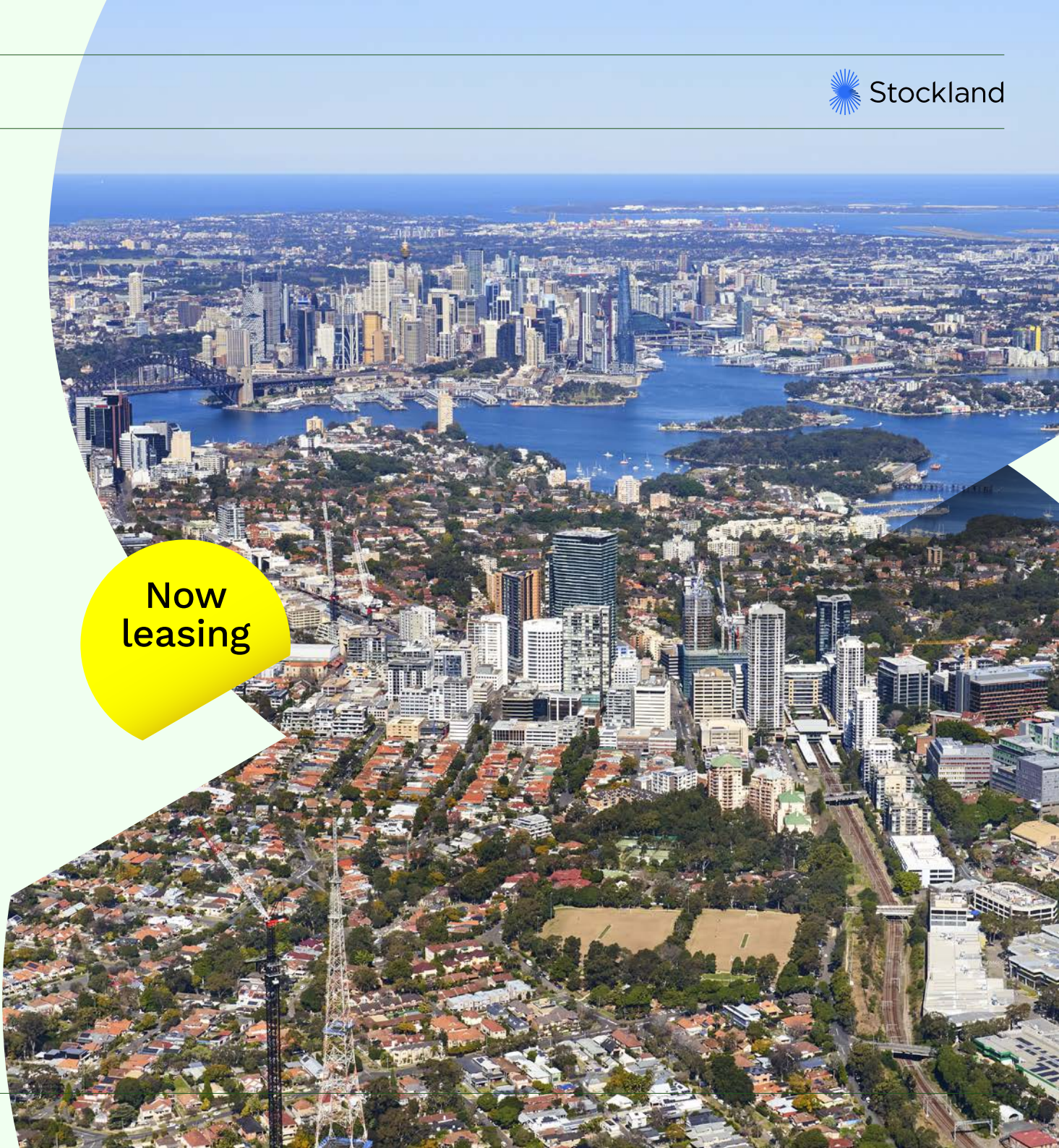


601 Pacific Highway

601 Pacific Highway
St Leonards,
Sydney NSW

**Now
leasing**



Welcome



True north

601 Pacific Highway is at the heart of St Leonards' vibrant business district, a stone's throw from Crows Nest, and is seamlessly connected to North Sydney and Sydney's CBD.

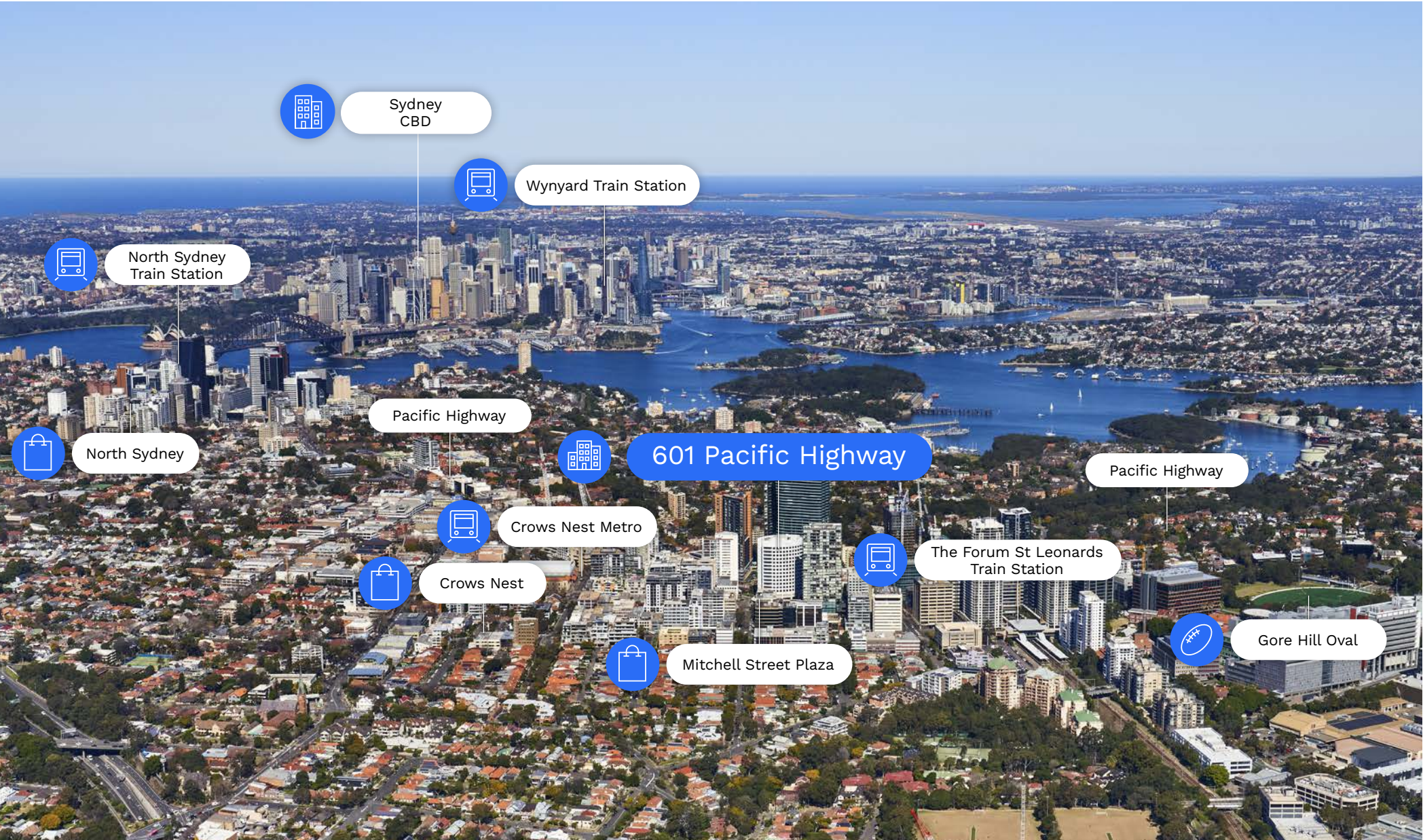
The location benefits from the Forum Retail Precinct, St Leonards Transport Interchange, and high-quality surrounding amenity, retail, and health and lifestyle offerings.

The property spans 14 levels and has access to 154 parking spaces, modern end-of-trip facilities, a recently refurbished lobby, forecourt and ground-level amenity, an alfresco on-site cafe and neighbouring green spaces.

Choose from efficient, well thought out and flexible floor plates in a contemporary A-grade building with a 4.5-star NABERS Energy rating.

Find the space that will allow your business to thrive at 601 Pacific Highway.





Convenience

Everything, and more

Convenience, community, connectivity.

Strategically positioned on the Pacific Highway, the property connects seamlessly to adjoining streets. Connectivity to current transport hubs and future infrastructure projects is also strong. On-site parking as well as modern end-of-trip facilities are available. So no matter your mode, unimpeded access to and from the space is enabled.

601 Pacific Highway delivers the best of both worlds, giving employees access to the dynamism of St Leonards and North Sydney, balanced by a strong health and wellbeing offering as well as exceptional local amenity.

Think food, retail, cafes, bars and restaurants, health and family amenity and services, Gore Hill Oval, local sporting clubs, health and family-oriented services.





Convenient local links

Transport

St Leonards Train and Bus Interchange
Future Crows Nest Metro Station

Retail

The Forum Retail
QE Food Stores
St Leonards Square

Health and Wellbeing

Virgin Active
Fitness First
Gore Hill Oval
Northern Suburbs Basketball Association
North Sydney Indoor Sports Centre
Royal North Shore Hospital and Health Hub

Cafes and Dining

Charlie & Franks
Sekka Dining
EIGHT
Bare Wholefoods
The Rusty Rabbit
Gilroys Hotel

Community

Only About Children
Guardian Childcare
Goodstart Early Learning

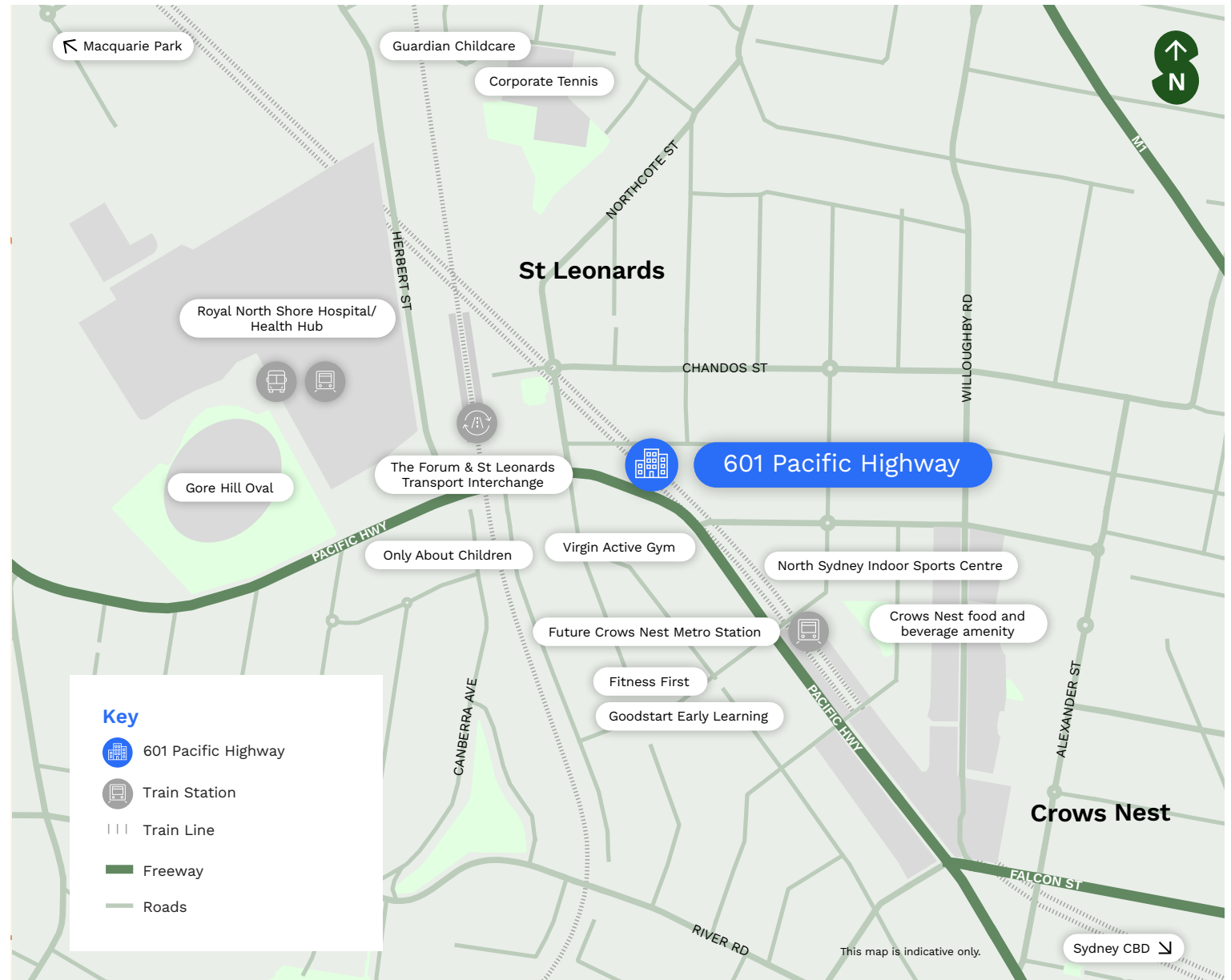




Image is indicative only.

Spaces to thrive

601 Pacific Highway offers efficient, well thought out and flexible floor plates in a contemporary A-grade building. The unique building shape coupled with large, low-sill windows provides sweeping views of Sydney and natural light penetration.

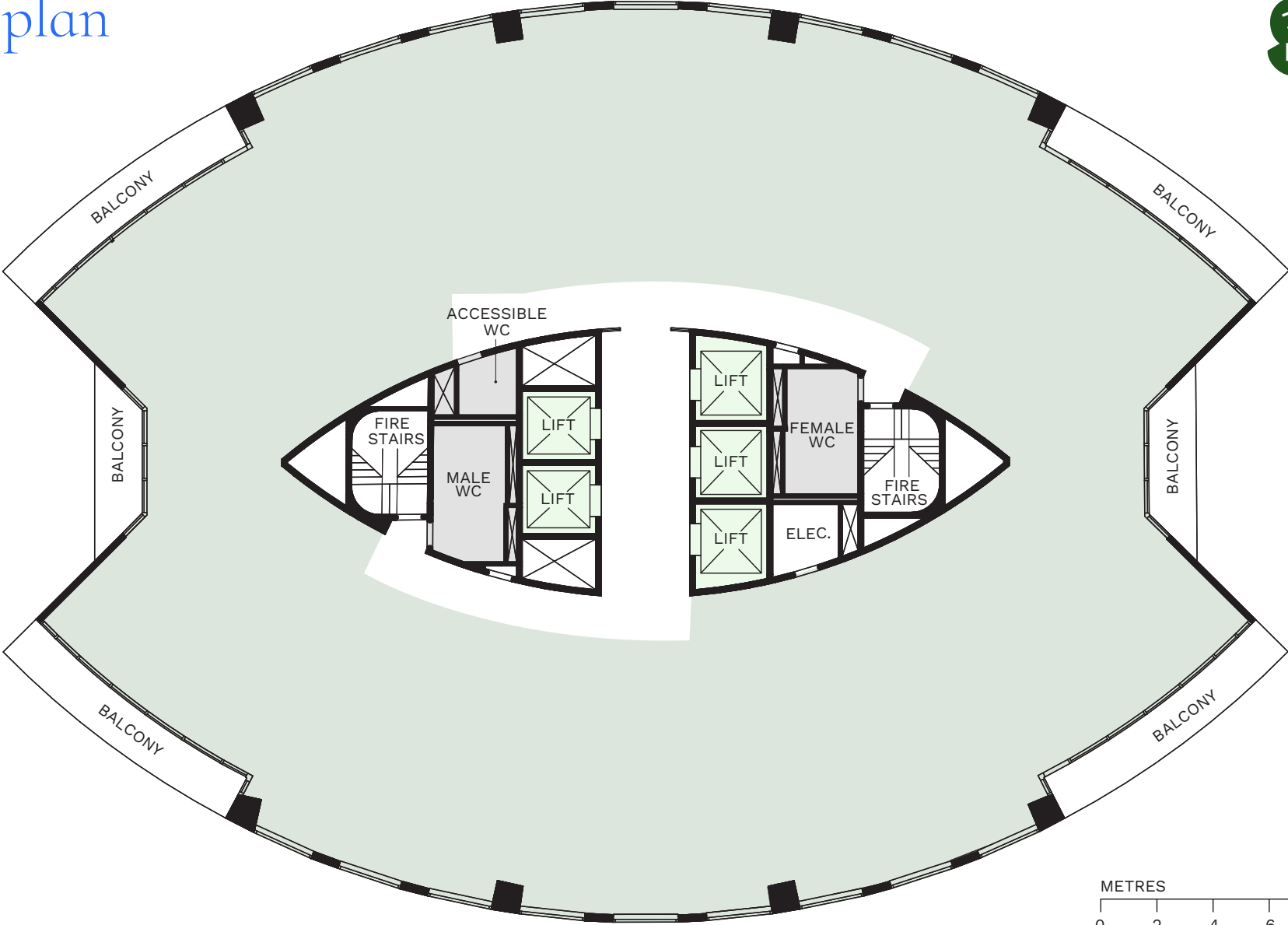
[Click here](#) to view the current opportunities and to find the space for your business to thrive.



Image is indicative only.

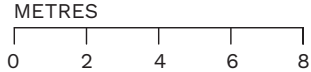


Whole floor plan (indicative)



Key

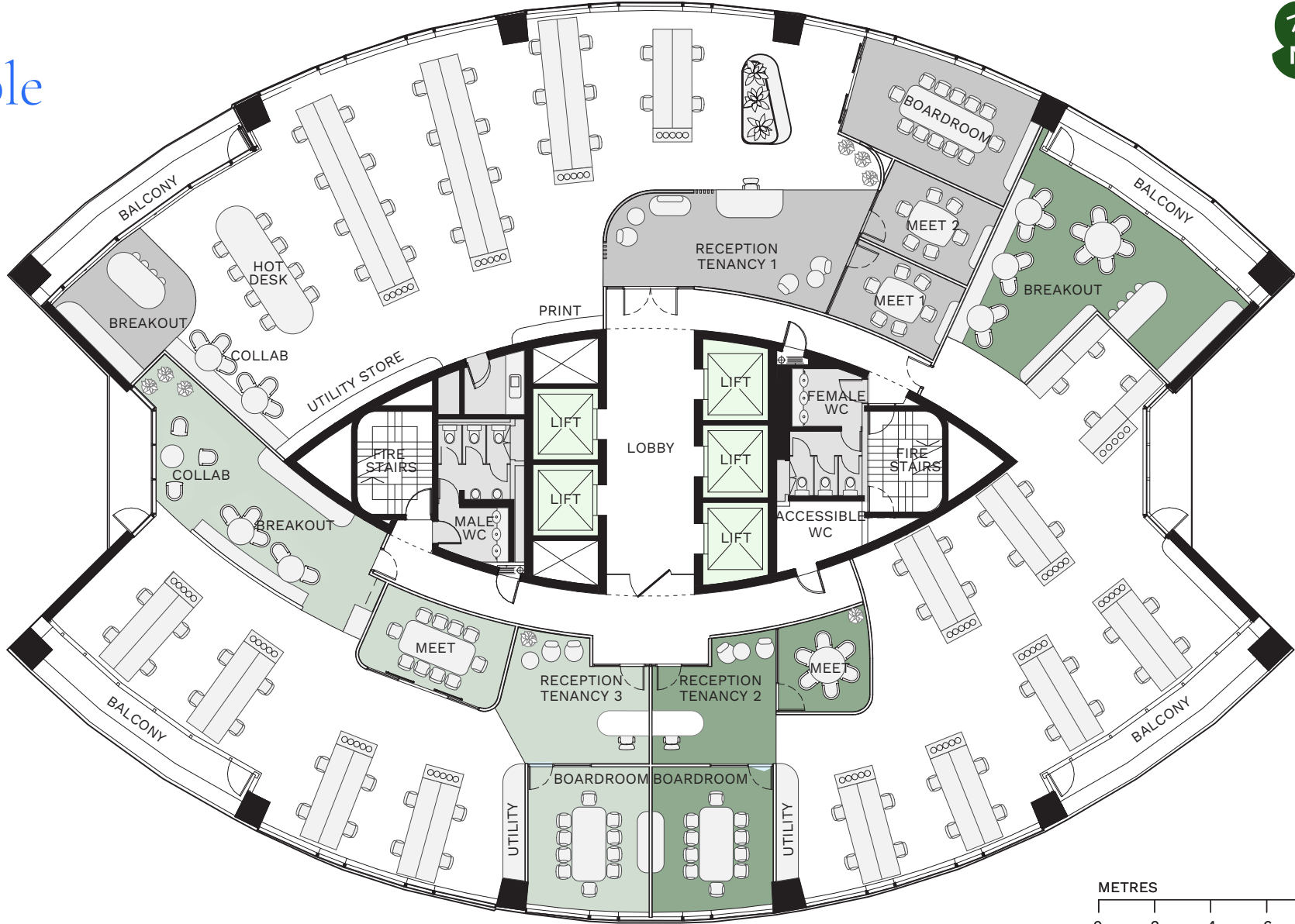
- Lettable Area
- Lift Core
- WC Areas



This plan is indicative only. Subject to change.



Spec suite fitout example



Key

- Lift Core
- WC Areas
- Shared Areas Tenancy 1
- Shared Areas Tenancy 2
- Shared Areas Tenancy 3

This plan is indicative only. Subject to change.



Technical specifications

Building hours

- Monday–Friday, 8am–6pm
- Tenant access is available 24/7

Air conditioning

- Central plant with variable volume centre zone AHUs and constant volume perimeter zone AHUs
- 2 x Tenant condenser water cooling tower systems for Levels 1-7 and 8-13

Condenser water allocation

- 41.6 W/m²
- 1.72 L/s per floor

Fire protection

- Smoke detection, automatic sprinklers and EWIS

Lifts

- 5 lifts with destination control from Ground Floor including one lift that is used as a passenger/goods lift

Electrical capacity (amps/floor)

- 100A

Backup power

- Generator for base building essential services
- Ability for tenant to install their own generator[^]

Access control system

- Syrus and Presco Proximity Readers
- Evolution Management System

Ceiling heights

- Floor to ceiling – 2,700mm (L1 – 13)
- Slab to slab – 3,650mm (L1 – 13)

Fibre providers

- Telstra, Optus, Fibrenet, Vocus
- NBN ready

Parking

- 1:80m²

[^]Subject to Stockland approvals.



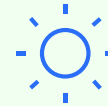
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Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion*#

Global recognition of sustainability leadership

Global Top 5 ranking on S&P Global Dow Jones Sustainability Index for 12 consecutive years

Member of
Dow Jones Sustainability Indices
Powered by the S&P Global CSA

GRESB Green Star rating for 9 years



AAA ESG Rating from MSCI for over 10 years



Employer of Choice for Gender Equality Australia's Workplace Gender Equality Agency



To find out more about Stockland, please visit our website - stockland.com.au

[^]Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.
*Forecast end value on completion. #Includes M_Park Stage 1, owned in capital partnership with Ivanhoé Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

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