

# FORUM 203





An aerial photograph of a modern urban development. In the center is a large, multi-story building with a light-colored facade and a grid of windows. To its left and right are tall, dark glass skyscrapers. In the foreground, there is a landscaped courtyard with green grass, trees, and a playground with yellow and green structures. A road with a bus and cars is visible between the central building and the courtyard. A white callout box with the text 'FORUM 203' and a logo is positioned above the central building.

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

Wadangari 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



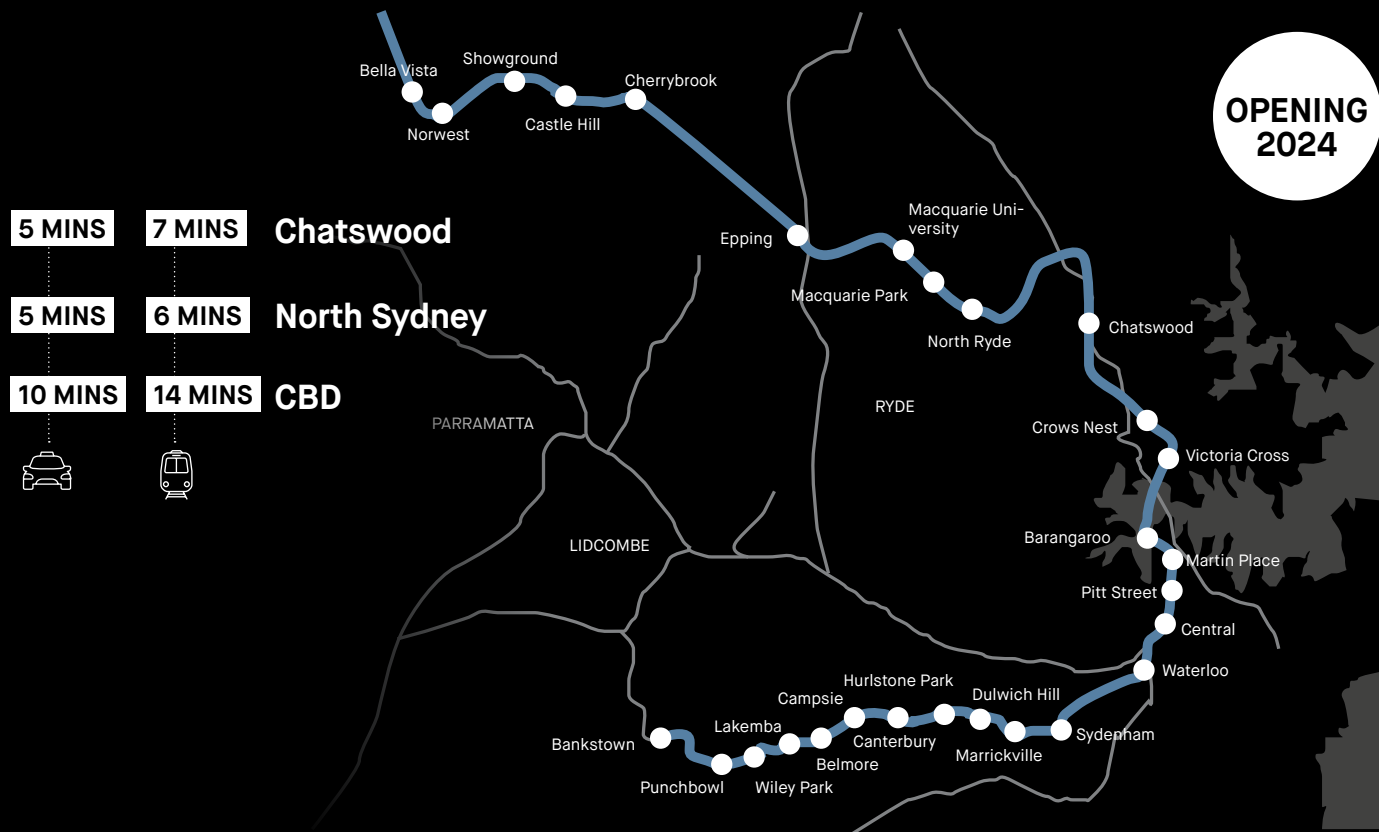


# Access

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.





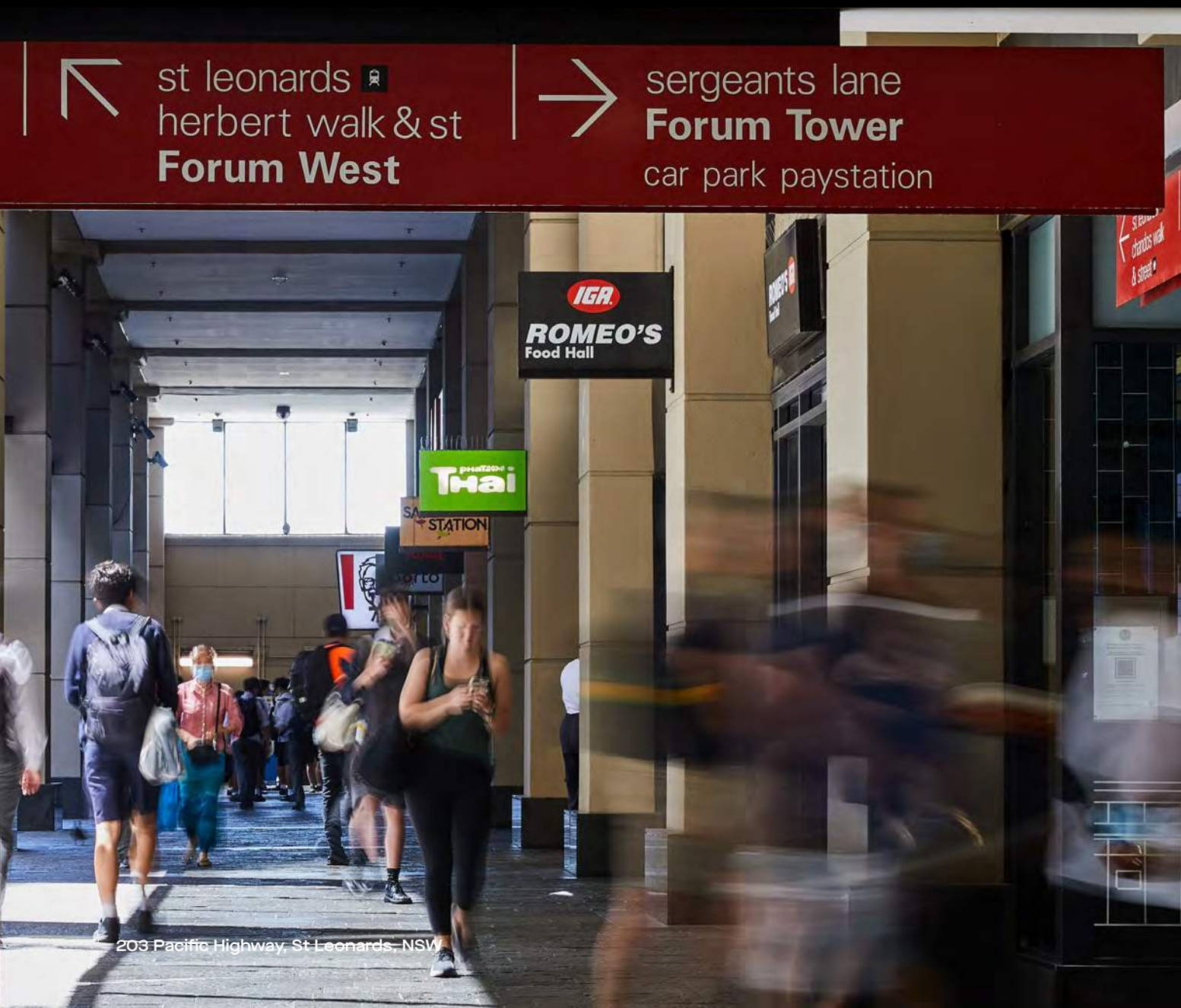




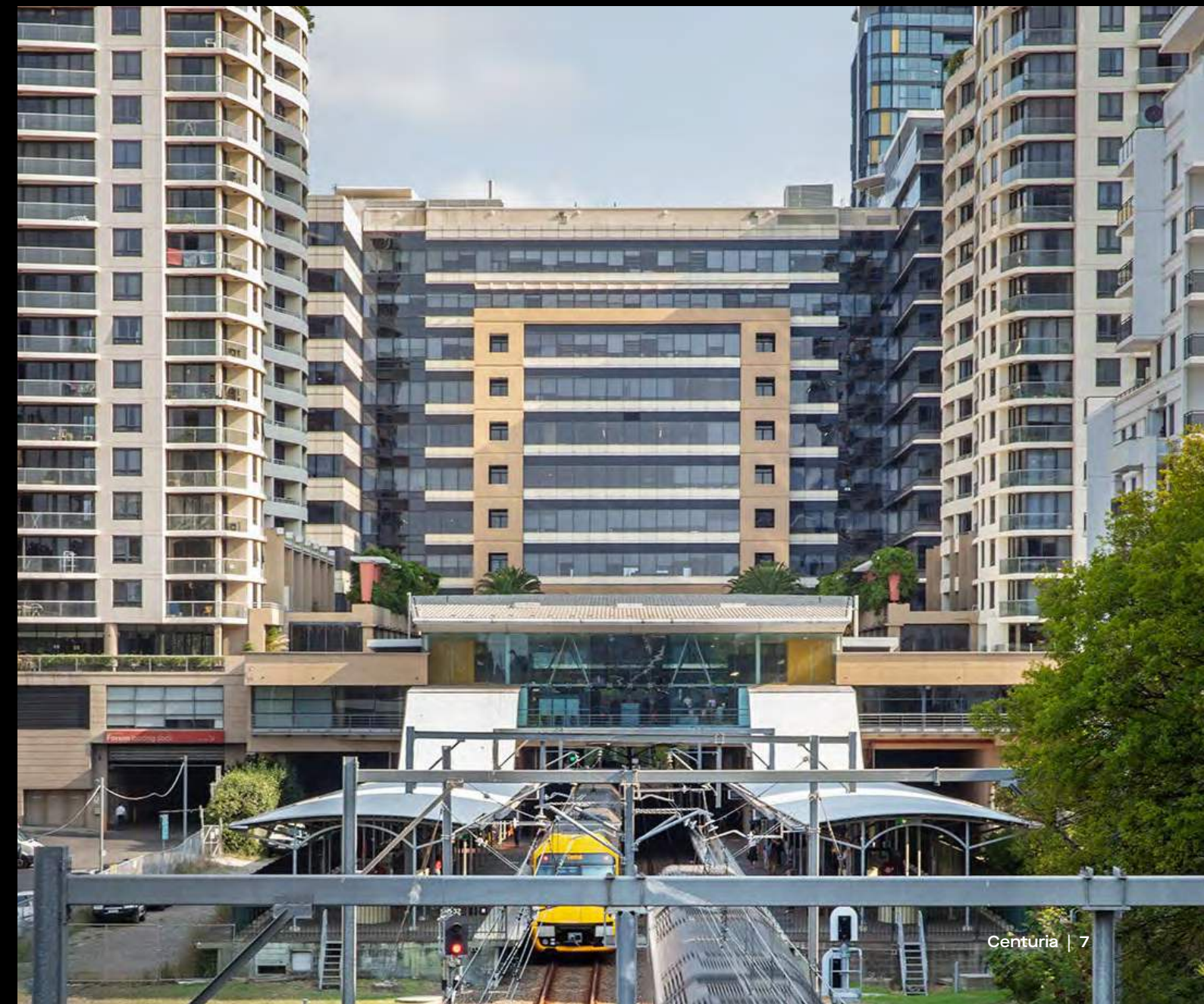
# An instant connection

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



203 Pacific Highway, St Leonards, NSW





# Level 4

~1,279 sqm

- Relocated
- Optional new chairs
- 107 Total staff
- 11.9 Density
- 9.6 Workstations
- 7 Meeting rooms
- 1 Concierge/waiting
- 5 Offices/quiet room
- 1 Utilities
- 1 Kitchen/breakout
- 1 Comms
- 1 Store room

Floorplan is indicative only.





## End-of-trip



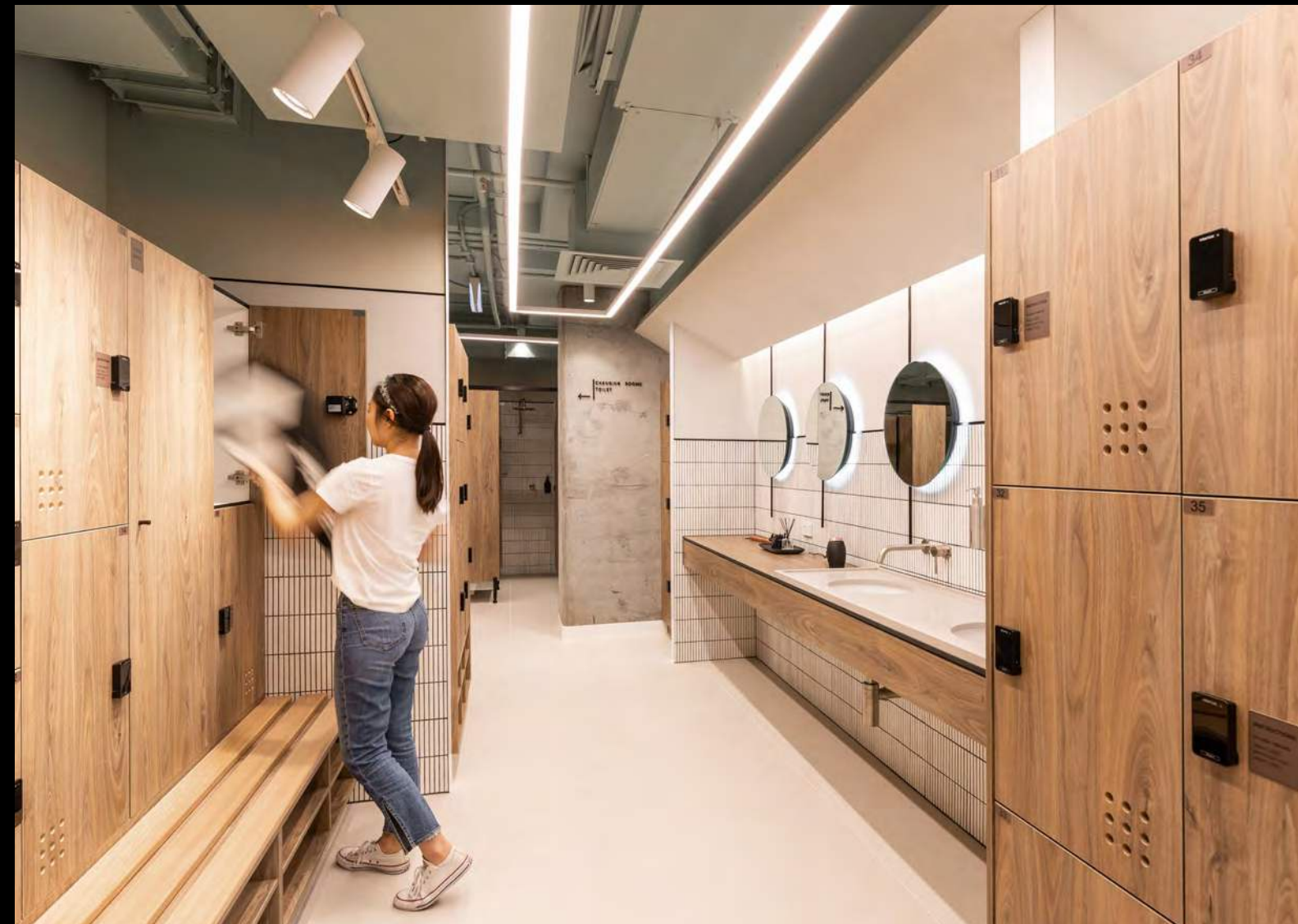
97 Lockers  
36 female, 40 male, 21 shared



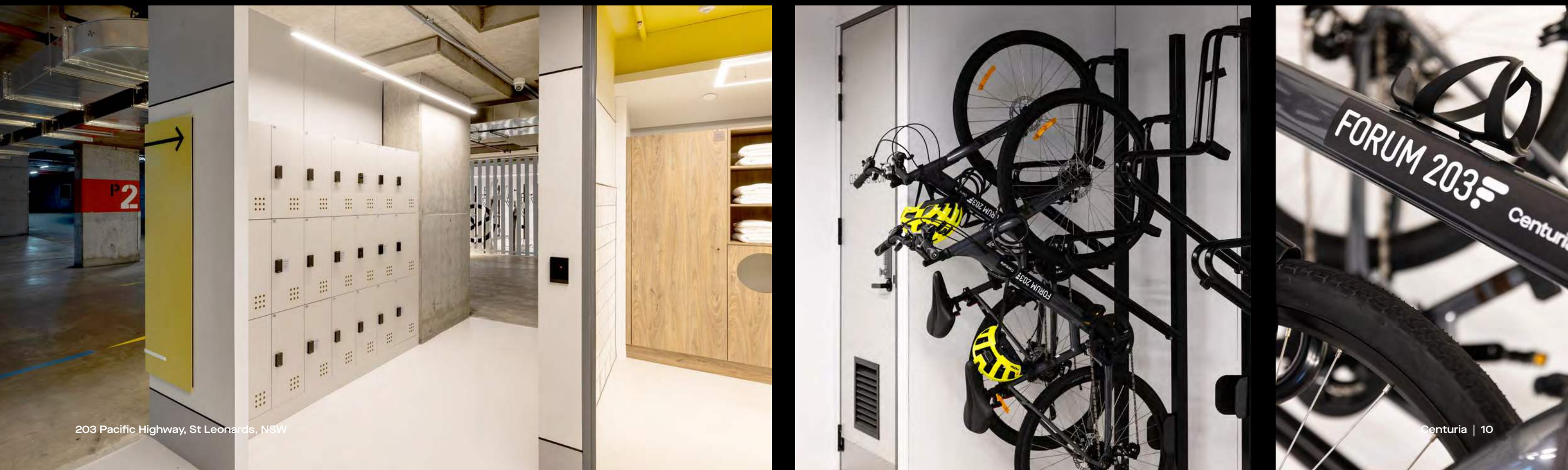
16 Showers  
8 female, 8 male,  
3 accessible bathrooms



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

Air conditioning type	VAV zoned system with condenser water available
Building hours	8am to 6pm
Security	Proximity access card system with 24/7 security located in the Forum precinct
Ceiling grid	As per AS2785
Floor to floor	3.6 metres
Communications	NBN Ready
Fire protection	Fire detection and alarm system. Fire sprinklers throughout. EWIS
Eot	On-floor End of Trip facilities
Bike storage	Secure Bike Storage available
Internal loads	Live loads of 4kPa
Lifts	3 lifts to service all floors with 1540kg capacity
Construction	Post tension banded slab with shallow beams
Power	1000A Main Switchboard





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For current leasing availability including  
floor details and contact details

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