



Centuria

# FORUM

## 201

INFORMATION MEMORANDUM  
201 PACIFIC HIGHWAY, ST LEONARDS NSW 2065



# Your new office awaits.

NOW LEASING →

FORUM  
201





Welcome to  
201 Pacific Highway,  
St Leonards.





# In the centre of everything.

Networking with others has never been easier, with a commanding position at the heart of the St Leonards commercial and retail precinct.

Forum 201 is located directly above the train and bus interchange. Chatswood, North Sydney and the Sydney CBD are all minutes away via the major arterial network that reaches out from St Leonards.

Your team will enjoy the ease in which they can get to work, access the broadest range of amenities and unite with colleagues and clients.





# Get more of what you need.

A sun-drenched plaza is serviced by medical, pharmaceutical and specialty retailers, a bustling food court and Romeo's IGA.

The surrounding area provides informal cafes, restaurant dining, bars, service retail, a library and more.



# A vibrant neighbourhood.

## CROWS NEST LIFESTYLE

Bars, cafes,  
restaurants



## GORE HILL OVAL

Lunchtime sport, pre  
+ post work exercise



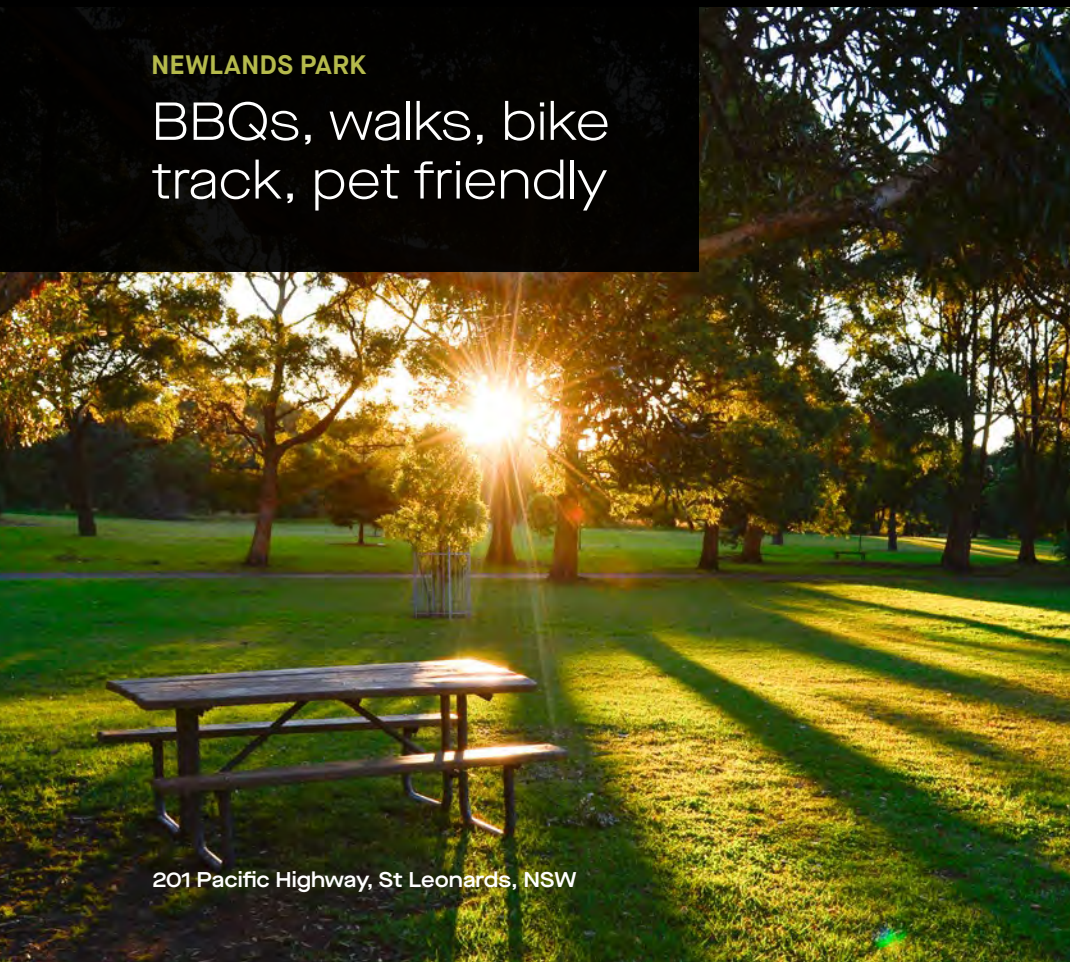
## WADANGGARI PARK

Play for kids, relax  
for adults.



## NEWLANDS PARK

BBQs, walks, bike  
track, pet friendly

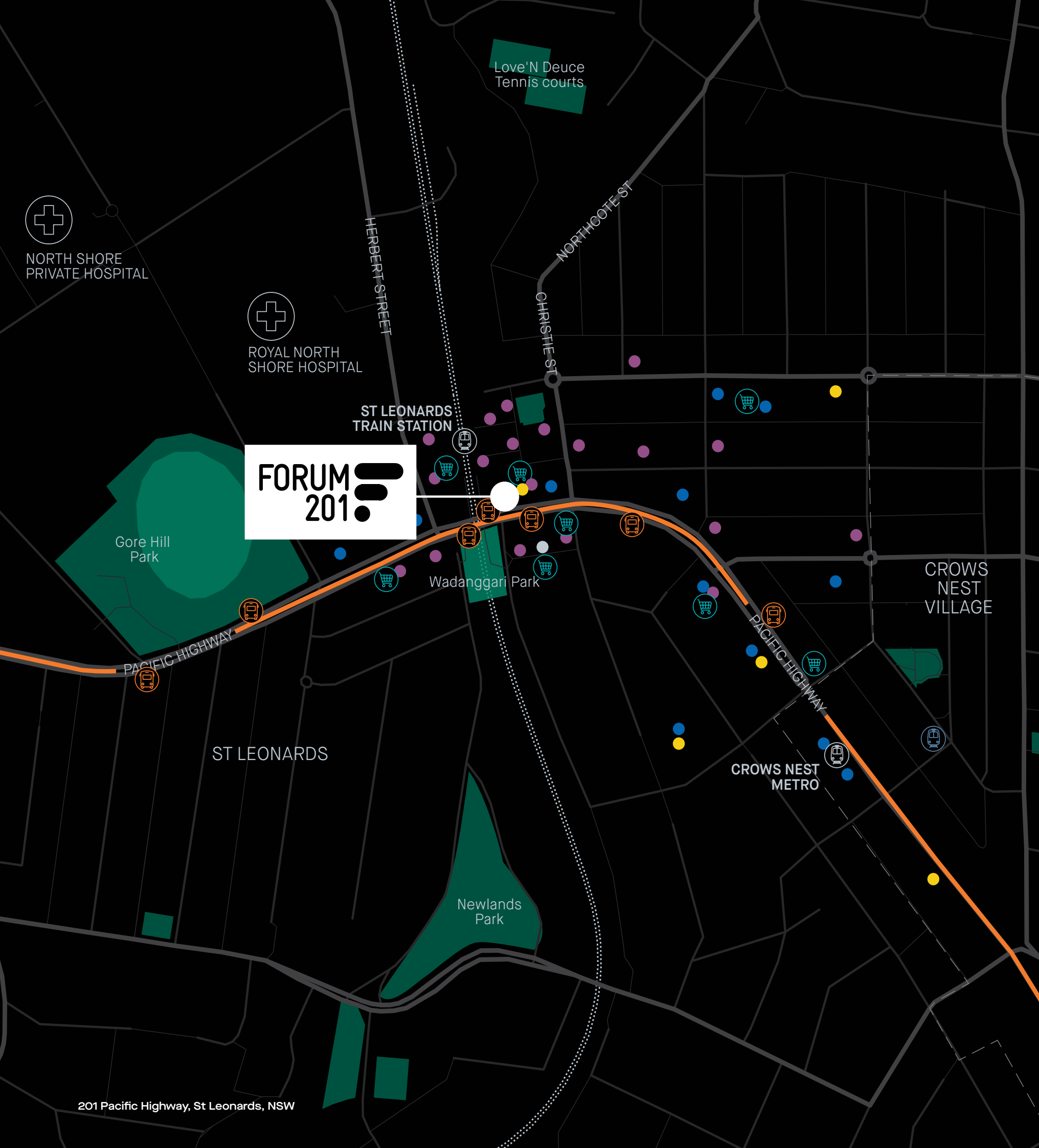


## THE BELROY HOTEL

St Leonards' newest  
gastropub








# Always accessible.


St Leonards is more than just an office precinct – it's a lifestyle centre. You will benefit from major health, shopping and infrastructure amenity while enjoying the lifestyle benefits of green outdoor spaces and a vibrant nightlife at your doorstep.

 Supermarket


 Childcare

 Medical

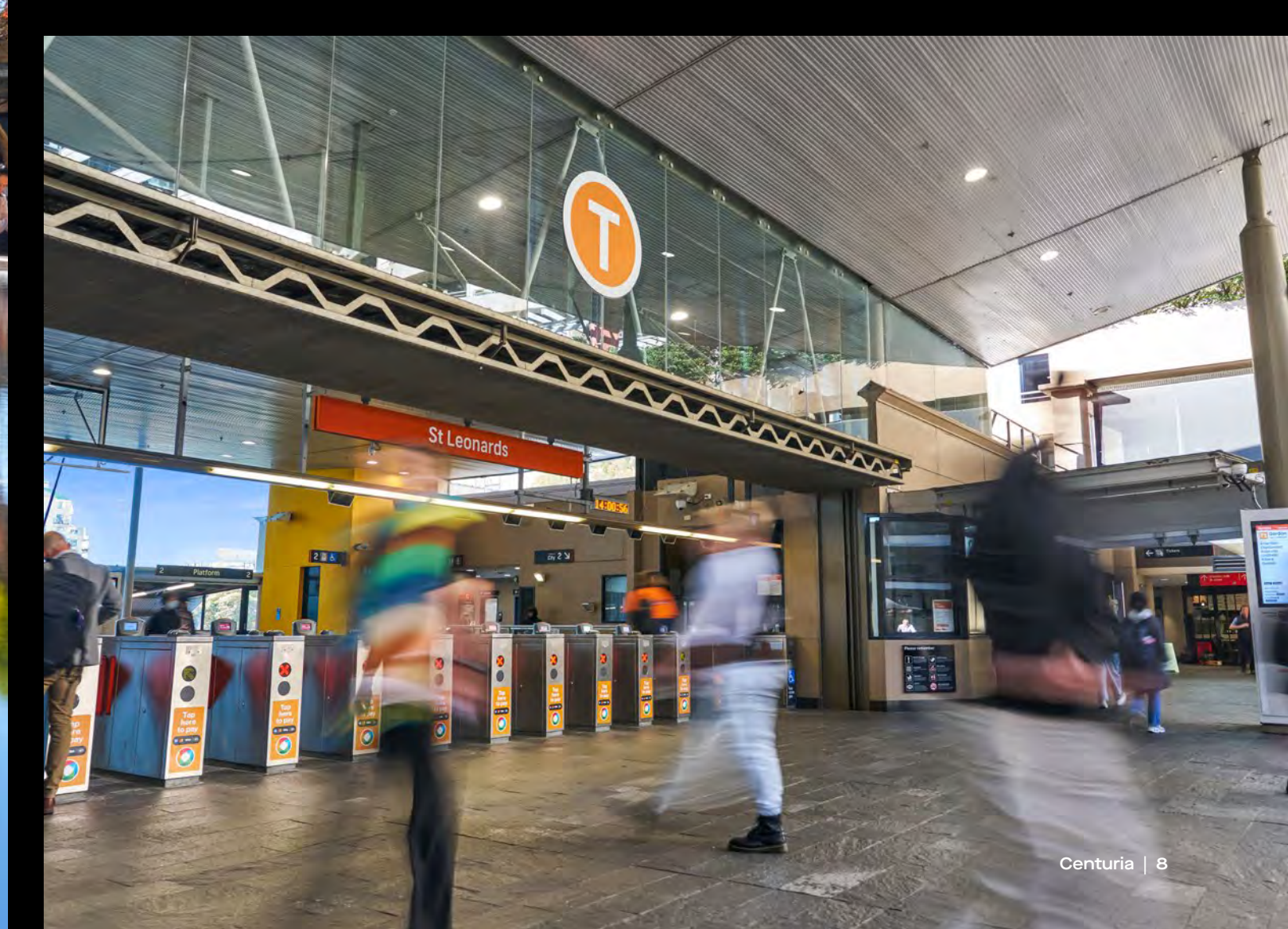
 Gym

 Food and dining

 Bus route

 Metro and train stations









# Part of a new network.

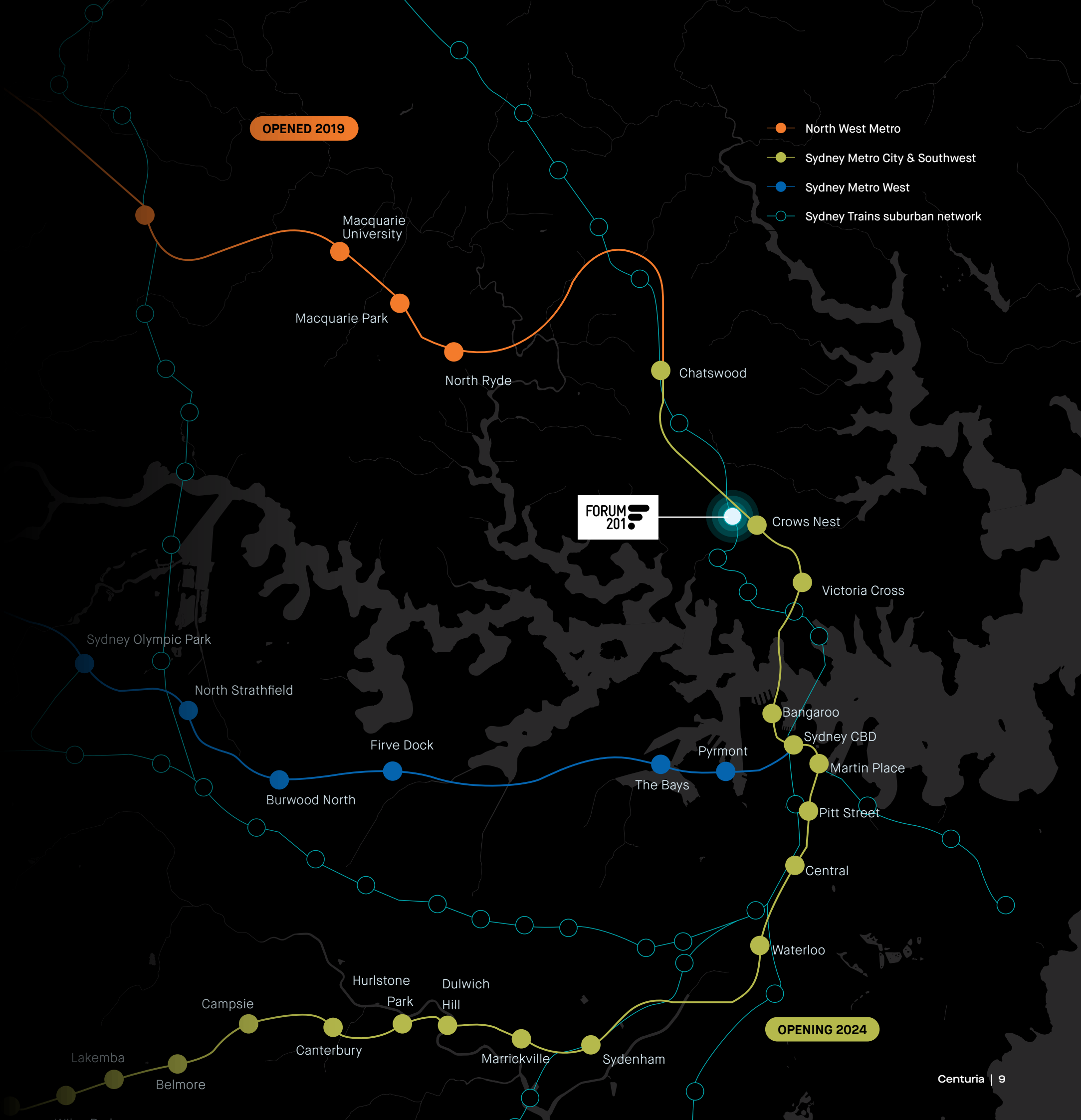
Forum 201 is just a short walk from the new Crows Nest Sydney Metro station.

The upcoming Metro connects Sydney's booming Northwest region via Crows Nest, travelling under Sydney Harbour through to the CBD before continuing beyond to the Southwest districts.

St Leonards is centrally positioned between the key North Shore markets of North Sydney and Chatswood, whilst providing seamless access to the emerging metropolitan areas of Macquarie Park, North Ryde, Rhodes and Homebush.

Easily accessible by road, St Leonards is serviced by the Pacific Highway to the North and South and is within easy reach of the M2 Motorway and Gore Hill Freeway.

5 MINS	14 MINS	4 MINS	Chatswood
5 MINS	8 MINS	2 MINS	North Sydney
12 MINS	13 MINS	5-7 MINS	CBD
			





# An instant connection.



Connecting small, medium and large business

- Suites from 200 - 700sqm
- Floors from 1,250 - 1,440sqm
- Contiguous space up to 4,130sqm



Connecting people from all over

Forum 201 sits between all major northern CBDs and is conveniently serviced by rail, bus, metro, road and cycle links. Bring existing staff back to the office and attract the best talent.



Connecting work, play and community

Surrounded by green spaces, playgrounds, sports facilities and nightlife precincts, Forum 201 allows seamless transition from work to play.







LEVEL 10



LEVEL 9



201 Pacific Highway, St Leonards, NSW

LEVEL 4

# Forum 201 stack plan

Level 10	610 sqm 10.01 - VIEW 3D TOUR			596.2 sqm 10.02 - VACANT	
Level 9	1,206 sqm VACANT - VIEW 3D TOUR				
Level 8	1,441 sqm VACANT				
Level 7	1,441 sqm VACANT				
Level 6	LEASED				
Level 5	LEASED				
Level 4	LEASED	LEASED	204.7 sqm 4.03 - VIEW 3D TOUR	484.9 sqm 4.04 - VIEW 3D TOUR	
Level 3	LEASED				
Level 2	LEASED				
Level 1	LEASED				

■ Vacant ■ Leased





# End your trip in style.



97 lockers  
36 female, 40 male  
21 shared



16 showers  
8 female, 8 male,  
3 accessible bathrooms



Bike storage  
and bookable  
bikes



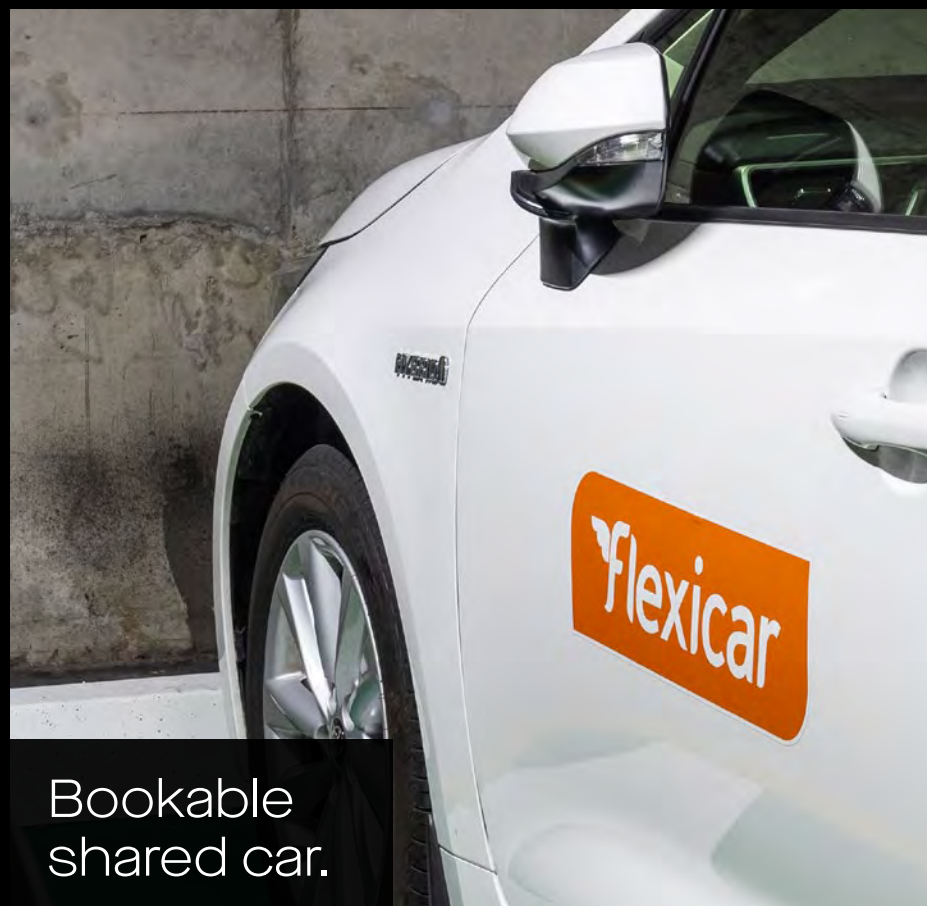
Towel service,  
ironing boards,  
hair dryers



Come and go with ease.



Bike storage.



Bookable shared car.



9 levels of parking, EV charging stations



Bookable bicycles.



# Forum 201 is now pet friendly.

Walk your furry friends at nearby Newlands Park, or take advantage of the building's pet-walking service (available upon request)\*.

\*terms and conditions apply.





Collaborate.  
Connect.  
Celebrate.





LEVEL 10









LEVEL 4, SUITE 4





LEVEL 4, SUITE 3

























# Building specs

	<b>Air conditioning type</b>	TYPE VAV zoned system with condenser water available
	<b>Building hours</b>	7am to 7pm
	<b>Security</b>	Proximity access card system with 24/7 security located in the Forum precinct
	<b>Ceiling grid</b>	As per AS2785
	<b>Floor to floor</b>	3.6 metres
	<b>Communications</b>	NBN Ready
	<b>Fire protection</b>	Fire detection and alarm system. Fire sprinklers throughout. EWIS
	<b>End of trip</b>	On-floor end of trip facilities
	<b>Bike storage</b>	Secure bike storage available
	<b>Internal loads</b>	Live loads of 4kPa
	<b>Lifts</b>	5 lifts to service all floors with 1540kg capacity. Including 2 lifts service car park and loading dock
	<b>Construction</b>	Post tension banded slab with shallow beams
	<b>Power</b>	2000A main switchboard
	<b>Ratings</b>	4.0 star NABERS Energy rating



# FORUM 201

For current leasing availability including floor specs and contact details, please visit our website.

**NOW LEASING →**

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