

GROSVENOR
PLACE



OVERVIEW

EXPECT MORE FROM YOUR DAY



FOR THOSE WANTING MORE.

Welcome to Grosvenor Place. An iconic building with outstanding views across Sydney Harbour, Grosvenor Place fuses heritage architecture with ultra-modern workspaces. Our classic character, progressive design elements and stand-out amenities, all add up to an engaging workplace experience that's ready for now and the future.

MORE COMMUNITY.

The epitome of culture at work, our goal is to elevate everyone's day, with a diverse range of experiences and spaces designed to bring people together and inspire, relax, celebrate or entertain.



01

MORE CONNECTION.

44 floors of premium-grade office space, Grosvenor Place is one of Australia's most sought-after commercial destinations, recognised for its iconic design by celebrated architect, Harry Seidler AC OBE.



02

MORE TECHNOLOGY.

Shaped by the times, we continue to evolve. Recent upgrades include a refurbishment of the lobby, lift modernisation, DAS upgrade, integrated control network and new high-efficiency chillers.



03

MORE FLEXIBILITY.

More than just flexible floor-plans, we offer a wide range of break-out areas and meeting rooms, creating natural extensions to your workplace, and the chance to connect away from your desk. Our lobby is also home to overflow meeting rooms in an exclusive business lounge.



04

- 01 Enjoying a meal at The Naked Duck
- 02 Building facade
- 03 Bluetooth lift access
- 04 The Grosvenor booths



THE GROSVENOR PLACE EXPERIENCE AT A GLANCE

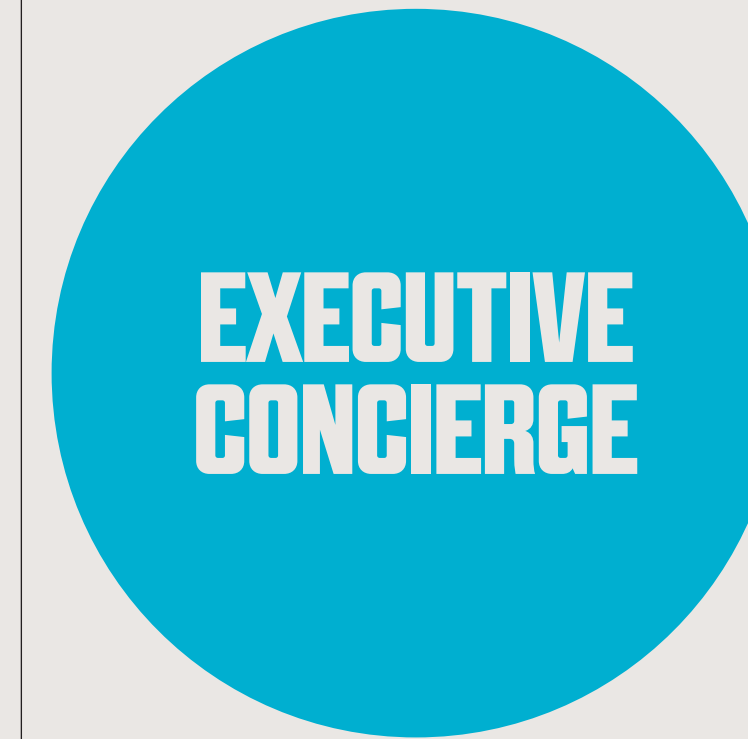
24/7 security, on-site management team and end-of-trip facilities.



Smart lifts, mobile management portal, strong Wi-Fi and building access by mobile Bluetooth.



A premium service designed to enhance the day-to-day experience with seamless assistance and personalised support.



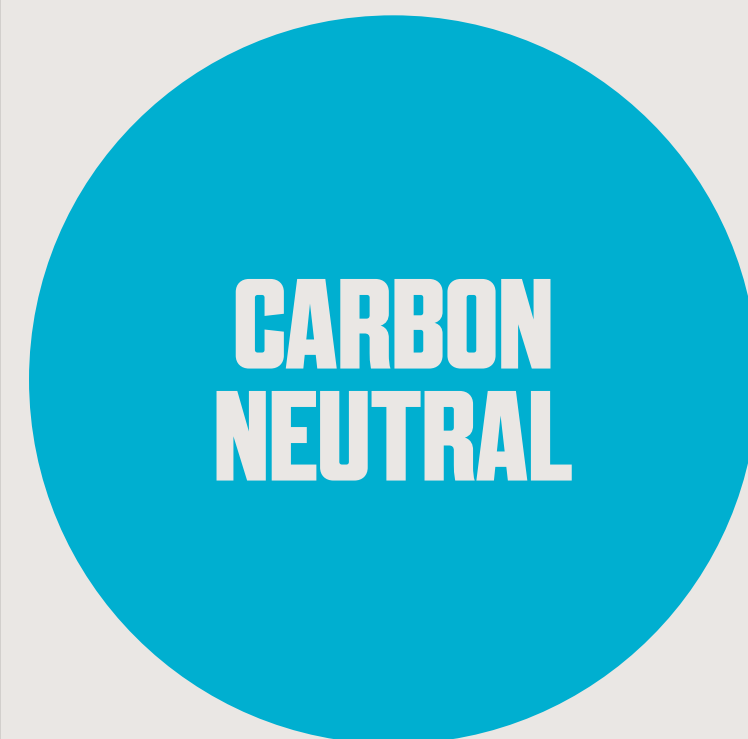
Over 60 building activation events annually - putting culture at the heart of everything we do.



Our executive business lounge serves as an extension of your workplace with conference, meeting and event facilities.



We're certified Carbon Neutral by Climate Active.



Delicious coffee, snacks, meals and catering available throughout the day from our on-site cafes and restaurants.



We also have dedicated electric car charging bays, and offer Tesla car sharing facilities.



Central location making us easy to reach with both Wynyard and Circular Quay Stations a 5 minute walk away.



We run weekly wellness classes to encourage a healthy lifestyle. Our program includes yoga, pilates, meditation and boxing.



An aerial photograph of the Sydney Central Business District (CBD) at sunset. The city is densely packed with skyscrapers, many of which are illuminated with warm golden light. The Sydney Opera House is visible in the lower-left corner, and the Sydney Harbour Bridge is on the right. The water of the harbour is dark blue, with several boats visible. The overall scene is a vibrant and detailed representation of a major city center.

LOCATION
RIGHT IN THE HEART OF THE CBD



THE BEST OF SYDNEY ON YOUR DOORSTEP

You'll find Grosvenor Place conveniently placed between the eastern side of Sydney's CBD and Barangaroo at the western city edge.

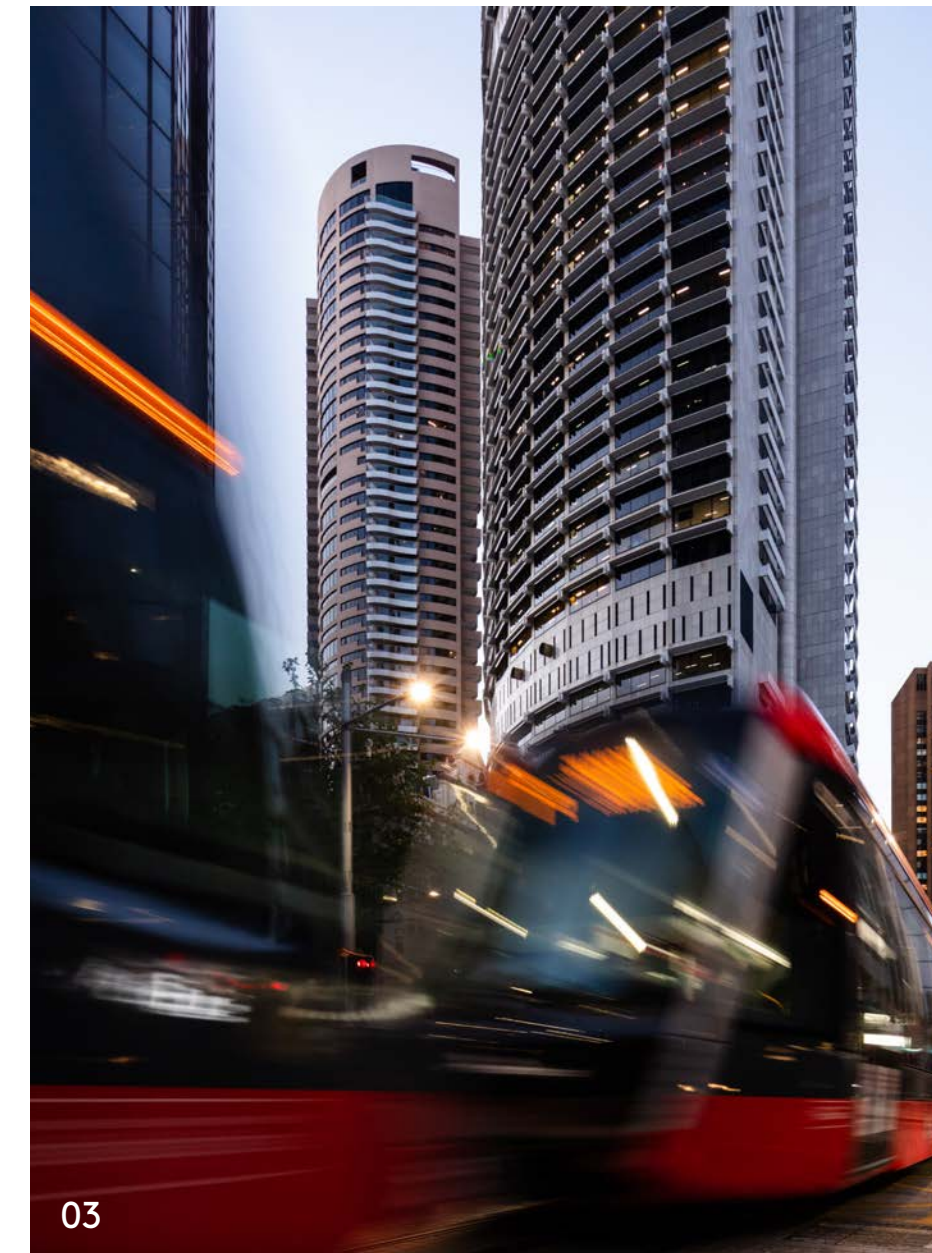
Moments from Circular Quay, you'll enjoy the benefits of its \$5 billion renewal, including >11,500sqm of new retail and food options, public art and green spaces, along with major upgrades to ferry terminals, pedestrian access on Alfred Street and the public realm.



01



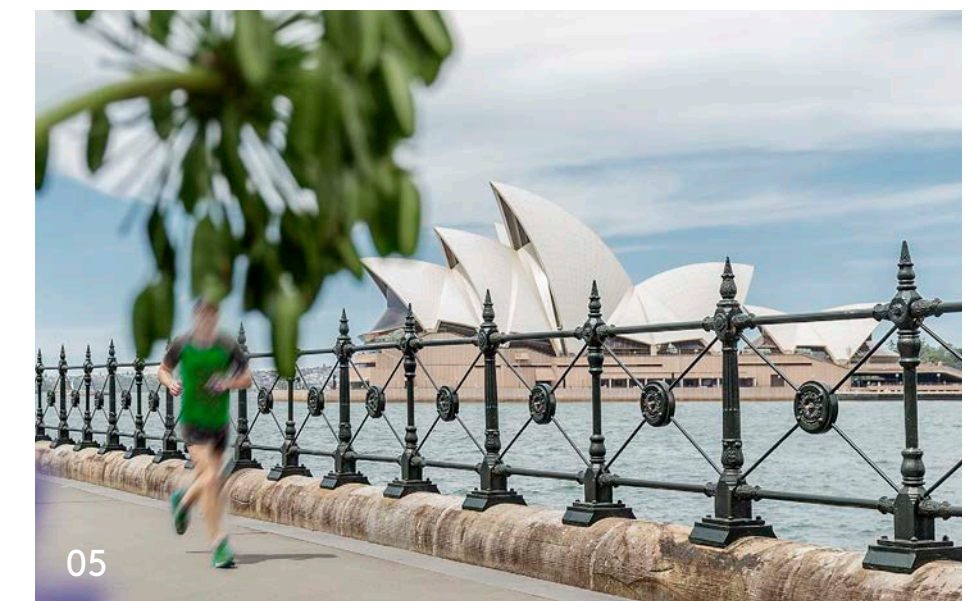
02



03

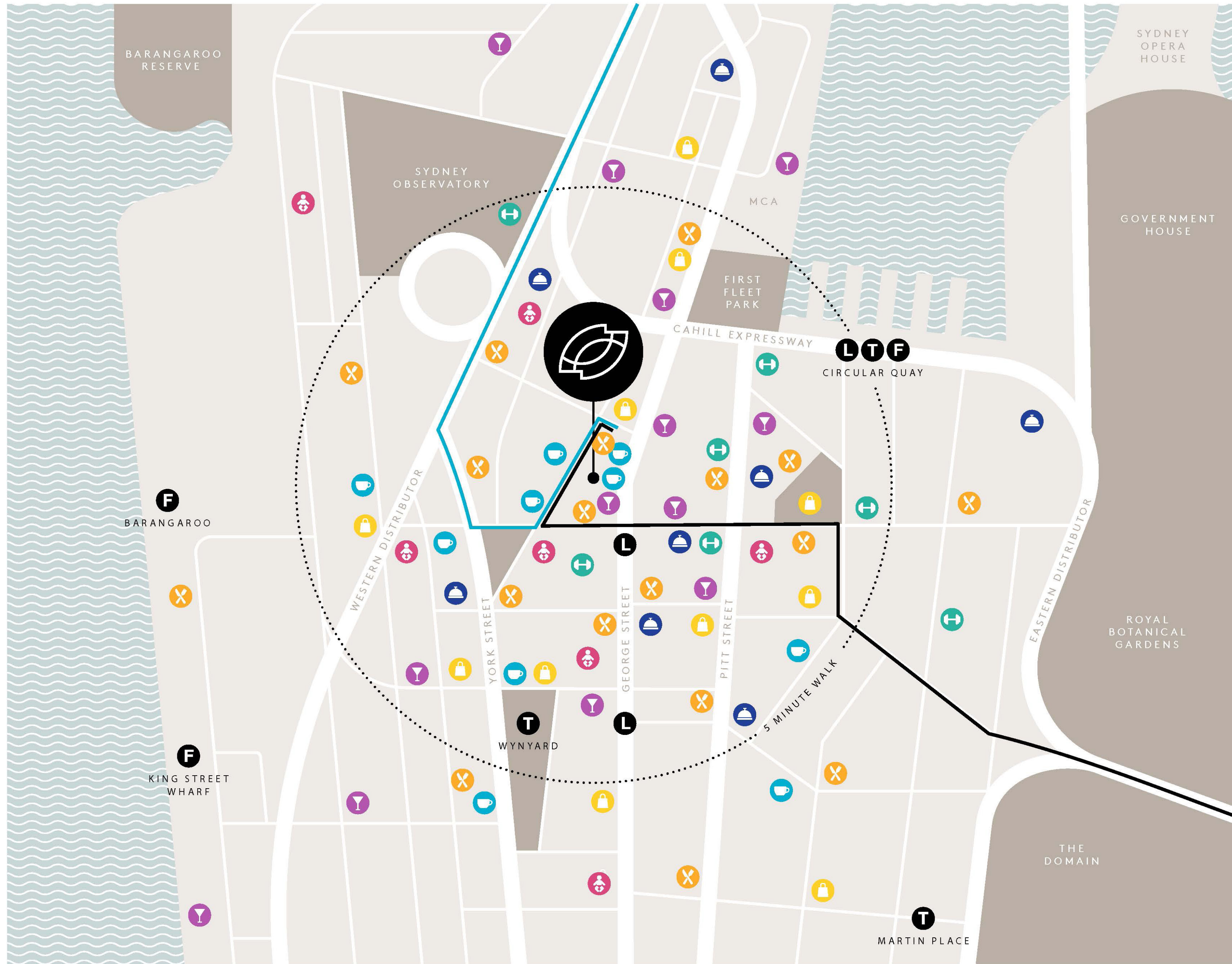


04



05

- 01 Circular Quay
- 02 Museum of Contemporary Art (MCA)
- 03 Light rail, George Street
- 04 Guylian Belgian Chocolate Café
- 05 Running alongside Sydney Harbour



Train	T
Light rail	L
Ferry	F
Cafes	C
Bars	B
Restaurants	R
Childcare	CC
Gyms	G
Retail	R
Hotels	H
Route from North Sydney	—
Route from Eastern Suburbs	—



AMENITY

EVERYTHING IN ONE PLACE



ALWAYS A WARM WELCOME

With a grand sense of scale, flooded with natural light and modern design touches, our upper and lower lobbies provide a welcoming and inspiring greeting for our community and their guests.

This dynamic, free-flowing space encourages spontaneous connections, informal gatherings and shared experiences - transforming a place of transition into a vibrant multi-functional hub ideal for collaboration.

Our spaces include:

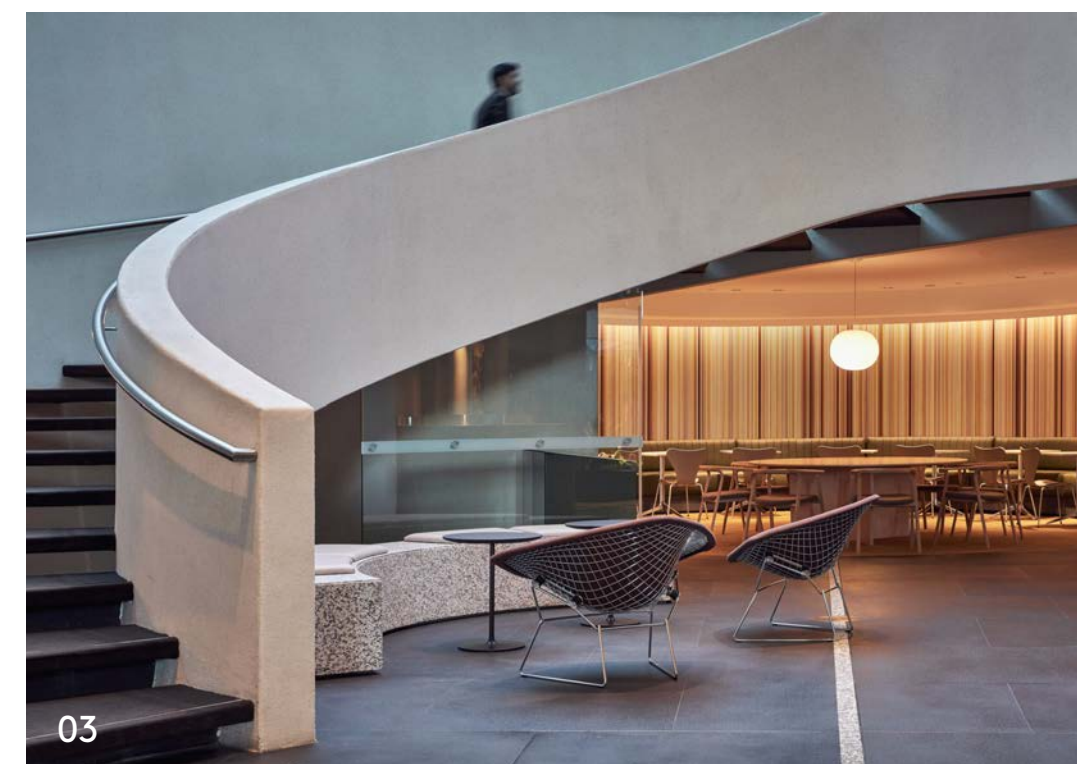
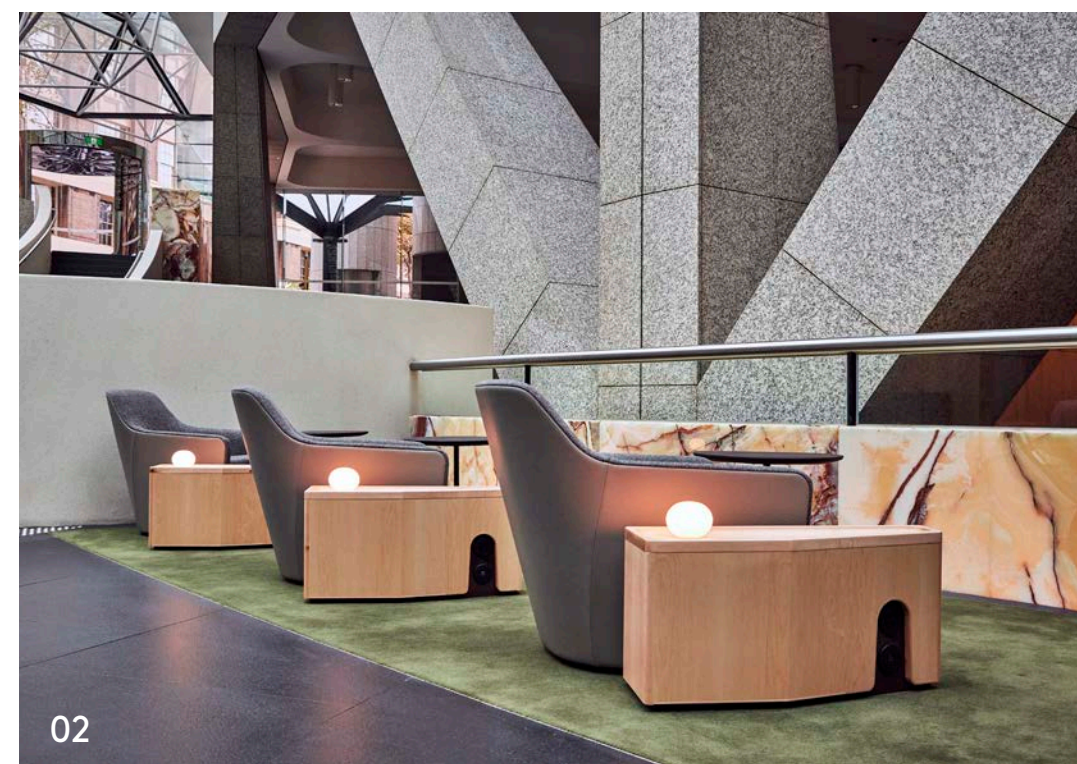
- The Grosvenor Business Lounge - Designed for seamless productivity, this space features casual meeting booths, two executive meeting rooms for the Grosvenor community and a central shared area for agile working.
- The Piazza - Thoughtfully designed by Harry Seidler and Associates, our newly enhanced outdoor seating area extends the lobby experience, offering sunlit social spaces and shaded areas that foster connection and engagement.

01 The Grosvenor - Upper Lobby

02 Seating in The Grosvenor

03 The Grosvenor - Ground Floor Lobby

04 The Piazza





DAZZLING DELIGHTS

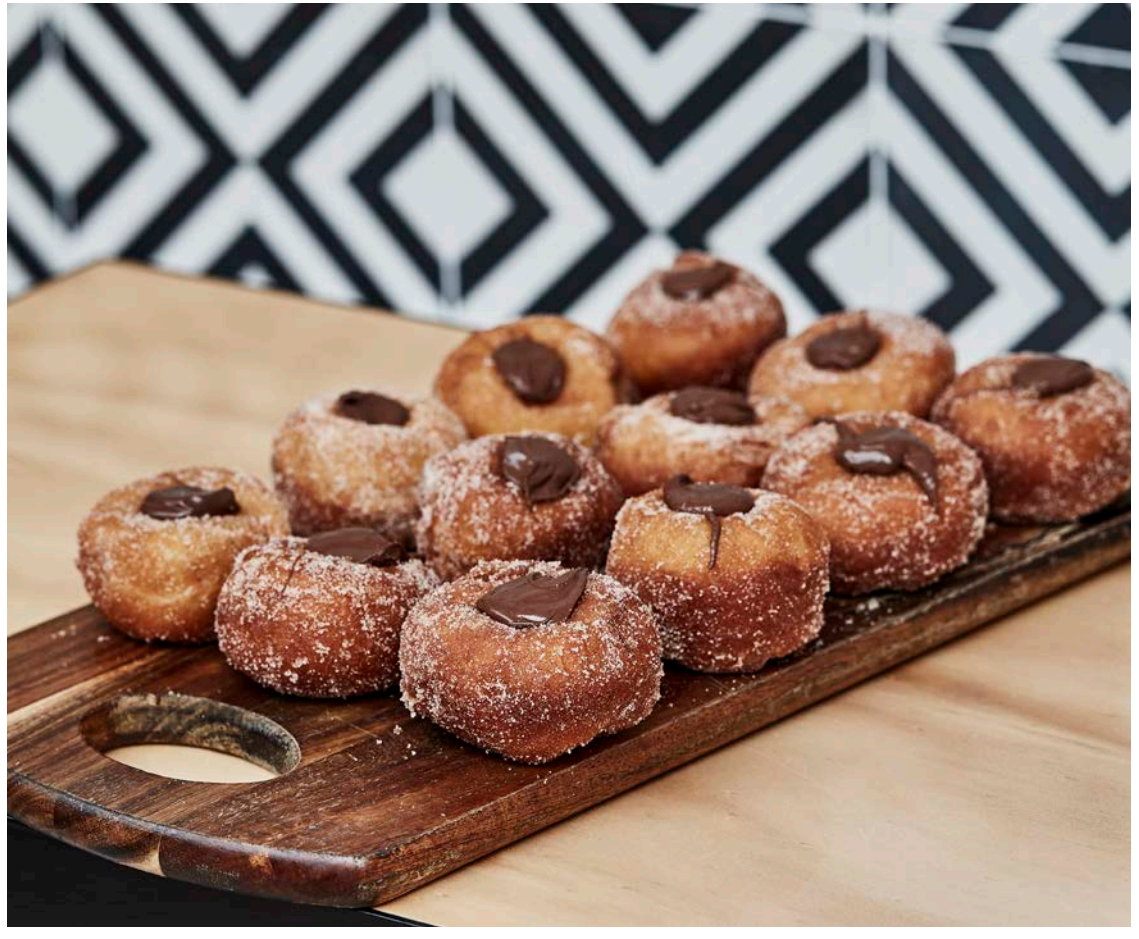
Honoring the creative genius of Harry Seidler AC OBE, Grosvenor Place presents a thoughtfully curated selection of contemporary dining and grazing experiences, designed to inspire and delight.



Cake day, everyday
BANKSIA BAKEHOUSE



For all meals and occasions
THE NAKED DUCK



For the sweetest of coffee breaks
GEORGIE BOY'S COFFEE CO.



A slice of New York
BROOKLYN BRIDGE DELI



For every mood
MORRISON'S BAR & OYSTER ROOM



Sydney's legendary Southeast Asian Restaurant
THE MALAYA



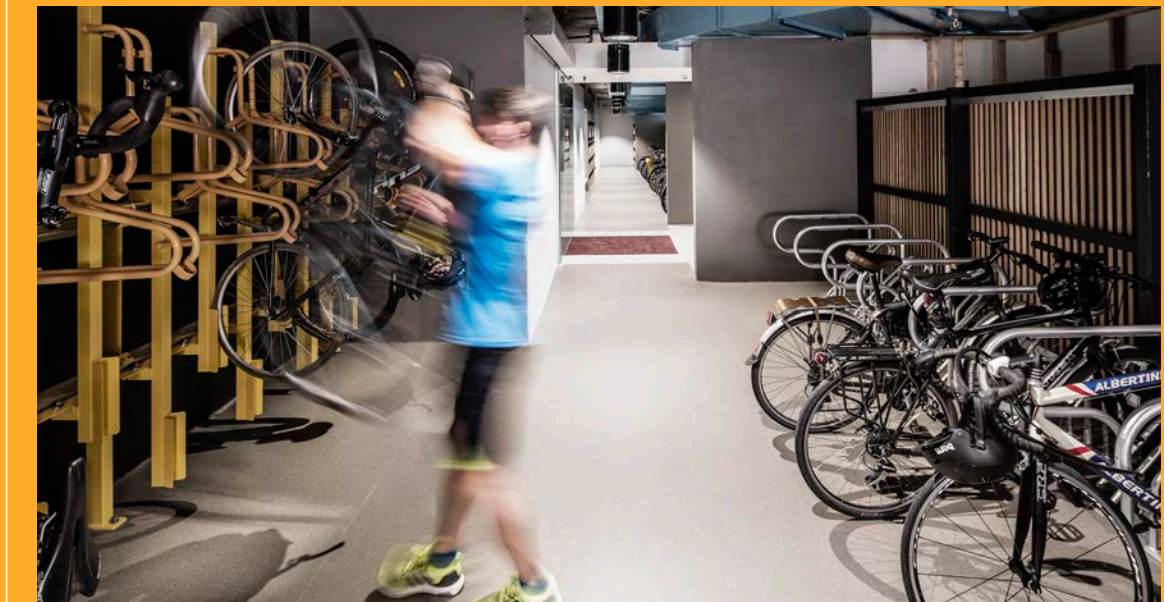
Fast, fresh and friendly service
THE LITTLE DUCK



30 SHOWER CUBICLES
500 DIGITAL LOCKERS
95 CLEAT & HELMET LOCKERS
PREMIUM HAIRDRYERS
GHD HAIR STRAIGHTENERS
DRY CLEANING SERVICES
FREE TOWEL SERVICE
BICYCLE REPAIR STATION

END-OF-TRIP FACILITIES

Designed to keep you and your team at their best, no matter the journey, The Camerino offers luxurious end-of-trip facilities. Whether you're freshening up after a workout, getting work-ready after your commute, or spruced up for an evening out, we've made the transition between work and play effortless.



An aerial photograph of a diverse group of people at a social event. In the foreground, a wooden bar is decorated with a rainbow flag, various bottles, and fresh herbs. To the left, there are colorful balloons and a large white inflatable character with a smiling face. The background shows several people in professional attire engaged in conversation. The text 'COMMUNITY' is written in small white capital letters above the main title 'CULTURE AT WORK', which is in large, bold white capital letters.

COMMUNITY
CULTURE AT WORK



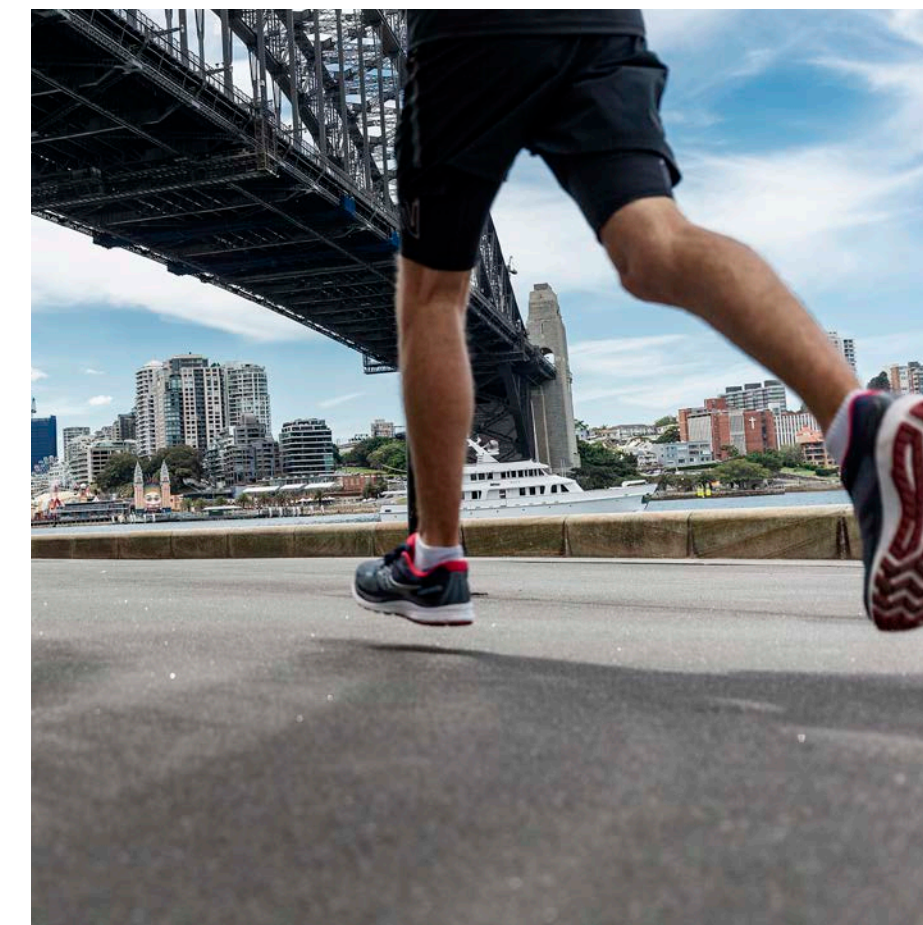
MORE THAN A WORKPLACE

We want to create a diverse, thriving community that makes the most of the chance to connect, discover and experience good things together.

Our extensive events program ensures there's always something to look forward to, all-year-round.

- 60 planned community events in 2025.
- Wellness program which includes meditation and weekly Pilates, yoga and boxfit classes.
- Participation in local area events such as Lunar New Year, VIVID Sydney and Mardi Gras.
- Onsite exhibitions and partnerships with local and aboriginal artists to create our very own art gallery.
- Live music fortnightly in the lobby and Piazza.

Stay across the latest events, discover giveaways and competitions and meet the community online in the My Grosvenor Place app.





YOU'RE IN GOOD COMPANY

Perfectly positioned in the heart of Sydney's CBD, we're home to a whole host of leading Australian businesses, including Chubb, Colliers, Grant Thornton, Sonic Healthcare and Toyota Finance Australia.



FLEXIBLE WORKING LEVEL 15

The Executive Centre is Asia Pacific's largest premium flexible workspace operator with a variety of workspace options available to take the pressure off providing everything you need in-house:

- Event space for 1-50 people
- Executive boardroom for 16 people
- Meeting rooms for 4, 6 and 8 people
- Co-working lounge with on-demand access or flexible membership plans
- Private offices for 1-20+ desks

Opened in February 2025.



INITIATIVES

IN TOUCH WITH TOMORROW

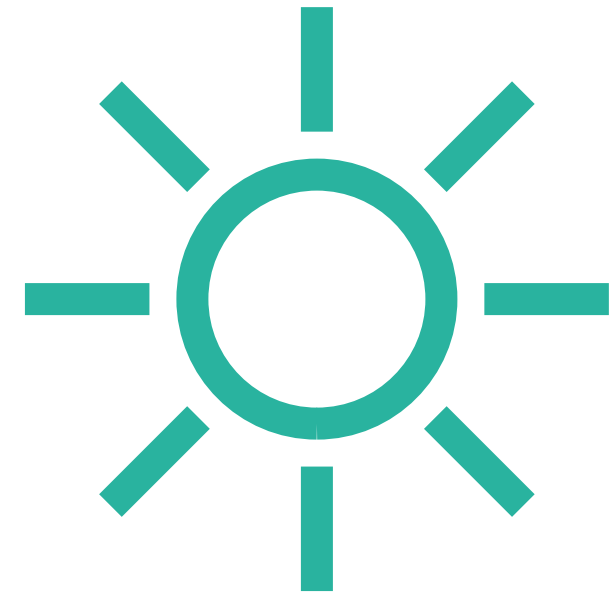
THE GROSVENOR





Energy efficiency

Optimised façade to maximise natural light, reduce solar gains and energy consumption.



Manage airflow and air conditioning in real time, digitally.

NEW BMCS 2025/26

6-Star NABERS Waste Rating with a Diversion from Landfill Rate of:

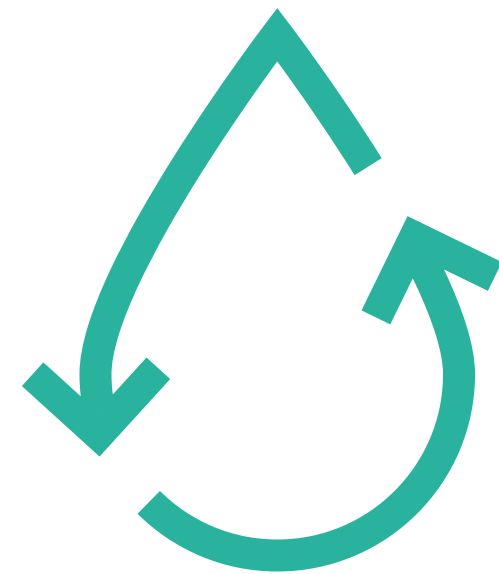
> 87%

Reduction in waste sent to landfill since 2019:

250 TONNES

Rainwater harvesting

Toilets and showers use filtered harvested rainwater, collected in a 50,000L water tank on the upper lobby roof and adjoining rooftop.



Smart Organic Response lighting

Reducing energy consumption by 50%.



NABERS Waste Rating:



NABERS Energy Rating:



NABERS Water Rating:



Certified Carbon Neutral by Climate Active.

CARBON NEUTRAL

100^{/100} WALK SCORE 100^{/100} TRANSIT SCORE

Rooftop Bees

Our rooftop is home to 60,000 honey bees, supporting sustainability and urban biodiversity.





ALWAYS FUTURE-READY

Grosvenor Place is always at the forefront of technology with all the latest technology to ensure a digital workplace and experience.

Fibre network

High-speed, secure, and resilient communications network for building services ensuring future flexibility, scalability, and connectivity.

Wireless overlay

Seamless and high-speed Wi-Fi across the building lobbies and public space enabling employees to work anywhere.

Mobile coverage

The latest in high-speed in building mobile coverage supporting employee mobility across the whole building.

Digital signage

Dynamic and adaptive digital media communication, event information, tenant messaging and emergency announcements.

Environment sensors

Advanced sensors capturing workplace intelligence including occupancy, humidity, ambient, CO2, ambient temperature and ambient light.

Energy monitoring

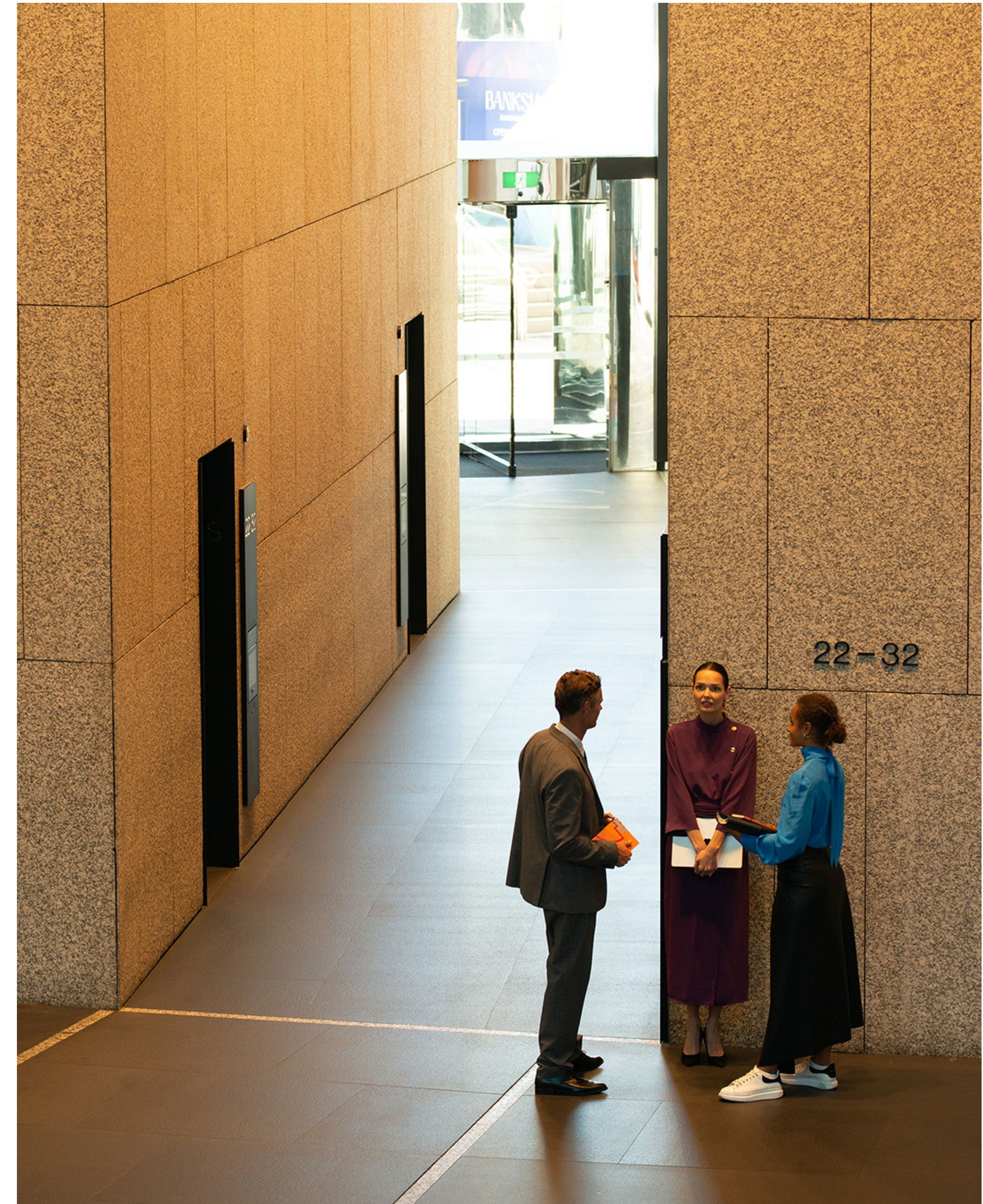
Intelligent sensors that monitor and visualise energy and water consumption.

Advanced security

Integrated security systems and the option to include advanced biometric access control.

Smart platforms

Lift modernisation which includes mobile bluetooth, and license plate recognition for car park access.



THE OFFER

YOUR FUTURE IS HERE



AT THE HEART OF EVERY GREAT BUSINESS ARE ITS PEOPLE

This requires a high functioning workplace design with smart solutions that maximise productivity. The design must create human solutions that support a diverse and inclusive workplace and challenge the corporate status quo. Working with a cutting-edge interior design and architectural agency, we now have future-ready floor plan opportunities at Grosvenor Place to reactivate and reinvent the way staff work, learn and live. These design concepts can be readily applied to specific floors or across contiguous floors.

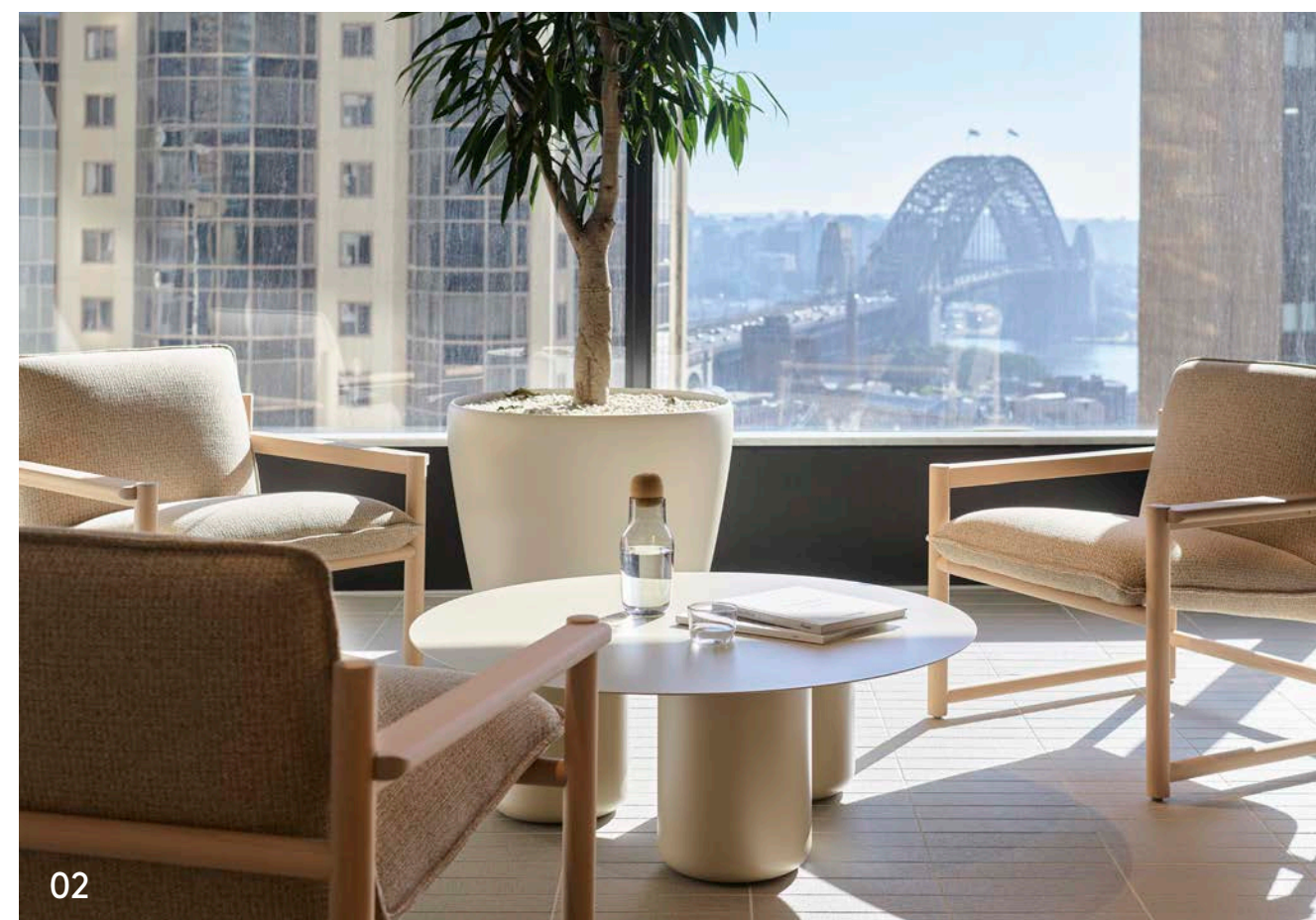


Artist Impression.

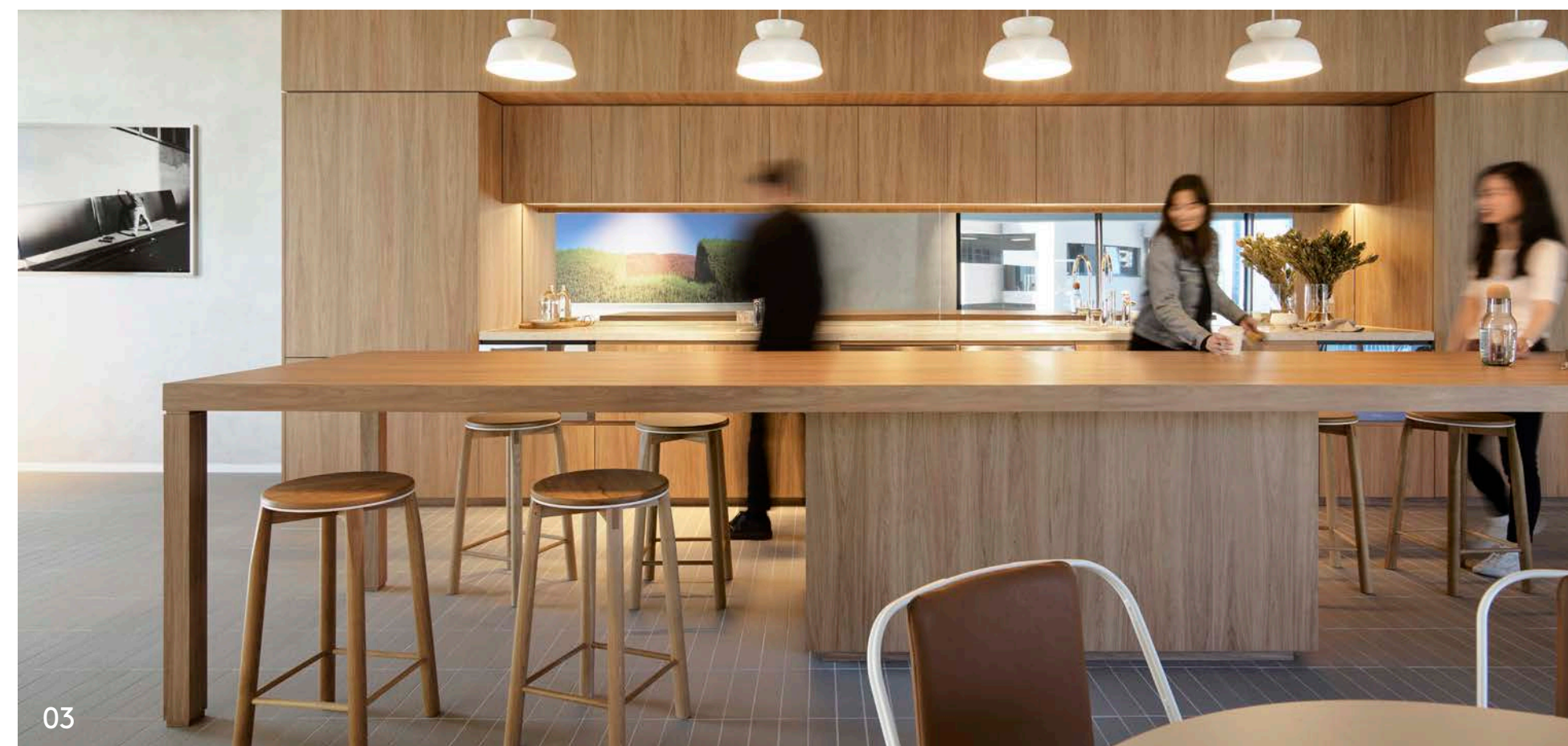


01

EMBRACE A BLANK CANVAS. WITH EXPANSIVE, COLUMN-FREE FLOOR PLATES, YOU HAVE THE FREEDOM TO CONNECT FLOORS AND CUSTOMISE YOUR SPACE TO SUIT YOUR NEEDS – TODAY, AND TOMORROW.



02



03

01 Current fitout
02 Current fitout
03 Current fitout



MAKE IT YOUR OWN

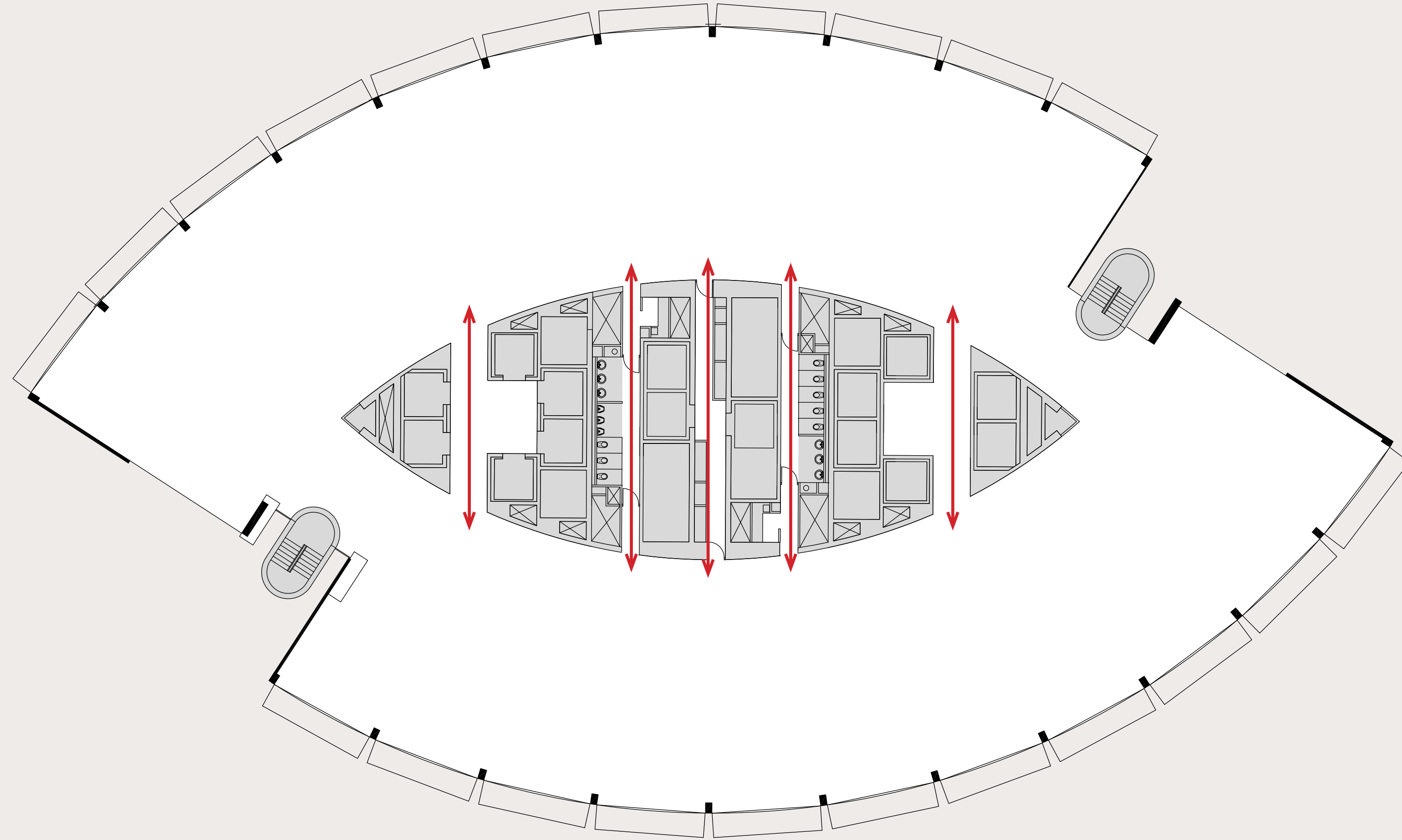
Every floor at Grosvenor Place is a blank canvas, ready to be designed around your business needs. The floorplates are adaptable spaces that foster connection, collaboration, and flexibility. You have the freedom to create a workplace that truly works for your team.

From open desk areas and sit-stand workstations to breakout zones that support both focus and teamwork, the layout can be tailored to suit your way of working. Beyond daily tasks, the space can be designed to accommodate social gatherings, town hall meetings, and team events—ensuring seamless transitions between work, connection, and celebration.

Grosvenor Place empowers you to create an environment that enhances productivity, collaboration, and culture.



Artist Impression.

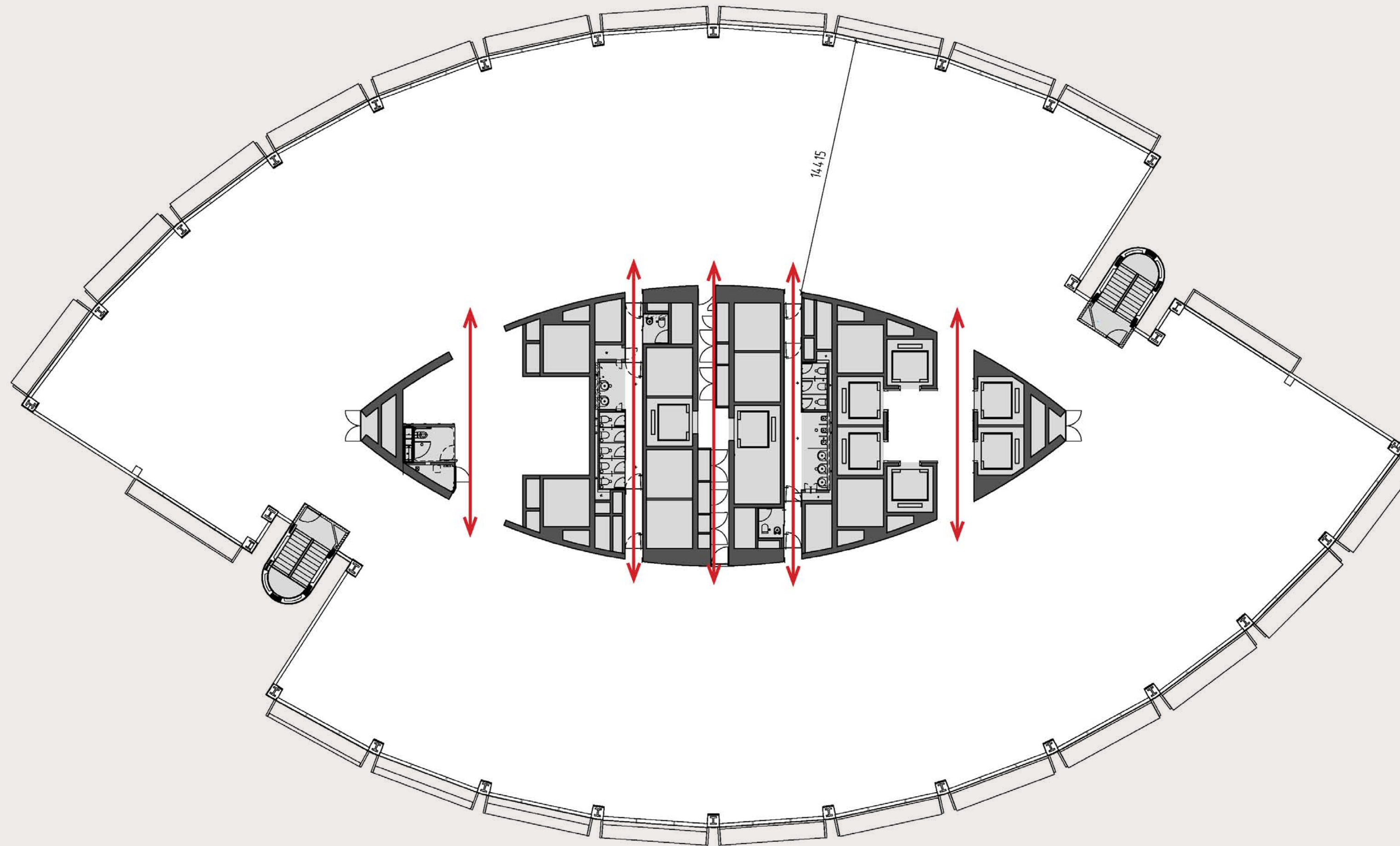


LOW RISE FLOOR EXAMPLE

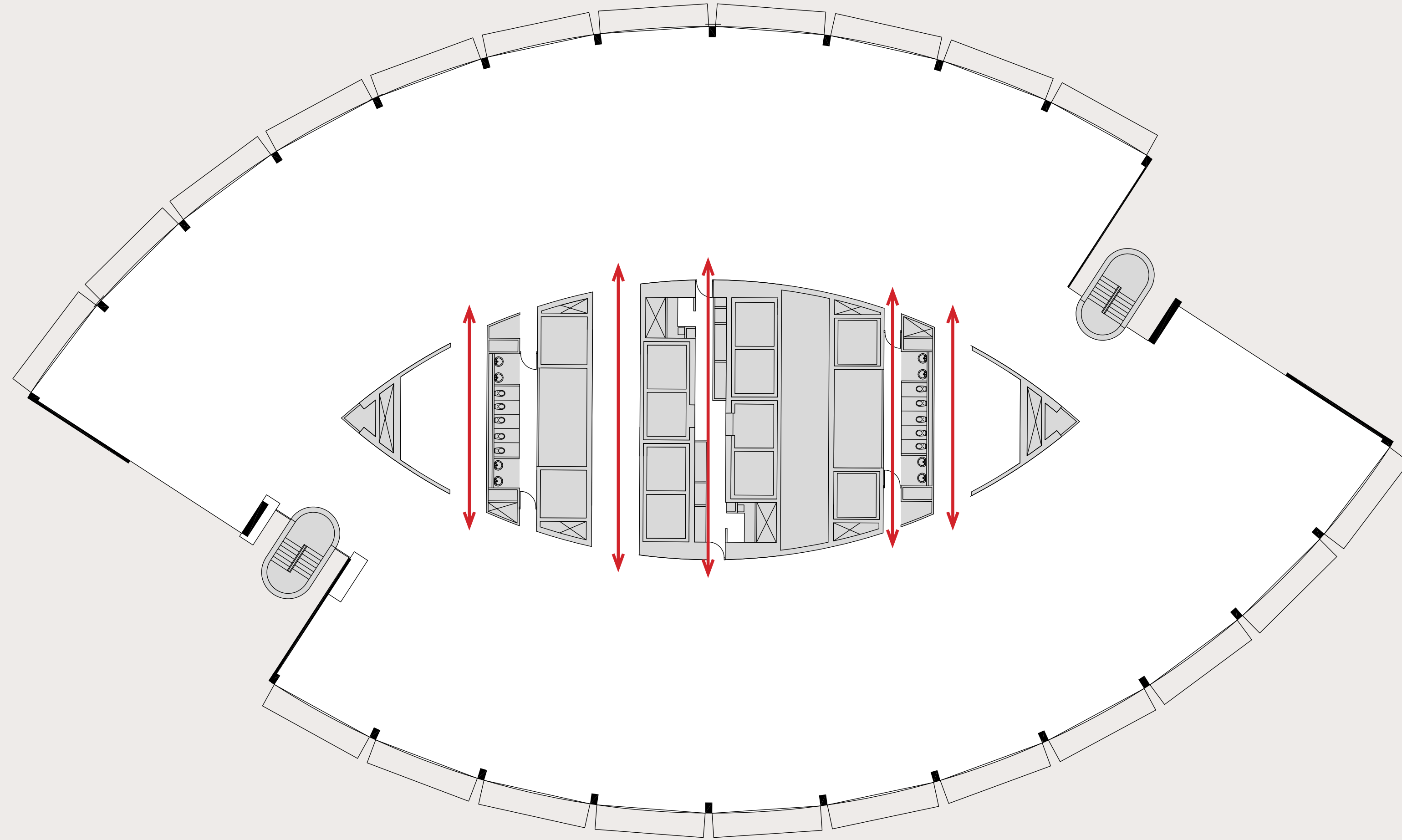
Approximate net lettable area	1900m ²
No. of people accommodated	200
Core to perimeter	14.4m
Column free	Yes
100% backup power for building + tenant	Yes



MID RISE FLOOR EXAMPLE



Approximate net lettable area	1900m ²
No. of people accommodated	200
Core to perimeter	14.4m
Column free	Yes
100% backup power for building + tenant	Yes

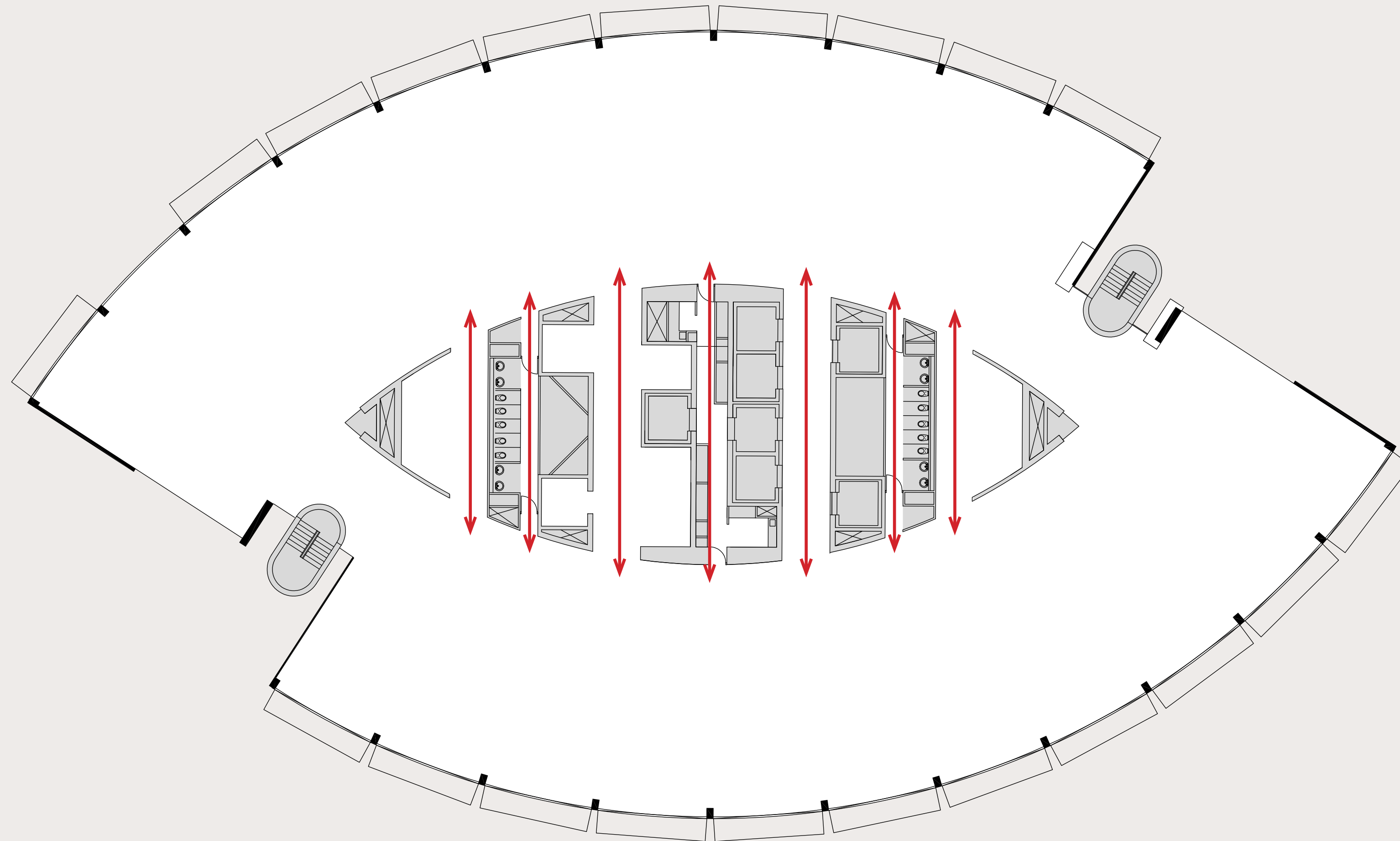


HIGH RISE FLOOR EXAMPLE

Approximate net lettable area	1900m ²
No. of people accommodated	200
Core to perimeter	14.4m
Column free	Yes
100% backup power for building + tenant	Yes



SKY RISE FLOOR EXAMPLE



Approximate net lettable area	1900m ²
No. of people accommodated	200
Core to perimeter	14.4m
Column free	Yes
100% backup power for building + tenant	Yes



WE LOOK FORWARD TO WELCOMING YOU TO GROSVENOR PLACE



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More information

[VIEW FLYTHROUGH](#)

Disclaimer: Grosvenor Place Ltd, Arcadia and 151 Property (the Co-owners) advise that whilst all care has been taken in compiling the information contained in this document, the Co-owners do not warrant that this information is accurate or complete and disclaim all liability from use of or reliance upon this information. This information is of a general nature only and prospective lessees should seek further information from the Co-owners and obtain appropriate expert advice.



TECHNICAL SPECIFICATIONS

MECHANICAL SERVICES

Ref	Item	Metric	Grosvenor Capacity
M1	Tenant Supplementary Loop	W/m ²	Average of 50/W/m ² , which can be increased to 150 W/m ² of condenser water. Floor take offs to three levels at 100W/m ² can be accommodated.
M2	General Exhaust	Litres/sec/m ²	6000 l/s available by installing external louvre/s. Typically based on 1900m ² NLA @ 0.2l/s/m ² = 380 l/s required.
M3	Commercial Kitchen Exhaust	Number	6000 l/s available via shared exhaust point with items M2 and M4. Note: Tenancy exhaust provision is not used by the base building for relief fire mode.
M4	Supplementary Toilet Exhaust	Litres/sec/m ²	6000 l/s available by installing external louvre/s.
M5	Supplementary Outside Air	Litres/sec/m ²	6000 l/s available by installing off floor external louvre/s. Typically based on 1900m ² NLA at 0.45l/s/m ² = 855 l/s required. Tempered outside air can be provided via PAC unit/s. Significant condenser water is available, based on an understanding of tenant needs.
M6	Base Building Occupant Density	N/A	Currently 1 occupant per 10m ² is achieved. Normal high density areas of 1/8m ² can be accommodated. Further infrastructure would only be required where a high percentage of the fitout areas are increased to 1 occupant per 8m ² .

ELECTRICAL SERVICES

Ref	Item	Metric	Grosvenor Capacity
E1	Power	VA/sqm	73VA/m ² via 2x80A 3ph switchboards per floor. Separate BCA Section J metering installed.
E2	Building Management Control Systems (BMCS)	Type	Grosvenor Place BMCS is based on a Windows 10 ICN. Partial BACNET compatibility is available but this is limited (for security reasons). Johnson Controls International BMCS install in progress.
E3	Safety Services (other than lifts)	Capacity	PCA premium grade (including lifts).
E4	House Light & Power	Capacity	PCA premium grade. LED lighting via CBUS Control.
E5	Central Plant	Capacity	PCA premium grade. Note: Ice tanks provide additional peak load redundancy.
E6	Tenant Supplementary Loop	Capacity	PCA premium grade. Significant additional capacity at present.
E7	Tenant Light & Power	Capacity	100% tenant diesel back up is available. 100% base building diesel backup is also available. Grosvenor Place has 4 power substations located within the building.
E8	Designated Supply	N/A	A designated supply can be accommodated. The provision of spare large current circuit breakers are also generally available. All risers are secure and alarmed.
E9	Lighting Type	N/A	LED Lighting throughout.
E10	Intelligent Lighting Control	N/A	Organic Response LED Troffers controllable via smart phone app are base building standard supplied with all new fitouts.
E11	Raised Floor	N/A	Raised floors have been accommodated in some tenancy fitouts. Minimal ramping is required to align with lift lobby, service corridors, fire stairs etc.



TECHNICAL SPECIFICATIONS

COMMUNICATIONS SERVICES

Ref	Item	Metric	Grosvenor Capacity
C1	Tenant Data Risers	Number	2 x Secure Risers.
C2	MDF Room	Number	1 x MDF at Basement 5 Level.
C3	Master Antenna Television	N/A	MATV supplied throughout the building.
C4	Carriers	N/A	All major carriers are connected to the building, with terminations in secure rooms.

SECURITY SERVICES

Ref	Item	Metric	Grosvenor Capacity
S1	Access System	Type	Gallagher Access Control System – installed 2018 with contracted software updates including Bluetooth compatibility. Partial lock-down (Shelter in Place) and full lock-down functionality available.
S2	Proximity Cards	N/A	High frequency – High Security MiFare DesFire Cards.
S3	Credential Technology	N/A	All base building card readers read the secure DesFire cards. All tenants are able to utilise their preferred security installation contractor for their stand alone security system.
S4	CCTV (tenant floors)	N/A	CCTV cameras may be installed on tenant floors within lift lobbies where the tenant occupies the full floor. Where multiple tenants occupy the same floor cameras can be installed by agreement between tenants.
S5	CCTV (base building)	Extent of coverage	175+ Cameras available with extensive coverage of all common areas and key security locations. Mirrored servers with secondary back-up.
S6	Intruder Alarm	N/A	Forced door alarm and door open too long alarms available on fire doors.
S7	Security raceways/speed styles	N/A	Not currently installed. These could be installed should a tenant occupy an entire rise on the low or medium lift risers.
S8	Security/Concierge Area	N/A	Concierge on site.
S9	Visitor Management System (VMS)	N/A	A Visitor Management System is installed on site to manage contractors and couriers entering site.
S10	Security Services	N/A	Multiple security guards are stationed onsite 24 hours, 7 days a week, including public holidays.

HYDRAULIC SERVICES

Ref	Item	Metric	Grosvenor Capacity
H1	Grease Line	Yes/No	A connection to base building trade waste system to the location of an on floor kitchen can be accommodated.
H2	Gas	N/A	No gas line available in the tower. We are undergoing works that will enable the electrification of the Grosvenor Place.



TECHNICAL SPECIFICATIONS

SUSTAINABILITY

Ref	Item	Metric	Grosvenor Capacity
SU1	Environmental Rating	Green Star	3.0 star Green Star Rating.
SU2	Energy	NABERS Office	3.5 star NABERS Energy Rating.
SU3	Carbon Neutral Status	N/A	Certified Carbon Neutral by Climate Active.
SU4	Electric Car Charging System	N/A	E Station Car charging facility operational for 10 car bays on level B5. This can be expanded for more charging stations or a fast charge station.

LIFTS

Ref	Item	Metric	Grosvenor Capacity
L1	Lift Access	N/A	Low Rise – 6 Lifts – Levels 1–9 Medium Rise – 6 Lifts – Levels 9–21 High Rise – 6 Lifts Levels 21–32 Sky Rise – 6 lifts Levels 32–44 Goods Lift x 2 – (Double Deck Lifts – 1 dedicated)

GENERAL

Ref	Item	Metric	Grosvenor Capacity
G1	Overall Design Finishes	N/A	PCA Premium Grade finishes include the following: <ul style="list-style-type: none"> – Walls and columns with high quality stone, timber, glass and metal finishes; – Floors with generally stone finish, and accent areas of high quality carpet or other high quality material; – Ceilings with high quality finish in combination of metal, timber, and set plasterboard; and – High quality General and feature lighting.

BUILDING CONFIGURATION

Ref	Item	Metric	Grosvenor Capacity
B1	Building Size	m ²	85,000m ² (approx) Precinct. 80,000m ² (approx) Premium Grade tower.
B2	Floor Plate	m ²	Approximately 1,800–2,000m ² .
B3	Tenant Service Zone	mm	150mm generally available.
B4	High Loading/Compactus Zone	% of NLA	10kPa. 10% NLA of each floor, subject to approval.



TECHNICAL SPECIFICATIONS

PARKING

Ref	Item	Metric	Grosvenor Capacity
P1	Car Park	Number	500+ basement car parking spaces.
P2	Bicycle Storage	Number	144 Bike Secure Bike Racks (Camerino) and 40 more racks in the general carpark area. Bike racks are located undercover directly adjacent the change room (Camerino) facility.
P3	Bicycle Path	N/A	Separate entry/exit for bicycle away from vehicle entry/exit is available via North Plaza lift entry. Main entry via marked bikeway from Essex St.

AMENITIES

Ref	Item	Metric	Grosvenor Capacity
A1	Concierge	N/A	Concierge x 2 Staff at main lobby. Concierge 1 0700hrs to 1530hrs. Concierge 2 0930hrs to 1700hrs.
A2	Change Rooms, Showers, and End of Trip	N/A	Tenant End of Trip Facility opened - Premium Class 2015. 31 Showers (15 Male, 15 Female, 1 DDA/Unisex).

FACILITIES

Ref	Item	Metric	Grosvenor Capacity
F1	Childcare Facilities	N/A	Numerous childcare facilities within immediate proximity.
F2	Gymnasium Facilities	N/A	Numerous gymnasium facilities within immediate proximity.
F3	Basement Storage	N/A	Hire space available. Subject to licence agreement.



TECHNICAL SPECIFICATIONS

OFFICE FLOORS

Ref	Item	Metric	Grosvenor Capacity
O1	Façade Glazing	N/A	Window sill height 450mm from floor. Remainder glazed to suspended ceiling.
O2	Access to Daylight	N/A	External sun shades on all windows. Maximum width windows - natural light with Sydney Harbour and City views.
O3	Ceiling Height	mm	2650mm.
O4	Ceiling Acoustics	NRC	Office Space NR 35.
O5	Net Lettable Area as compared to Usable Area	%	Grosvenor Place provides high efficiency open plan floors with perimeter columns. Representing approximately 0.5% NLA. Approximately 1,800-2,000m ² per floor.
O6	Perimeter Blinds	N/A	External sun shades are a feature of Grosvenor Place. Tenant to install their own blinds.
O7	External Terrace	N/A	Terraces are located on Levels 17,18,19,20,32,35,36,37 (excluded from NLA).
O8	Internal Voids	N/A	Can be accommodated subject to design details and lease negotiations. Architectural, Fire Engineering and BCA compliance studies required.

CONDITIONS

Ref	Item	Metric	Grosvenor Capacity
C1	Fire Engineering	N/A	Detailed list of current fire engineered solutions for the entire precinct is available on request.
C2	Maximum Occupancy	N/A	200 people per floor. Generally 1 per 10sqm. More may be accommodated on specific floors e.g. conference areas via fire engineered solution/s.
C3	Fitout and/or Services	N/A	Fitout guide available on request. Fitout limitations generally relate to local authorities requirements. Grosvenor Place generally provides highly efficient utilisation of NLA.