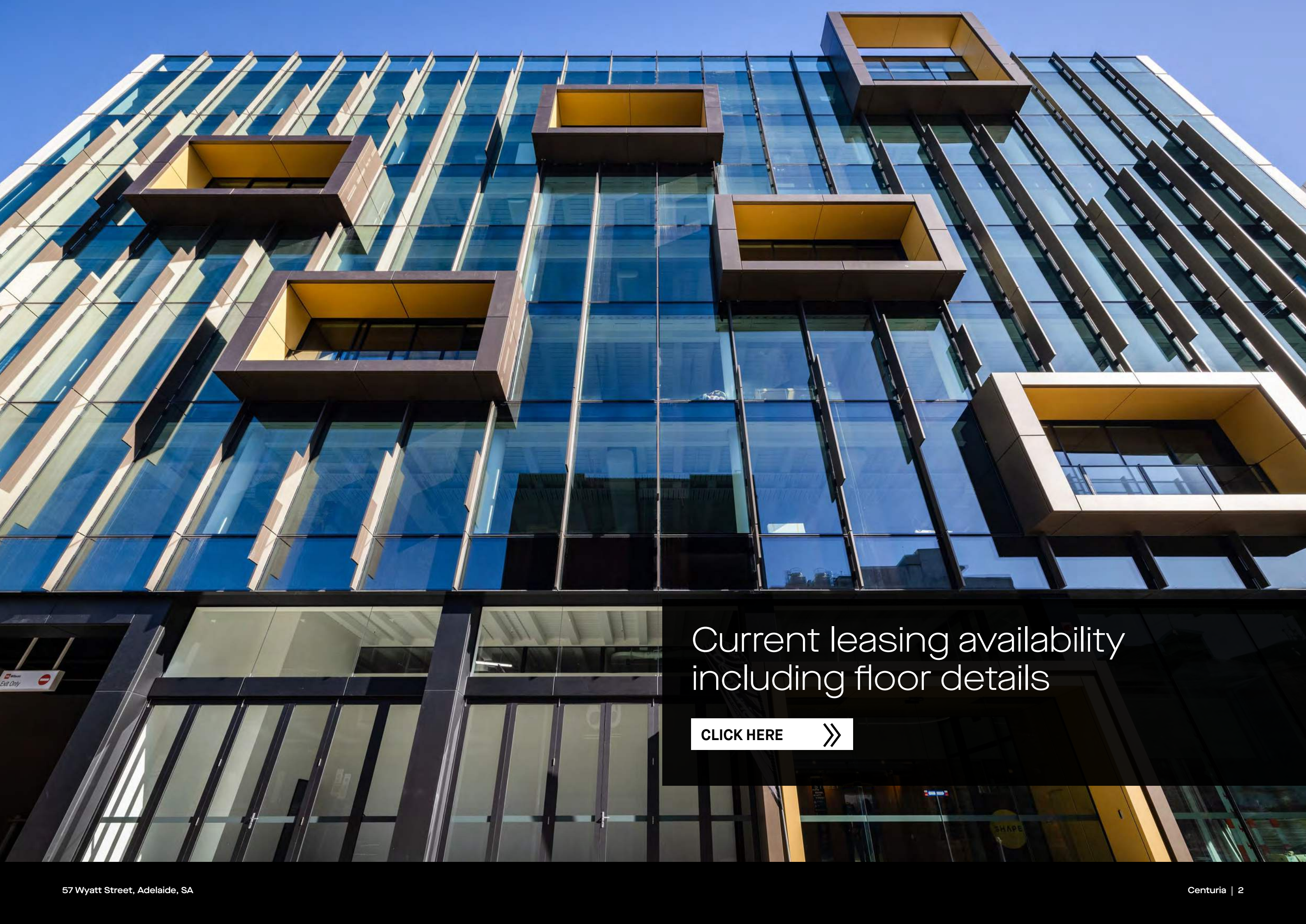


F I F T Y E N
S E V E N
W Y A T T E E T
S T R E E T



Current leasing availability
including floor details

[CLICK HERE](#) >>

A-grade workplace designed for your business

57 Wyatt Street is a brand new, boutique office hub supporting dynamic teams with everything they need to succeed and more.

A one-of-a-kind opportunity in the Adelaide office market, 57 Wyatt St provides small-to-medium businesses the chance to thrive in Adelaide's city centre like never before.

With 7-levels of dynamic, A-grade office space, 57 Wyatt Street works around the clock so its tenants don't have to – erasing boundaries and optimising the best facets of Adelaide's local business scene.





ADELAIDE
CENTRAL
MARKET

ROYAL
ADELAIDE
HOSPITAL

ADELAIDE
TOWN HALL

SHAMRI

ADELAIDE
CONVENTION
CENTRE

F I F T Y
S E V E N
W Y A T T
S T R E E T

SKY
CITY

FESTIVE
PLAZA

ADELAIDE
OVAL

RUNDLE
MALL

THE
UNIVERSITY
OF ADELAIDE



Location

In the heart of all the action.

Step out of 57 Wyatt Street's doors and immediately embrace the energy of Adelaide's stimulating streets.

Located at the core of the CBD, boutique businesses will feel a sense of connectivity like never before surrounded by vibrant eateries, nearby cafes and coffee shops.

Discover how Adelaide truly comes to life when the street lights turn on and the 9-to-5ers crowd the myriad of nearby intimate bars and restaurants.

57 Wyatt Street is in the heart of all the action. Whether it's a rooftop bar or a cosy laneway spot, there are seemingly endless possibilities for after work drinks and celebrations.

The fully-connected workplace also offers easy access to Adelaide's many festivals taking place all year round.



Effortlessly connected

With direct frontage onto Wyatt Street and easy access to nearby public transport spots and carparks, 57 Wyatt makes it easy to swing past for an afternoon meeting and duck out for a quick bite.



Breakfast

1. Part Time Lover
2. BTS Cafe
3. Hello Sarnie



Lunch

4. Little Korea
5. Chicken & Pig
6. Taste on Pirie
7. Grass Roots
8. Will & Pascoe



Dinner

9. Osteria Oggi
10. Jasmine Indian
11. Borsa Pasta Cucina
12. Jack & Jill's Bar and Restaurant



Drinks

13. Holey Moley Golf Club
14. The Golden Wattle
15. Rhino Room
16. Baddog Bar



Safe and accessible employee car parking



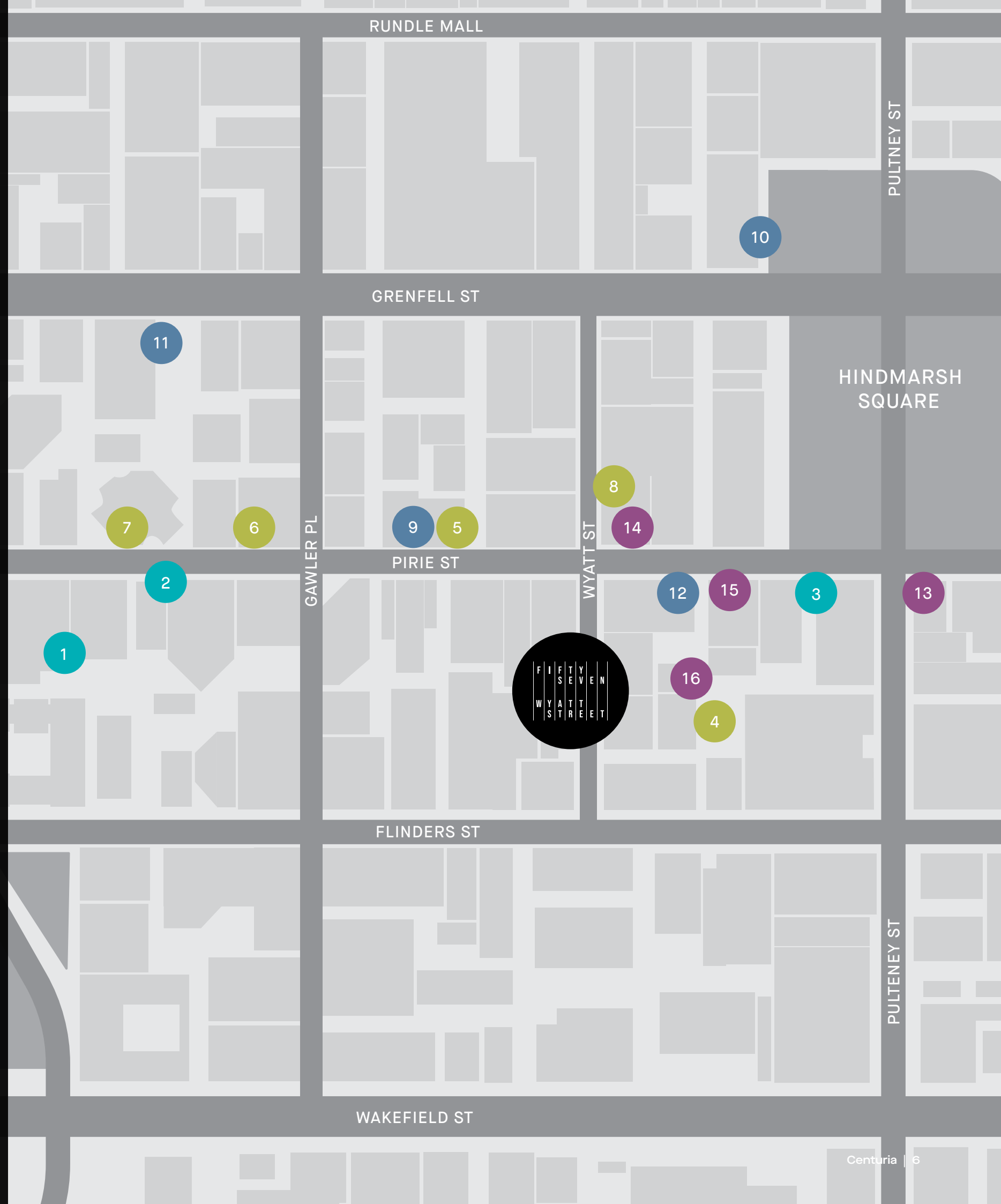
One-hour car parking along Wyatt Street



10/10 Walk score



20+ public transportation stops within a 5 minute walk



Roof-top terrace

57 Wyatt Street's top-floor shared multipurpose space and the building's rooftop terrace allow for uncompromised views over the heart of Adelaide. A haven for working in the fresh air and enjoying the outdoor facilities.

Multipurpose space:



TV



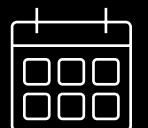
BBQ



Relaxation zone

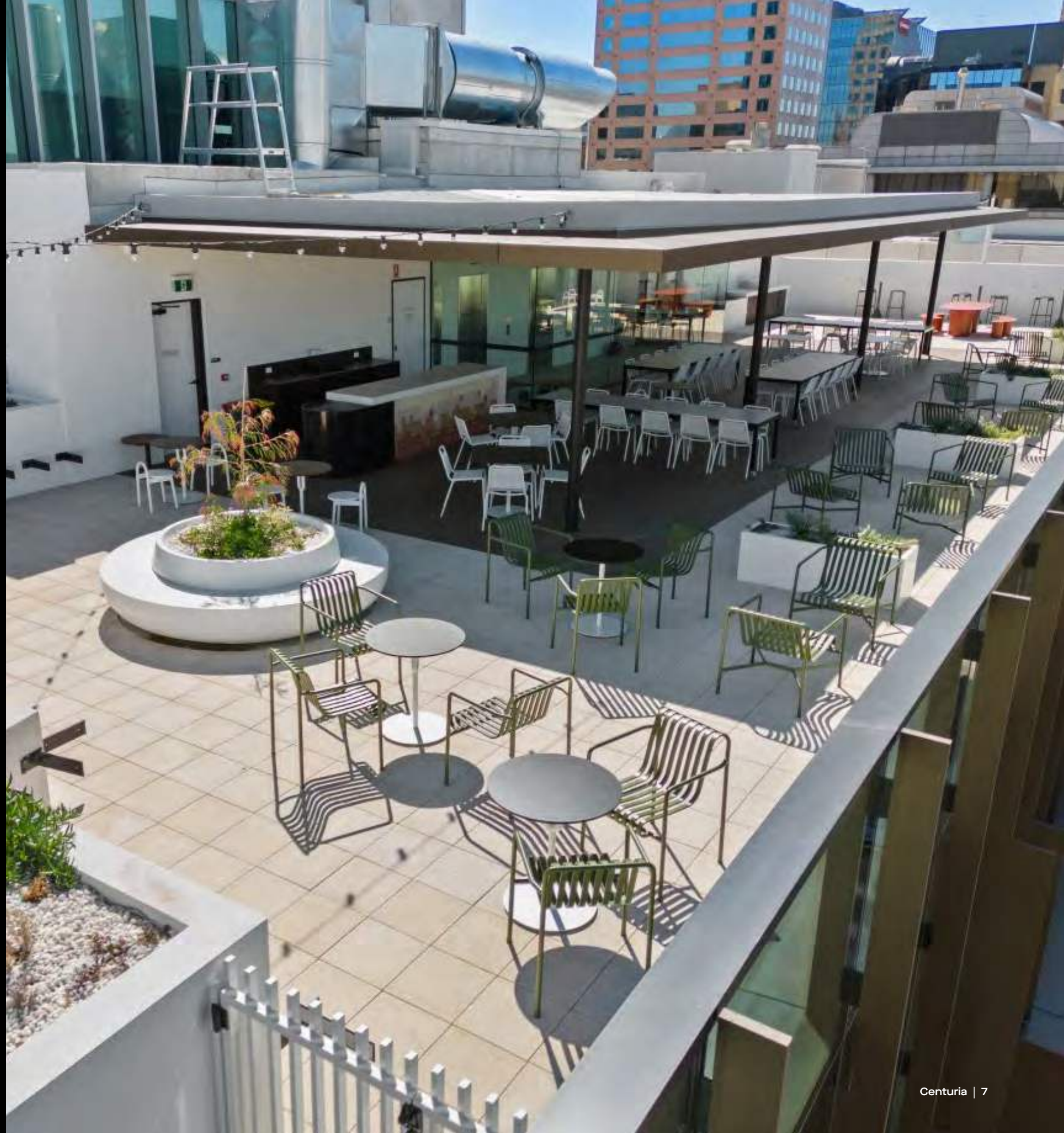


Flexible outdoor workspace



Exclusive bookable event space

[CLICK TO VIEW ROOFTOP PLAN](#)



Amenities



Toilets

Ground floor DDA toilet, each floor has a female, male, and accessible toilet facility.

End-of-trip facilities (EOT)



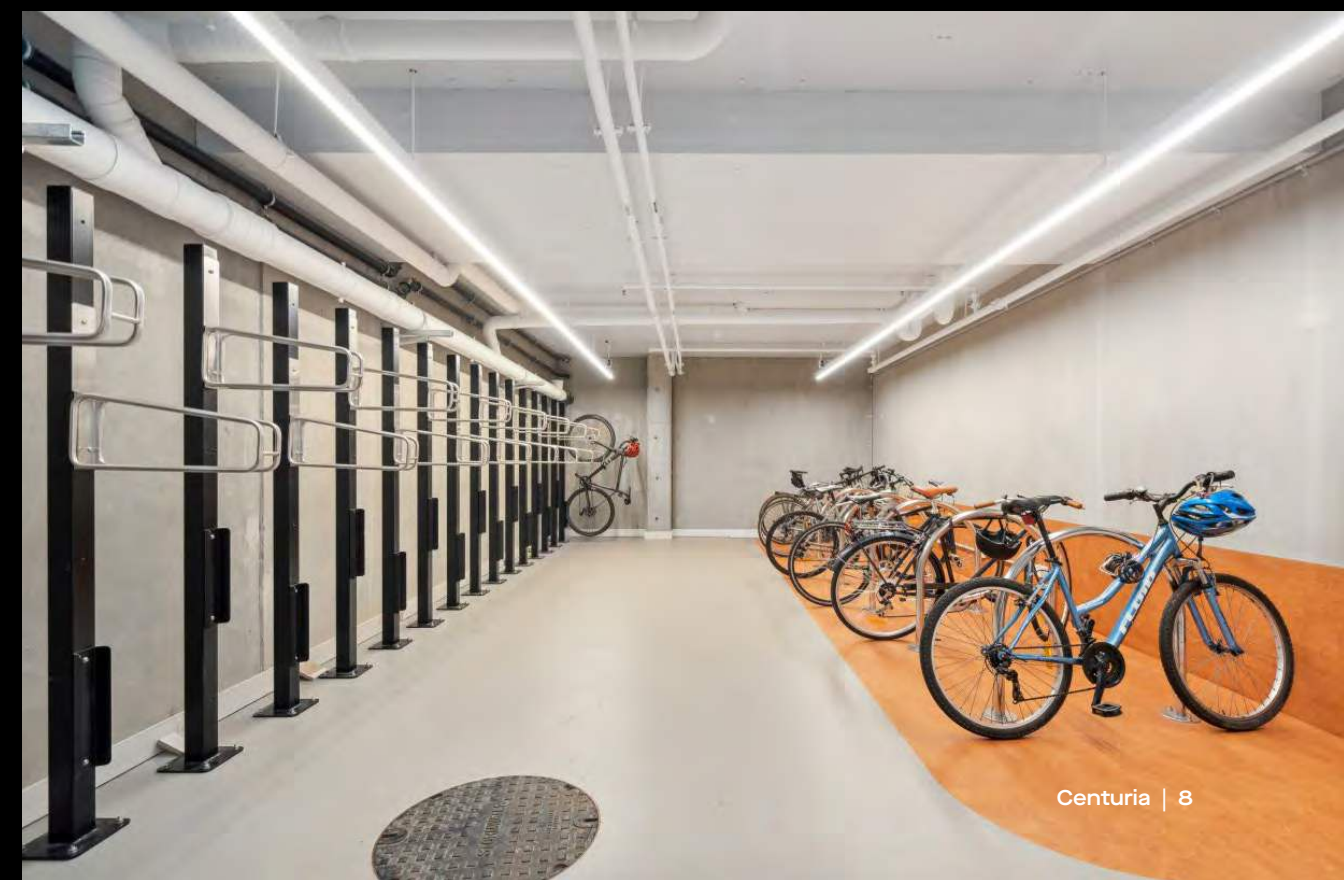
Bike Storage



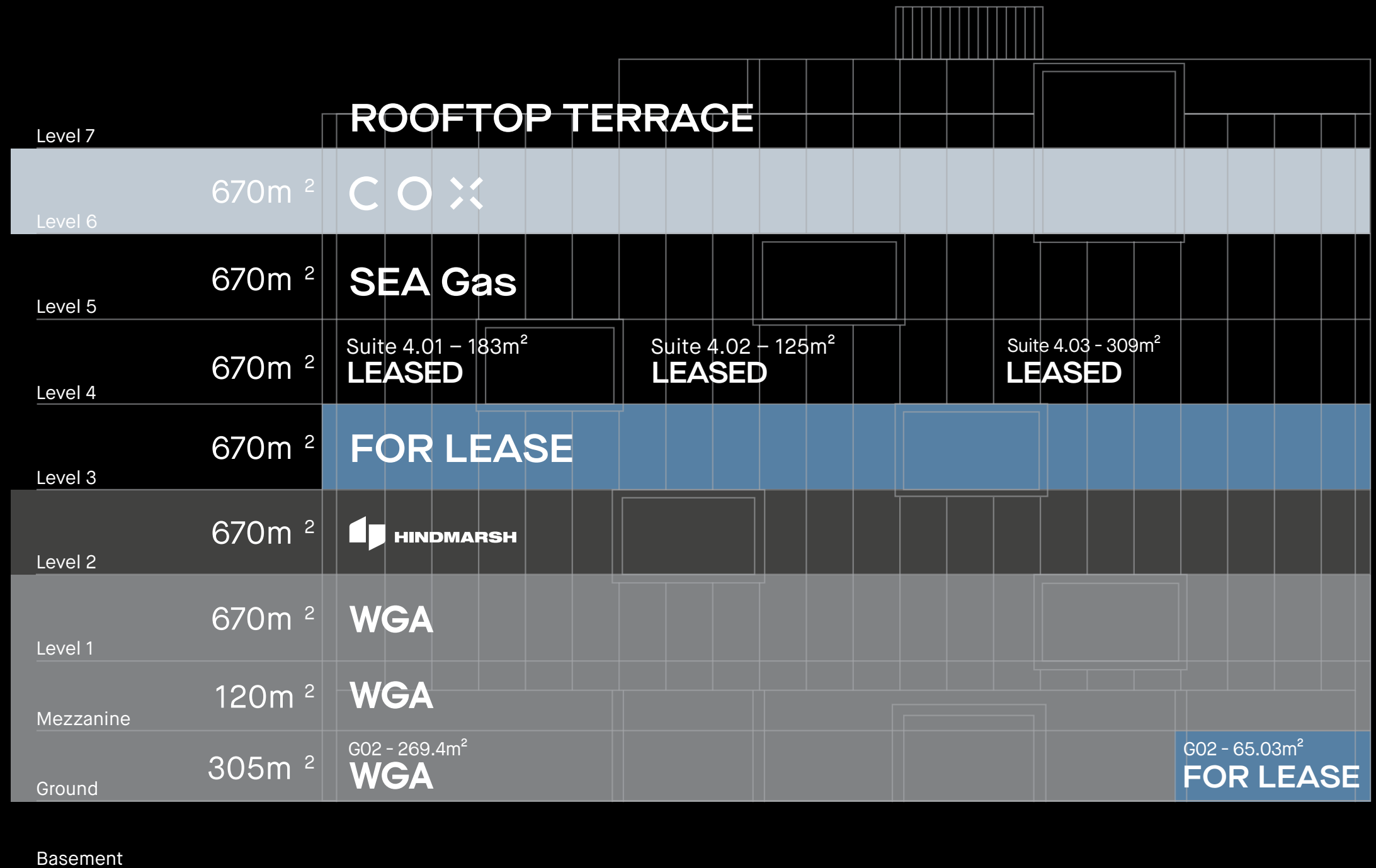
Personal lockers



Male/Female change rooms with showers



Current leasing opportunities



[CLICK TO VIEW LEVEL 3 FLOOR PLAN](#)

[CLICK TO VIEW G02 FLOOR PLAN](#)



57 Wyatt Street, Adelaide, SA

Tech spec



Heating, ventilation and cooling

Air cooled heat recovery type reverse cycle VRV/VRF split ducted fan coil units thermally and functionally zoned to serve offices on an open plan basis.



Electrical

415 volts rms per floor.



Fire protection

Automatic sprinkler system installed throughout. FIP, ECP & EWIS provided. Smoke detection system throughout.



Lifts

2 Passenger Lifts servicing the building.



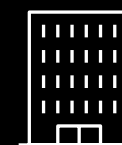
Building access

Swipe access at all entry points. (Inner Range Integriti Security Controller)



Environmental

Target 5 Star Green Star. Certified NABERS Energy Rating for the base building, targeting 5.5 Stars. Certified NABERS Water Rating, targeting 4 Stars.



Facade

Glazed Façade

F I F T Y
S E V E N
W Y A T T
S T R E E T

Current leasing availability including floor details

[CLICK HERE](#) 

Confidentiality - The terms of this lease proposal and the negotiations between the parties are strictly confidential. Disclaimer - This report has been prepared by Centuria Property Funds (ABN 11 086 553 639) (Centuria) and does not constitute a contract of sale or lease. It is intended only as a guide and an aid to further investigation by the prospective tenant. Prospective tenants accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than Centuria and may be based on assumptions. In passing this information on, Centuria does not warrant that such information or assumptions are accurate or correct. Parties should seek their own independent verifications and advice on such information. To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to Centuria at the date of preparing this document and assumptions which may be correct.

Centuria