standby Power requirements

Standard Tenant Emergency Power Provision

30 watts per m²

SERVICE PROVIDERS

Foxtel, Asia Sat 3, PanAm Sat 8, Reuters and Digital Television

SECURITY

24 hour, 7 day manned on-site security

Access control Casi Rusco system with proximity card

Manned concierge desk

Building hours: Business days - 8.00am to 6.00pm
Monday to Friday

BASEMENT

Tenant, visitor and casual car spaces

Male and female showers and locker facilities

Loading dock

Secure bike racks and area

ACCESSIBLE TOILETS

Located at each lift transfer floor

ON-SITE RETAIL OVER THREE LEVELS

Restaurants, wine bar, coffee shops, foodcourt and retail shops provide an ideal environment for networking with likeminded business people.

ENVIRONMENTAL SUSTAINABILITY

Chifley Tower's current energy efficiency rating is: 4-star NABERS Energy rating.

Chifley Tower has implemented a number of initiatives to assist in achieving a significant uplift to its sustainability rating. Initiatives completed in 2012 on the refurbished floors include centralising the air-conditioning plant with additional zoning and controls, new energy efficient lighting with sensor controls and an extensive upgrade of the lift controls and motors.

TECHNICAL UPGRADES

Extensive modernisation of superior services and building finishes has reinforced Chifley Tower as one of Sydney's leading premium grade buildings.

The refurbished whole floors offer:

5 zones for greater control of air-conditioning supply.

New centralised chilled water plant.

Energy efficient T5 lighting.

Automated C-Bus sensor controlled lighting.

5 zones for tenant control of lighting.

New electrical infrastructure.

New 2-way ceiling grid system and tiles.

BUILDING UPGRADES

Each of the lift lobbies of the refurbished floors have new high quality finishes. The low and mid rise floors have colour backed glass wall finishes with tiled flooring. The high rise floors have French Vanilla limestone wall finishes and Italian stone flooring.

Chifley Tower's modernisation has included an upgrade to the lift car interiors and controls, replacement of the lift motors to the mid and high rise lift cars, construction of a secure caged bike facility and new male shower and locker facilities.

WHOLE FLOORS

LEVEL	AREA APPROX	RENTAL \$/SQM PA NET	AVAILABILITY	COMMENTS
3701*	339.00	Price on application	June 2014	Quality existing fit-out and fantastic harbour views. Internal staircase to level 36.
36	1,304.00	Price on application	June 2014	Quality existing fit-out and fantastic harbour views. Eastern lift lobby frontage.
32	1,297.00	Price on application	Immediate	Harbour views.
31	1,260.00	Price on application	Immediate	Harbour views. Internal staircase to level 30.
30	1,430.00	Price on application	Immediate	Harbour views. Internal staircase to level 31.
28	1,481.00	Price on application	Q4 2014	Harbour views. Existing fit-out with internal staircase to level 27.
2701*	1,080.00	Price on application	Q4 2014	Harbour views. Existing fit-out.

* Not a whole floor

BUILDING OUTGOINGS

In addition to rental, currently estimated at \$210.19/sqm pa plus GST as at 31.12.14

CONTACT

AN ICONIC ADDRESS AND UNIQUE OPPORTUNITY

JOIN CHIFLEY'S PROGRESSIVE
AND DYNAMIC BUSINESS LEADERS.

Contact us today to arrange an inspection.

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