

# FORUM 203







FORUM  
203

Current leasing  
availability including  
floor details

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# Location

203 Pacific Highway is located directly above train and bus interchange. Chatswood, North Sydney and the Sydney CBD are all only minutes away via the major arterial network that reaches out from St Leonards. Networking with others has never been easier, with its commanding position at the heart of the commercial and retail precinct. Your staff will enjoy the ease in which they can get to work, access to the broadest range of amenities and unite with colleagues and clients.

A sun drenched Plaza with informal seating is surrounded by medical, pharmacy, banking, specialty shops, a food court, a Coles Express, informal cafes and restaurant dining. St Leonards / Crows Nest provides an outstanding array of social and lifestyle amenity including:

## Supermarket

Romeo's IGA

## Childcare

Gumnut  
Goodstart

## Medical

Priceline  
Royal North Shore Hospital  
North Shore Medical St  
Forum Dental

## Gyms

Fitness First  
Climb Fit  
Anytime Fitness  
Virgin

## Other

Wadanggari Park

## Food & beverage

BWS Liquor  
McDonalds  
KFC  
Roll'd  
Phat Boys Thai  
Sato Station – Japanese  
Oporto  
Trading Beans Café  
Ace Noodle  
Saigon Rolls  
Romeos Pies  
Olio Restaurant  
Bakers Delight  
Bengong Tea  
Destination Roll  
Kekko Sandwich  
108 Paradise Cafe





# Location



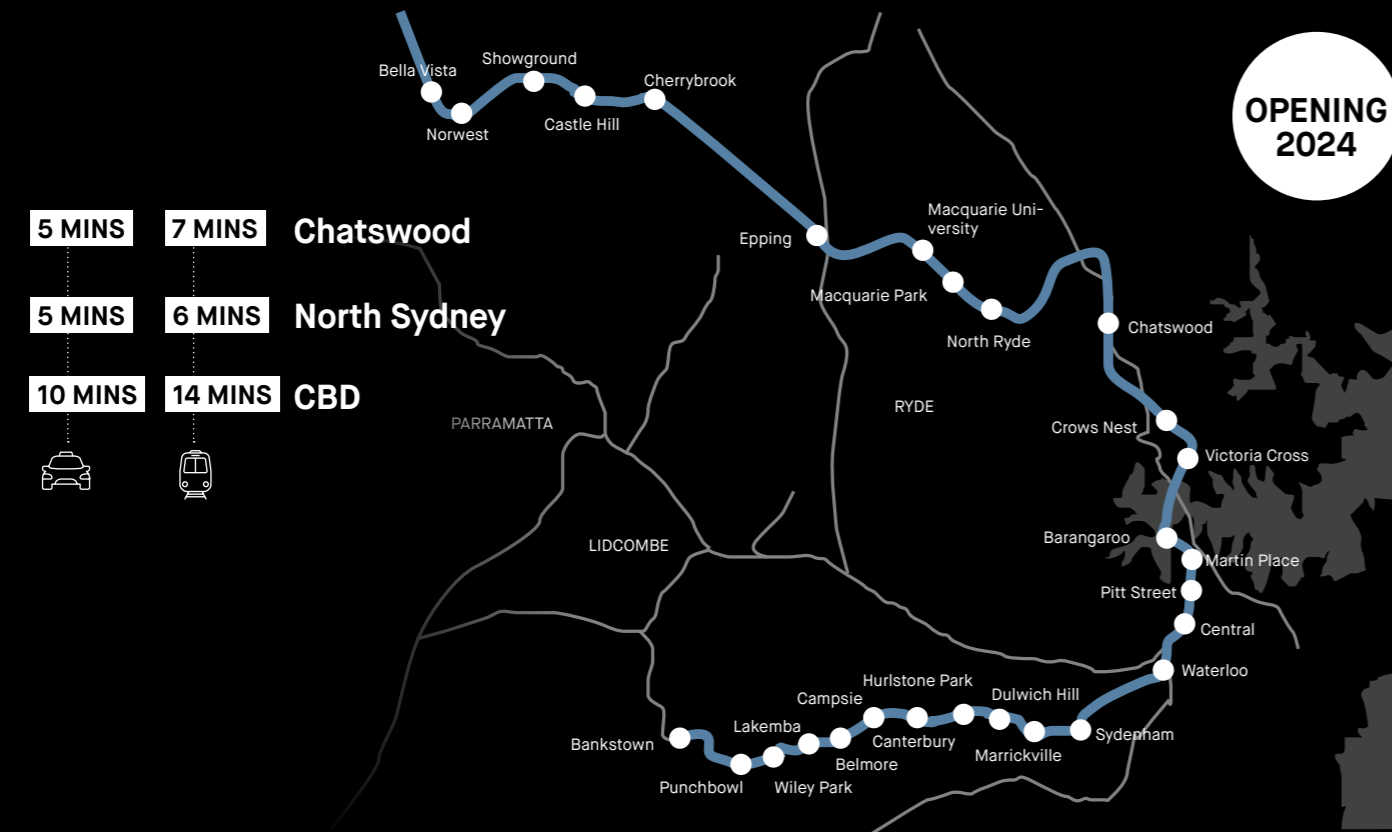


# Access

203 Pacific Highway 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, Chatswood and the Sydney CBD.

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. 203 Pacific Highway is just a short walk from the new Crows Nest Metro Station.

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





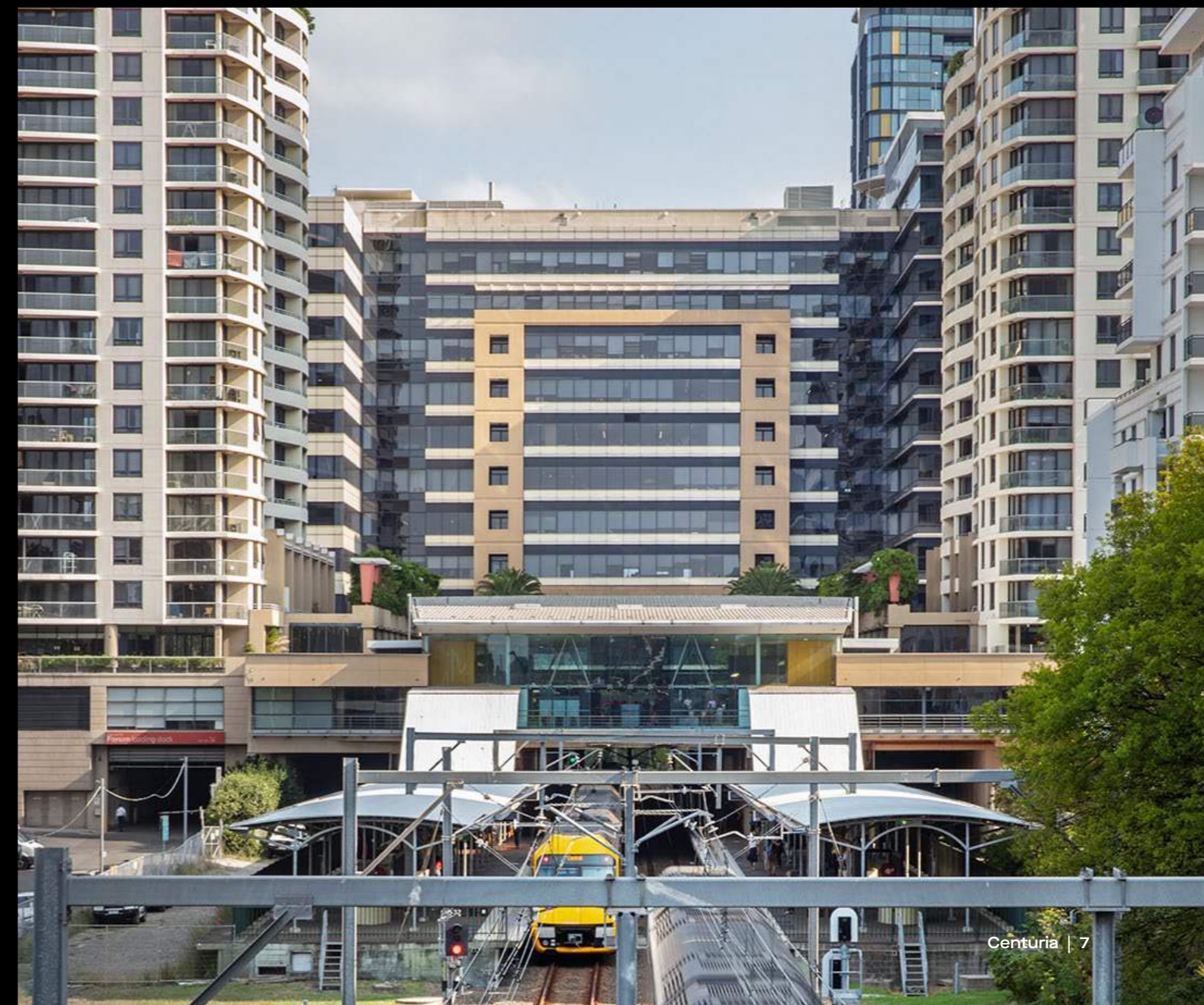




# An instant connection

203 Pacific Highway is a modern, A grade complex which was completed in 2000.

- Efficient, flexible 1,200sqm floor plates
- Excellent natural light
- District views
- On floor shower facilities
- Large public and private car park located directly underneath
- Onsite management and 24/7 security





# Level 4

## ~1,279 sqm

- Relocated
- Optional new chairs

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- 107 Total staff

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- 11.9 Density

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- 9.6 Workstations

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- 7 Meeting rooms

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- 1 Concierge/waiting

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- 5 Offices/quiet room

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- 1 Utilities

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- 1 Kitchen/breakout

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- 1 Comms

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- 1 Store room

Floorplan is indicative only.



01 PROPOSED LAYOUT PLAN  
1:150



# Level 4 technology features

## 1. Cbus lighting control system

- a. Dali Dimmable.
- b. Centralised Lighting control panels (Healius Panels). All on/ All off Switch with zone capability.

## 2. Room booking system

- a. 3 x New room booking panels for Front of house boardroom, and two boardrooms back of house.
- b. Yealink Room Panel is a professional multi-function room scheduling device with 8-inch touch screen, Android 9.0 OS, full-RGB LED, dual microphone and speakerphones array. The all-in-one panel not only displays the room status, but also allows for reservations of all meeting rooms within the organization.

## 3. Cbus blind control system

- a. Blinds throughout the entire floor are also tied into the Healius control panels.

## 4. AV.

- a. New 75' LED UHD Tv's to each BOH boardroom.
- b. New VC Bar and camera and wireless touch controller to BOH boardrooms
  - i. Meeting Bar A30 is designed for medium rooms. It features cameras and 120° field of view, which ensure an ultra-clear and ultra-wide view even in small spaces. Yealink Meeting Bar A30 integrates the camera, microphone and speakers into an all-in-one system. No PC or individual components are required, allowing plug-and-play for a dedicated small meeting room set up within minutes, greatly reducing the time needed for deployment and management. In addition, connecting to a CTP18 touch panel can be realized for better meeting control.
- c. New wireless video conferencing audio microphone array to BOH boardrooms
  - i. With its built-in 3-microphone array and Yealink self-developed algorithm, VCM36-W features a 20ft (6m) and 360° voice pickup range, perfectly capturing every voice in medium and large meeting spaces. Moreover, with the Yealink Noise Proof Technology, VCM36-W filters out environmental noise within 90 decibels, delivering crystal-clear audio performance.

## 5. Open plan office

- a. Integrated monitor arms and monitors already installed.

## 6. High acoustic rated meeting rooms

- a. 50mm thick (standard are 32mm) Solid Core veneer doors, including drop seals & raven seals for additional acoustic performance.
- b. Full height Walls (Slab to slab) to all rooms.
- c. Toughened Glass Walls with tinted glass for additional privacy

## 7. Tinted glazing to offices / meeting rooms

## 8. Integrated whitegoods and appliances

- a. Integrated fridge and freezers
- b. Integrated dishwasher.
- c. Boiled and chilled water taps.
- d. Bar with commercial style chilled taps
  - i. Capability for 2 x separate Kegs suitable for beer, wine, kombucha, seltzer etc
- e. Ice well.
- f. Glass racks built into the joinery.
- g. 2 x concealed pop-up power points within bar joinery.

## 9. Sonos speaker system

## 10. Fit for purpose styling

## 11. Hi spec comms room ready to plug and play.

- a. 3 x 48RU server racks.
- b. N+1 Air conditioning in comms room – CRAC unit and split unit as backup.
- c. Raised access floor.


## 12. 2x Secure compactus storage units integrated into access control system.

## 13. Lockers integrated into access control system.



# End-of-trip

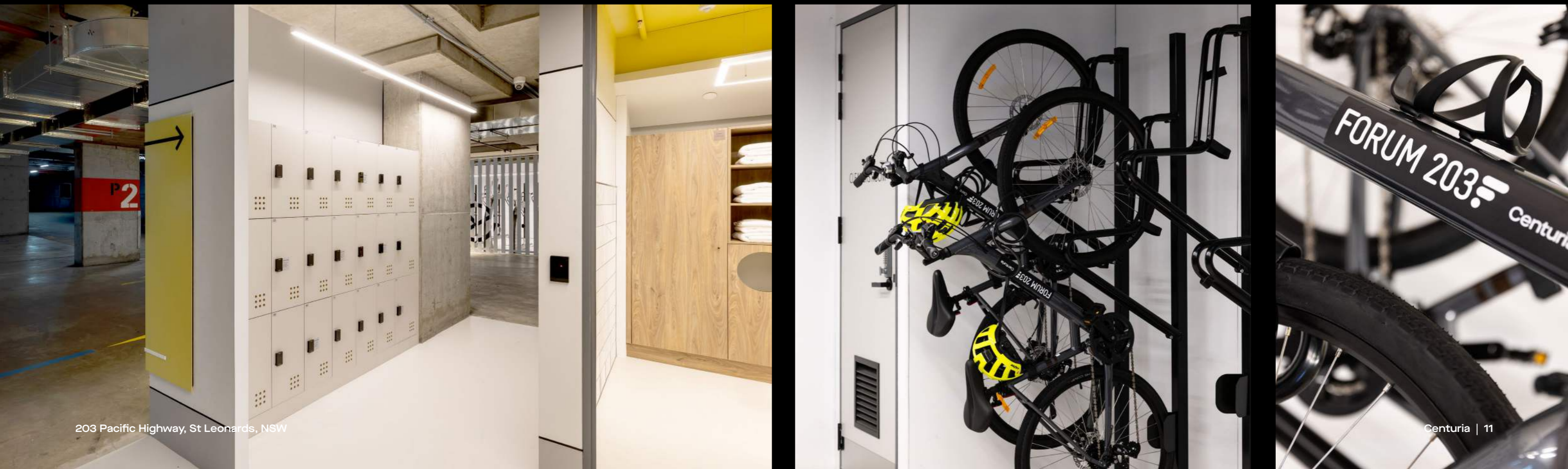
 **97 Lockers**  
36 female, 40 male, 21 shared

 **16 Showers**  
8 female, 8 male,  
3 accessible bathrooms

 **Bike storage and  
bookable bikes**









## Amenity

203 Pacific Highway provides a variety of shared amenities and services:



End-of-trip facilities with wellness programs



Tenant engagement events



Right on the Forum plaza



Bookable shared car



Bookable bicycles



Desk booking solution



# Building specification summary

<b>Air conditioning type</b>	VAV zoned system with condenser water available
<b>Building hours</b>	8am to 6pm
<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>EOT</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>	3 lifts to service all floors with 1540kg capacity
<b>Construction</b>	Post tension banded slab with shallow beams
<b>Power</b>	1000A Main Switchboard





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**Centuria**