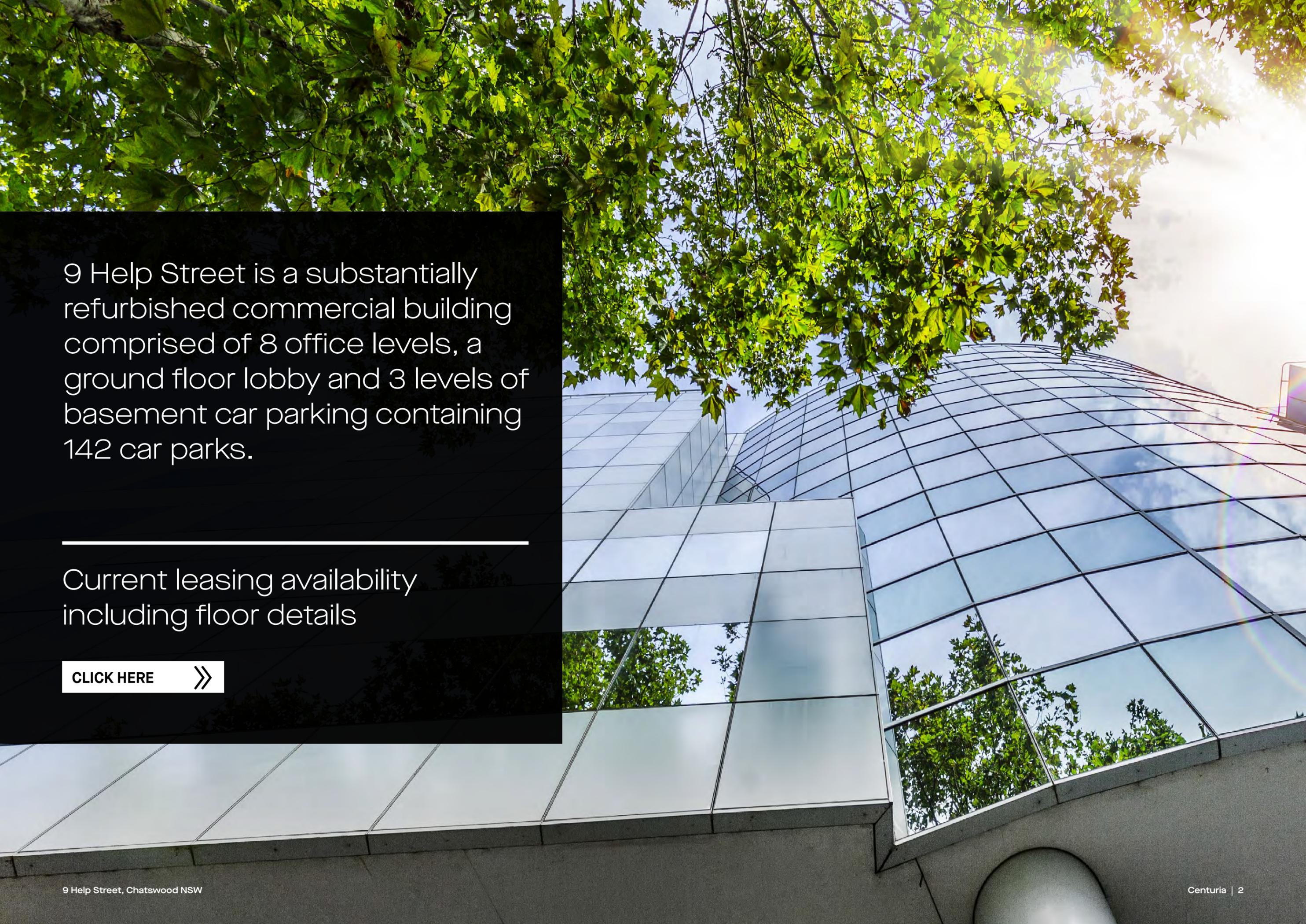


9 HELP
STREET

Chatswood

Information memorandum

Centuria



9 Help Street is a substantially refurbished commercial building comprised of 8 office levels, a ground floor lobby and 3 levels of basement car parking containing 142 car parks.

Current leasing availability including floor details

[CLICK HERE](#)



A rewarding workplace environment

The property has a Net Lettable Area (NLA) of 9,394 sqm. The building currently has an on-site café located in the building lobby.

The floor plates are approx. 1,250 sqm, and are set around a central core, allowing excellent natural light to all areas. The lower floors provide a leafy outlook over Help Street, with the upper floors boasting fantastic district views.

The building has recently achieved a much sought after 4.5 Star NABERS base building energy rating.

Centuria has a comprehensive capital expenditure program in place to insure the building is well managed and operating to its optimal capacity.



Location

NORTH SYDNEY
6KMS

SYDNEY CBD
12KMS

SYDNEY AIRPORT
20KMS

ST LEONARDS
4KMS

WESTFIELD
CHATSWOOD

9 HELP
STREET

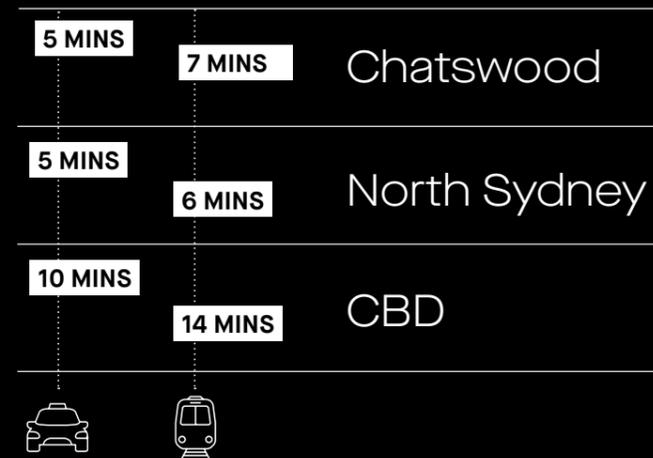
Access

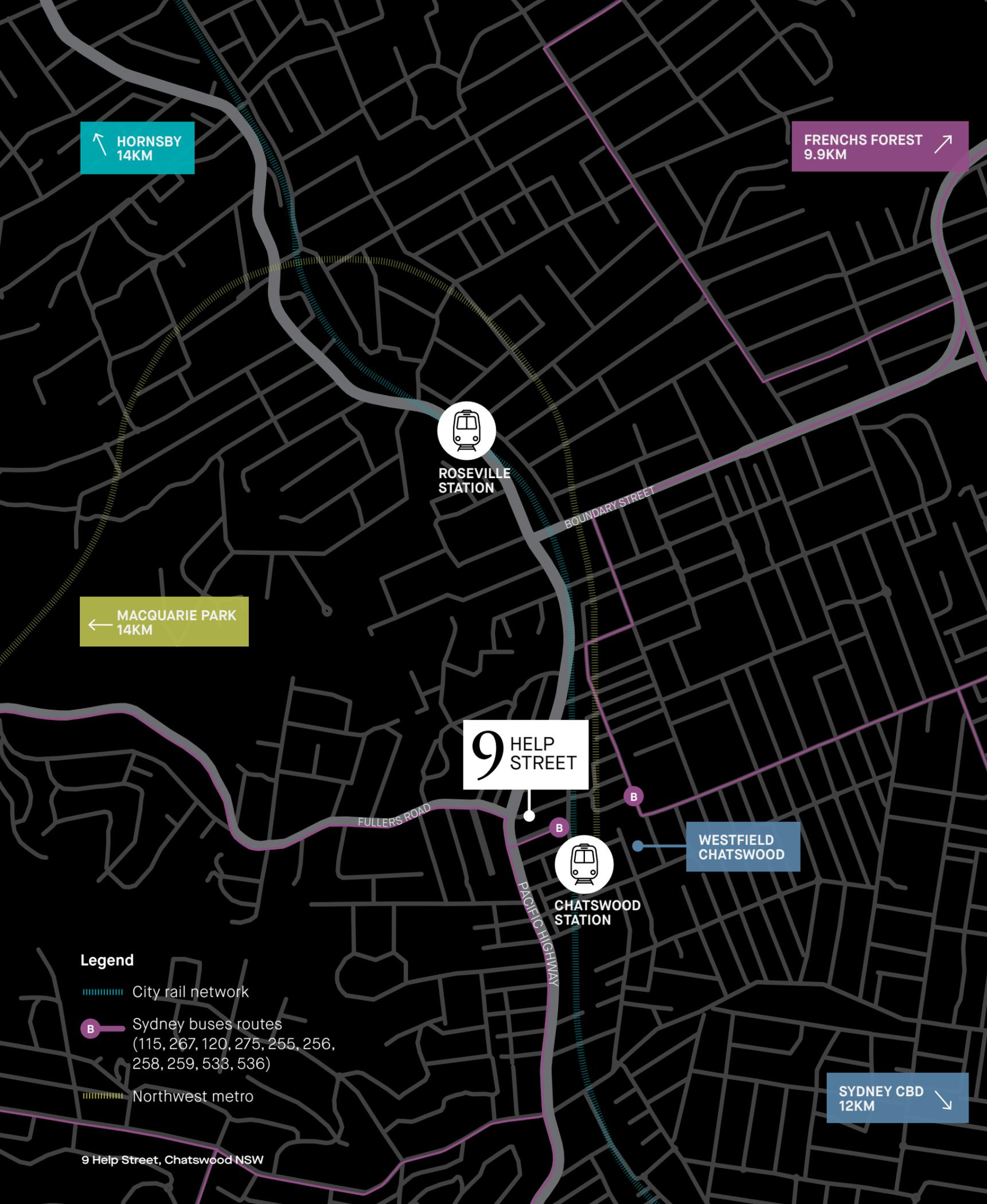
9 Help Street is at the focal point of North Shore's transport network with rail and bus services providing easy access to the surrounding commercial centres, including North Sydney, St Leonards and the Sydney CBD.

Chatswood is centrally positioned adjacent to the centres of North Sydney, St Leonards and Sydney CBD to the south, the emerging metropolitan areas of Macquarie Park, North Ryde, Homebush and Rhodes.

Located on the North Shore line, Chatswood is well serviced by rail and bus. The new Chatswood to Epping Rail Link provides greater connectivity.

Easily accessible by road, Chatswood is served by the Pacific Highway to the north and south and is within easy reach of the M2 Motorway to the northwest and Gore Hill Freeway, providing access to the Sydney CBD.





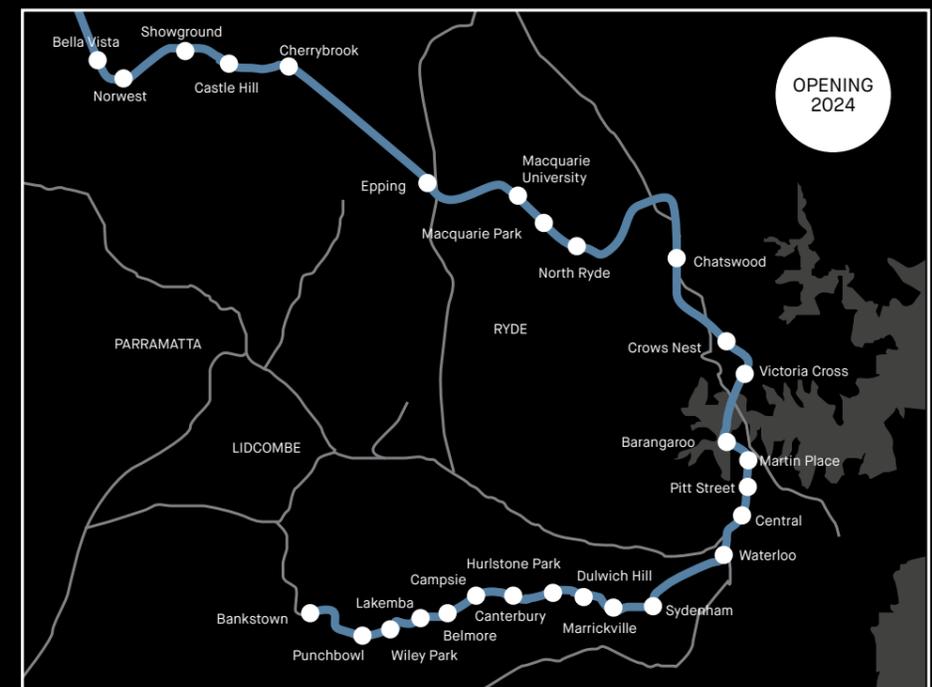
Transport

When the Sydney Metro is extended into the Central Business District (CBD) and beyond in 2024.

The Metro Rail will run from Sydney’s booming North West region under Sydney Harbour, through new underground stations in the CBD and beyond to the south west, St Leonards and the Chatswood CBD.

Formerly the 36 kilometre North West Rail Link, this \$8.3 billion project includes eight new Metro stations, five upgraded stations and 4,000 commuter car spaces. Chatswood is one of five railway stations which has been upgraded to metro standards as part of the Sydney Metro network. This upgrade included platform screen doors installed along the full length of the platforms, improving customer safety and allowing trains to get in and out of station much faster.

The number of train services between Epping and Chatswood have increased to 15 an hour in the peak and customers soon enjoy a new direct Metro service to Crows Nest, Barangaroo and Martin Place when Sydney Metro City & Southwest opens in 2024.



Diversity and convenience

Chatswood is one of the largest retail centres in Australia with over 27 million people passing through Westfield Chatswood & Chatswood Chase each year.

Wellness

Fitness First, Anytime Fitness, F45 Training, Crunch Fitness.

Bars, restaurants & cafes

Including Oliver Brown, Three Beans, The Avenue, Din Tai Fung, The District Fine Dining Precinct, Bavarian Beer Café, Kam Fook, The Chelsea Hotel, Rocket Restaurant.

Retail

Chatswood Chase and Westfield including 60 retailers; such as Zara, H+M, Top Shop, David Jones, Apple, Herringbone, Country Road.

ATMs, banks

Including BOQ, Bank West, CBA, St George, Westpac, NAB, ANZ.

Hotels

Including The Sebel, Quest, Silkari Suites, Mantra, Meriton Apartments.

Transport

Including Train, Bus, Taxi, CarMetro City & Southwest opens in 2024.



Brand new end-of-trip facilities

The brand new End of Trip facilities offer a bright and vibrant space that allow for the secure storage of clothing and gym equipment whilst also providing spaces to shower and change after riding to work.



10 Showers
5 Female / 5 Male



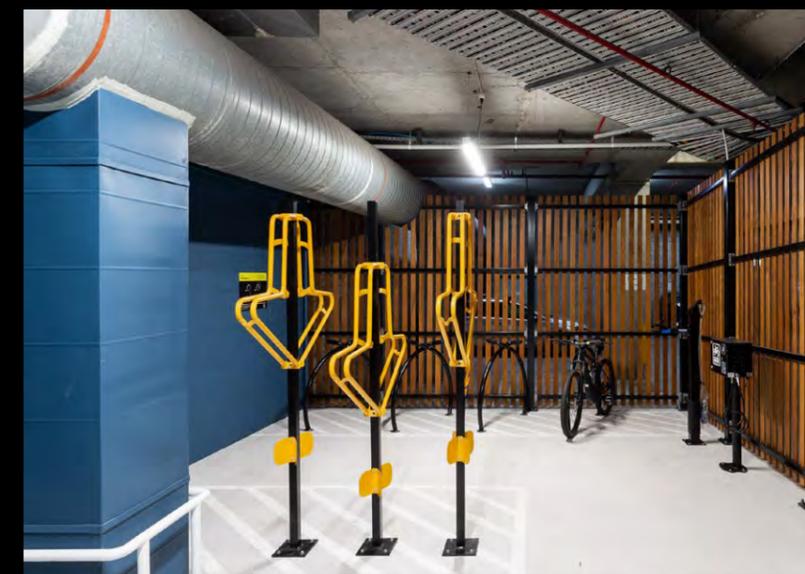
3 Toilets
1 female / 1 male / 1 DDA
Compliant



78 Lockers
18 female / 38 male /
12 over flow



34 Bike store



Suite 2.05

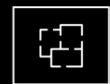
VIDEO TOUR >>>



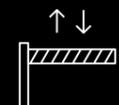
BaseUp

Flexible parking solution available

 Cloud-based dashboard to manage parking with flexibility, clarity and ease

 Carpark configuration to maximise efficiencies

 Direct app access to bookings

 BaseUp Bluetooth hardware to facilitate carpark access

 Customisable visitor management upon request

 Maximise car park utilisation

 Self-serve solution for building tenants

 Shared staff and visitors parking

 Monetise your unused parking spaces



Book

Manage

Access



Bintracker

Providing real-time, accurate and granular waste reporting.

Waste sorting into four streams using the colour coded bins that you can purchase from us:



The source and weight of all building waste will be captured through:

- Platform scales at the waste collection point; and
- Bintracker Mobile App with QR code recognition and scale integration. The system provides your company with data for scope 3 emissions reporting and reduces your impact on the environment.

Accessible data:

- View your waste data through the Bintracker portal.
- Automated monthly summaries of your company's waste output.

centuria.com.au/bintracker

Building specifications



Construction
1991



Latest refurbish
2010



Property type
B grade



End of trip facilities
Brand new as of 2023



Building hours
7.30am-6pm



Air conditioning type
Condenser water loops available



Building access system
Key card access system



Car spaces
142 Car bays



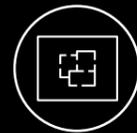
Ceiling grid
As per as2785



Communications
NBN ready and optic fibre cable.
Copper cable with krone blocks.



Energy rating
Nabers 4.5 Star



Construction
Traditional reinforced concrete
with cladding



Fire protection
Fire detection and alarm system.
Fire sprinkler system. Ewis



Goods lifts
1800kg capacity



Power
2075KVA main switchboard
1675KVA tenant switchboard





A new flexible work solution by Centuria.

cirque is Centuria's national network of flexible workspace sites located within our commercial office buildings. cirque offers luxe meeting and office spaces for collaboration and community, with best in class amenities. Located within lifestyle precincts, these top quality flexible workspaces have a strong focus on technology, offering state of the art work hubs to small, medium and large businesses who are looking for high end finishes and brand elevating client engagement spaces.

Convenience at your fingertips, these exclusive inclusions come as part of our memberships. Lounge Membership available for the building tenants.

- | | | |
|--------------------------|---------------------------|------------------------------------|
| Fast secure wifi | Private meeting rooms | Daily cleaning service |
| 24/7 access and security | Mail and package handling | End of trip facilities |
| Concierge services | Dedicated support team | Regular professional social events |
| Luxe kitchens | State of the art printers | Conference spaces |

cirquespaces.com.au >>



9 HELP STREET

Chatswood

Current leasing availability
including floor details

[CLICK HERE](#)



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Centuria