

WELCOME

PRECINCT

BUILDING

CONTACT

60
MARGARET
STREET

MAKE YOUR MARK

60 Margaret Street is an address as
connected as the people who work here.

WORK
REIMAGINED



60 MARGARET STREET



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RIGHT PLACE. RIGHT TIME.

As the Wynyard hub undergoes one of the largest transformations Sydney has ever seen, 60 Margaret Street has reinvented itself, ready for a new generation to take full advantage of this exceptional position.

With large and open workspaces inside, the convenience of the popular MetCentre shopping centre, the transport hub underneath and like-minded businesses on all sides, everything is placed for days full of possibility. The 'bump factor' in this part of town is high, with natural opportunities around every corner to make more connections and get more things happening.

There's simply more to life at 60 Margaret Street.

60 MARGARET STREET



ALL THINGS CONSIDERED

Inside and out, 60 Margaret Street is positioned to offer all the elements for a successful business which thrives on momentum.

A-GRADE BUILDING

Re-introducing a model of 80's modernist architecture, with generous floorplates of 1,200 to 1,500 sqm, end-of-trip facilities and views of Wynyard Park and the CBD cityscape.

PRIME CBD POSITION

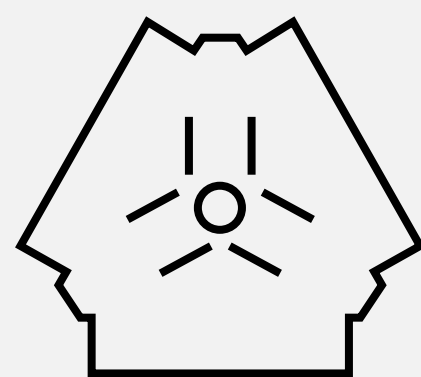
You're right above MetCentre – a key attraction for employees who value convenience (and who doesn't?) with a full-line Woolworths supermarket stocking much more than regular CBD stores, as well as on-site childcare, Virgin Active gym and parking.

KEY TRANSPORT HUB

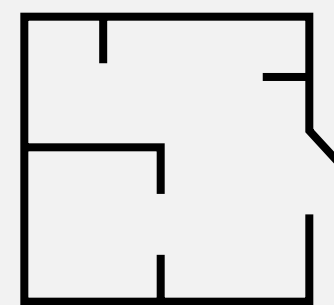
Positioned on the axis of Wynyard, George Street and east-west links to King Street Wharf and Circular Quay, the transport options include train, bus, ferry, cycling and a future light rail.



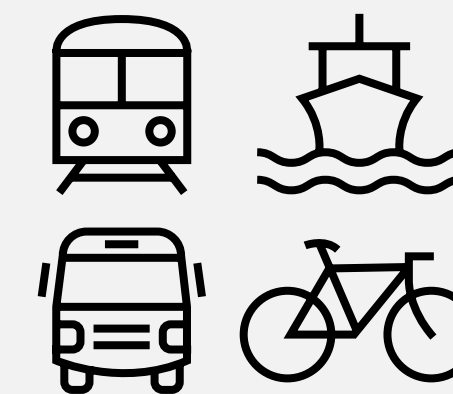
KEY FEATURES



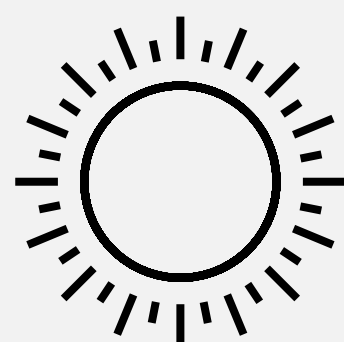
Generous floor plates
1200 sqm – 1500 sqm



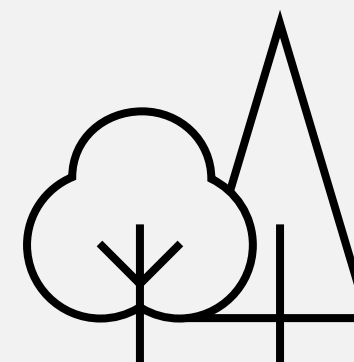
Versatile floor
layout options



Transport connections –
train, ferry, bus, bicycle, light rail



Abundant natural
light on each floor



Views to Wynyard Park



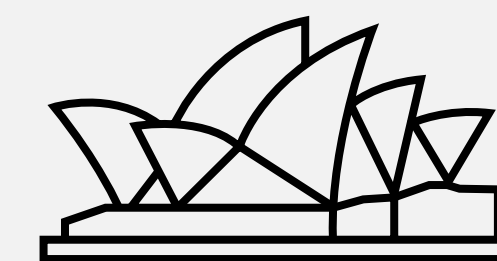
No need for an umbrella –
direct undercover access
from Wynyard train station



Coffee? Head down
to the lobby café.



Directly above diverse
retail and amenities



Walking distance to Sydney's
icons and cultural institutions



BUILDING PROFILE

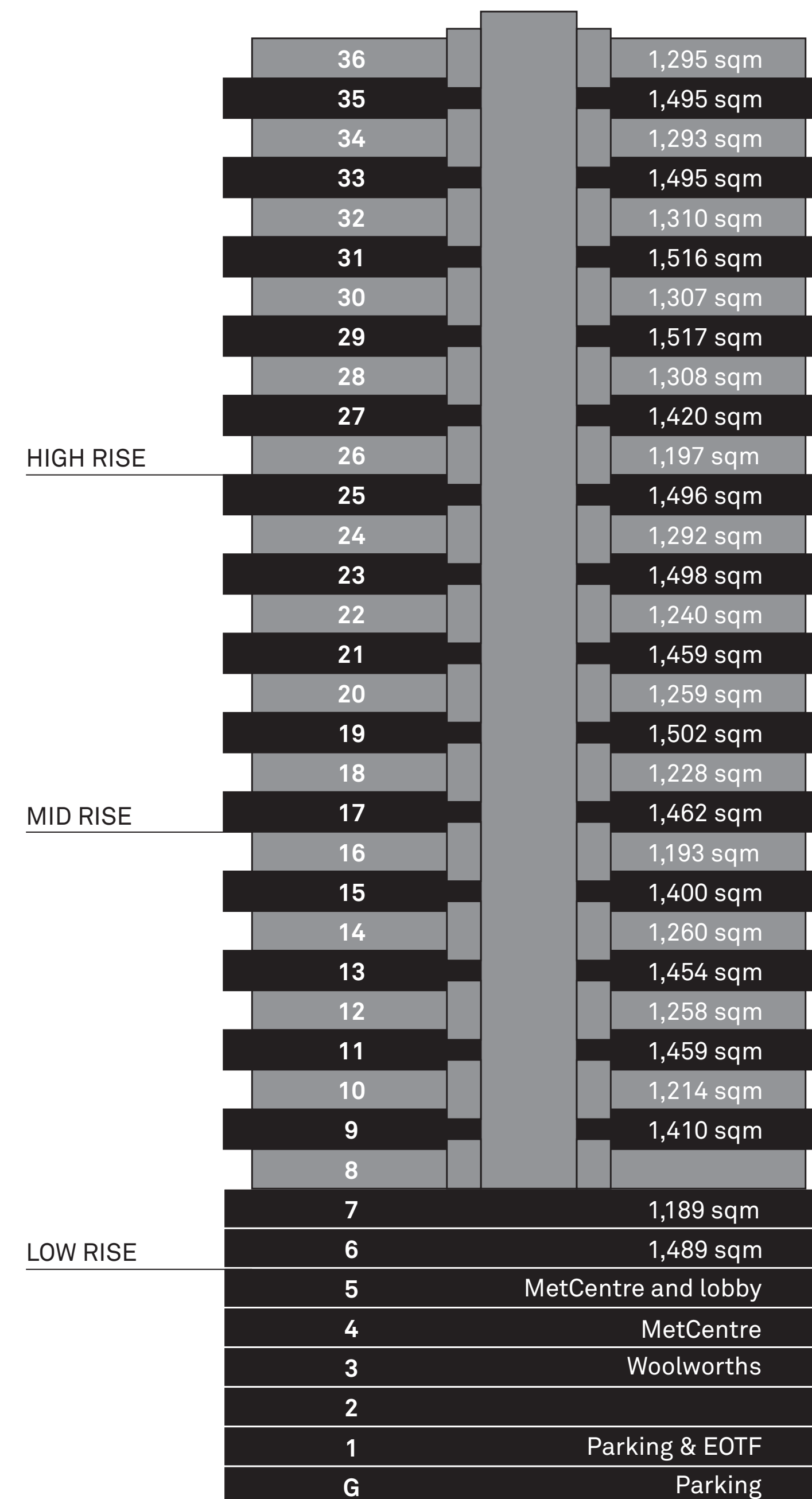
60 Margaret Street offers a range of single and multiple floor configurations.

The smart lift system takes passengers directly to their floor using information stored on their swipe card.

An array of meeting rooms, offices and open-plan areas allow for a more collaborative workspace that fosters interaction.

Abundant natural light and open plan design options allow for a higher quality working environment and increased productivity.

Wraparound windows offer superb views over all corners of the city from Sydney Harbour and surrounding parklands to Cockle Bay, Walsh Bay and Darling Harbour.





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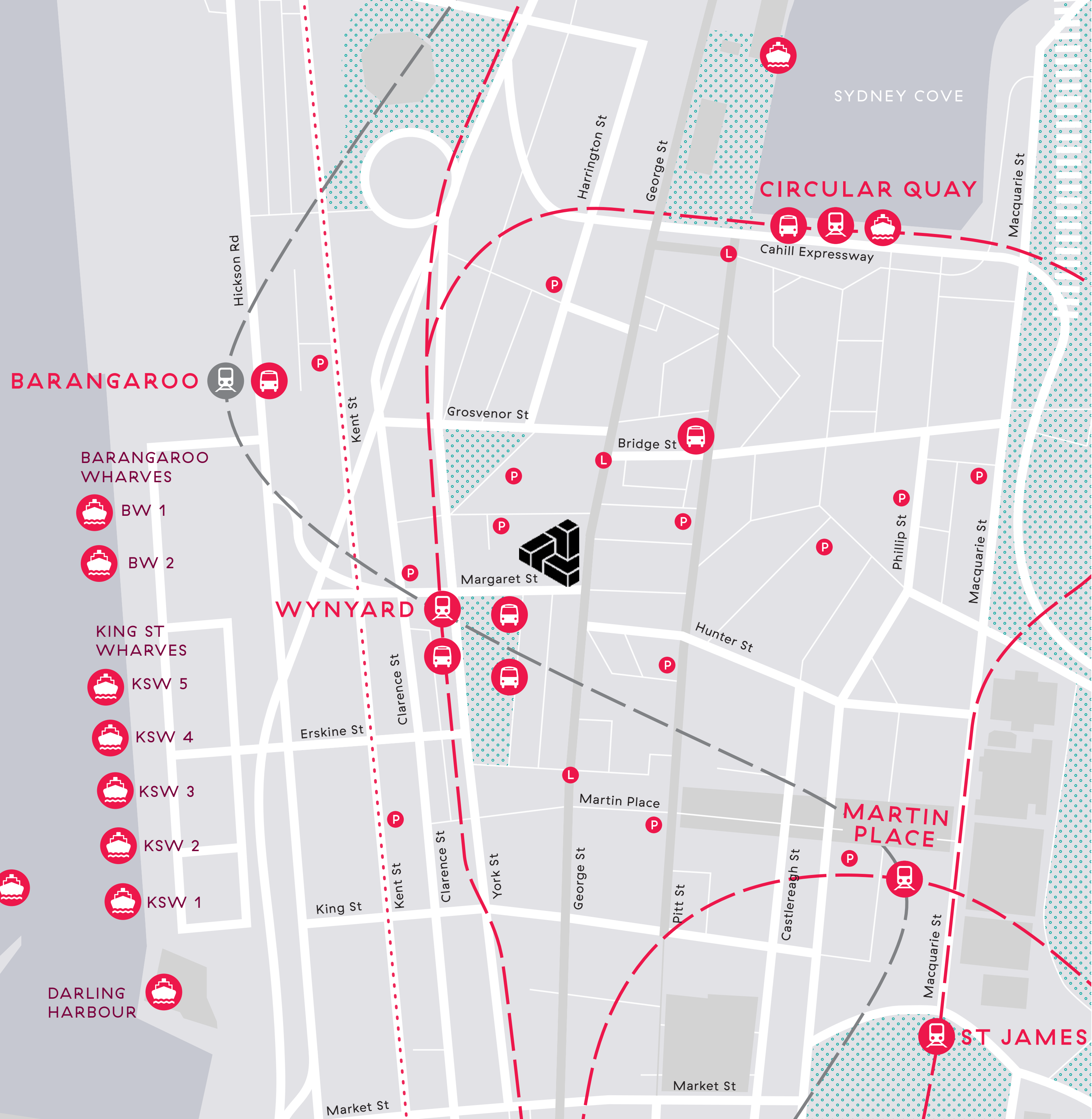
BUILDING

CONTACT

IN THE THICK OF IT

There's a refreshed energy to this part of the Sydney CBD, and at 60 Margaret Street you can be a part of it. There are always new things to see, do, taste and experience, and more opportunities to meet like-minded businesses on a similar journey.





TRANSPORT

- Train
- Ferry
- Bus
- Parking Stations
- Light Rail
- Cycle routes

FUTURE TRANSPORT*

- Sydney Metro

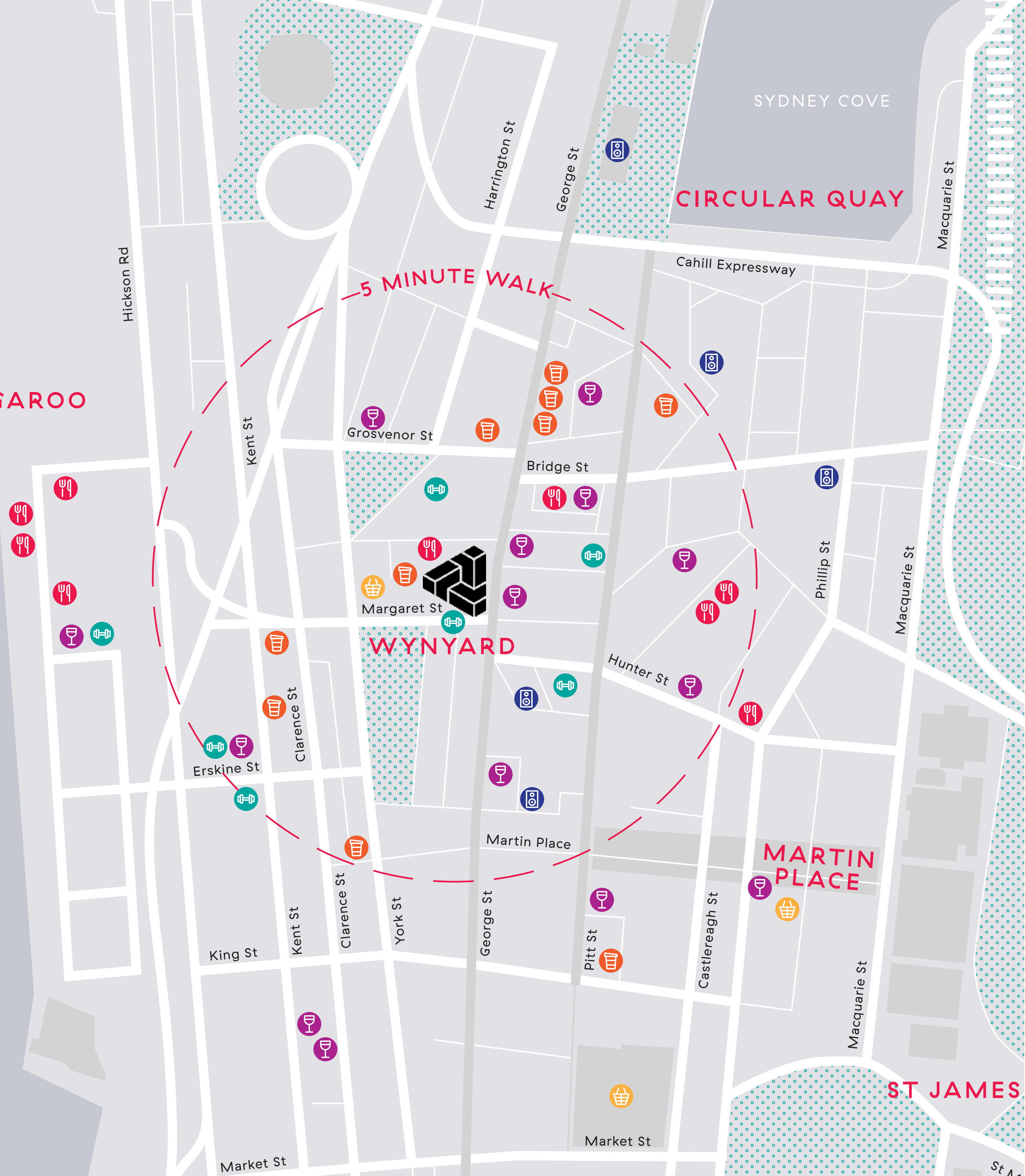
Wynyard train station is literally on the doorstep, providing direct, undercover access for employees on several lines as well as easy connectivity to the airport. The ferries and JetCats of Circular Quay are less than a ten-minute walk and one tram stop away, connecting to the northern, eastern and western suburbs.

Safe, clear, direct – cycling to 60 Margaret Street is easy, with end-of-trip facilities available, enabling you to refresh at the end of your journey.

As well as multiple commercial carparks nearby, secure parking is accessible via Jamison Street with direct access to 60 Margaret Street.

Light rail services will deliver high capacity, reliable transport along George Street, with direct access to Central Station, Circular Quay and Randwick. The new Sydney Metro is expected to increase capacity by around 60% across the network, with new and upgraded stations close to 60 Margaret Street.

BARANGAROO




5 MINUTE WALK

WYNYARD

MARTIN PLACE

ST JAMES

EXPLORE

-  Café
-  Bars
-  Dining
-  Culture
-  Wellness
-  Retail

From cafés and bars to restaurants, retail, gyms and cultural hubs, this part of the CBD offers the best of Sydney, and all in walking distance from 60 Margaret Street.





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A WORLD WITHIN

The convenience of Wynyard station and a shopping centre. The prestige of a location in the heart of the city's most exciting new precinct. The flexibility of a modern office. And best of all, the opportunity of an address available right now. 60 Margaret Street is where everything comes together.

SEVEN

A . M .

Early to the office means time for a quick workout downstairs at Virgin Active Margaret Street and a bite to eat from Dear Margaret. The smashed avo, coriander, chilli on sourdough toast drizzled with Za'atar is desevedly popular. For a caffeine fix to start the day, you could try Primavera Espresso located in the MetCentre.



SEIZE THE DAY



ELEVEN

A . M .

Keep your energy fuelled with a coffee from Happy as Larry, located conveniently within the MetCentre. They use beans from their good friends over at The Grounds of Alexandria – so a superb cup is guaranteed.

Other top choices only moments away include Nook Urban Fresh, Brew Collective and Edition Coffee Roasters all equally rated by the CBD espresso lovers.



ONE



P. M.

Client lunch? Impress them with a white table cloth experience with a visit to EST. Located in the Ivy Complex on George Street and less than 3 minutes away with an award winning menu curated by Peter Doyle. Right on your doorstep is Panzerotti Bistro who are known for their italian delights. A little more time? Venture out to 12 - Micron by the water, less than 10 minutes away where two hat chef Justin Wise celebrates the best of Australian produce in his fabulous mine, while Anason offers a more high-end cuisine, also located by the water.

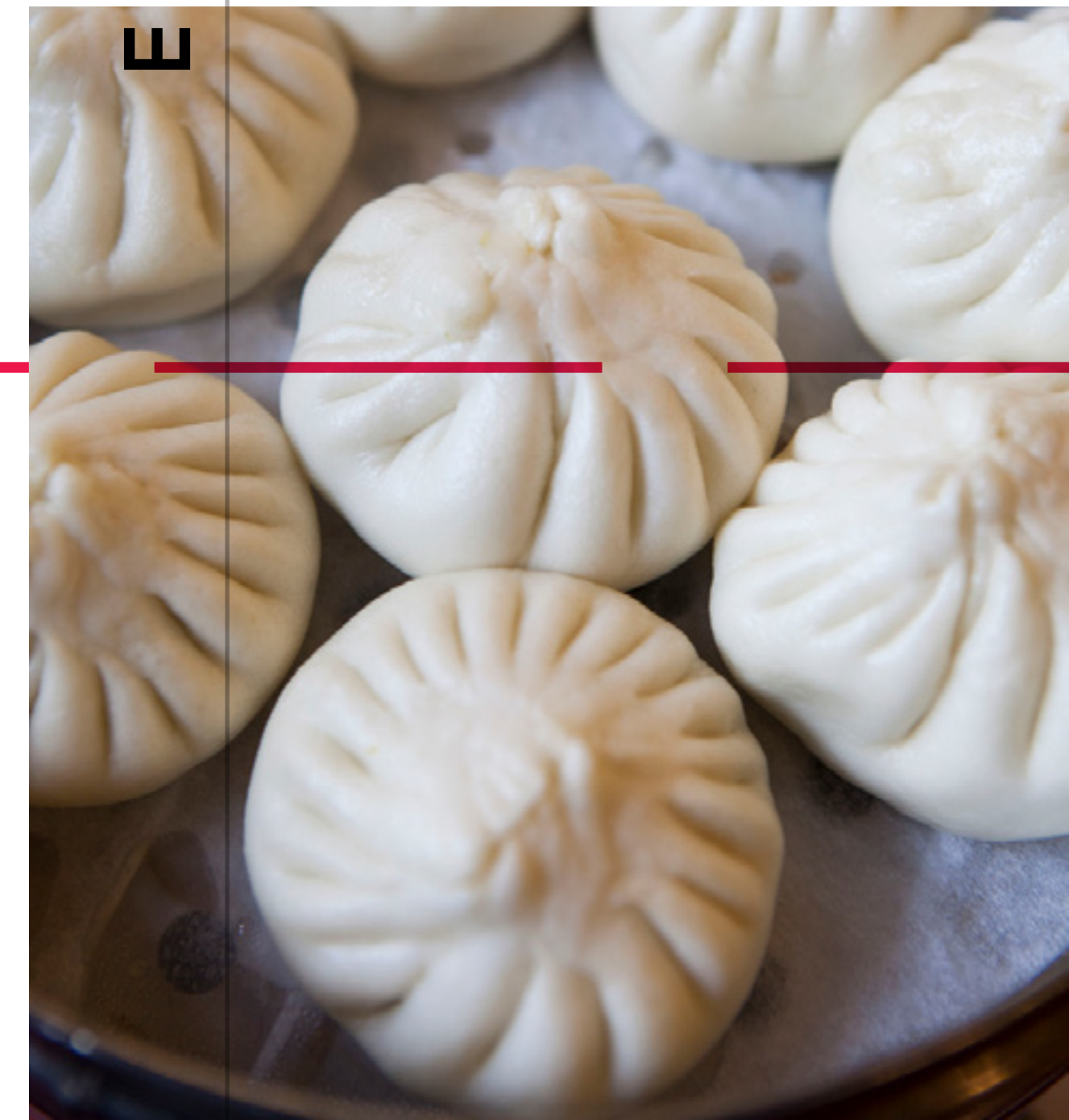
FIVE



P. M.

Turn off the computer; pick up the credit card. With a full-line Woolworths and 80 speciality stores across two levels, everything is at [MetCentre](#) from fashion and food to travel agents and services. Retail therapy aside, more traditional wellness can be found at Virgin Active and several barre and yoga studios nearby, with more aesthetic delights to be enjoyed at the MCA.

EIGHT



P. M.

How about dinner and drinks with the team? The two-hatted and highly-popular Mr Wong is just a short walk away, along with Ryan's Bar for more casual drinks and snacks, Untied Rooftop Bar for the ultimate rooftop experience, or Palmer & Co with its sly-grog served in with a classic 1920s speakeasy vibe. The City Recital Hall and The Basement are also close by to catch a live performance.



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A recently updated lobby sets the scene, with open spaces to catch up with colleagues, and a café perfect for quick bites or coffees on the go.



60 MARGARET STREET



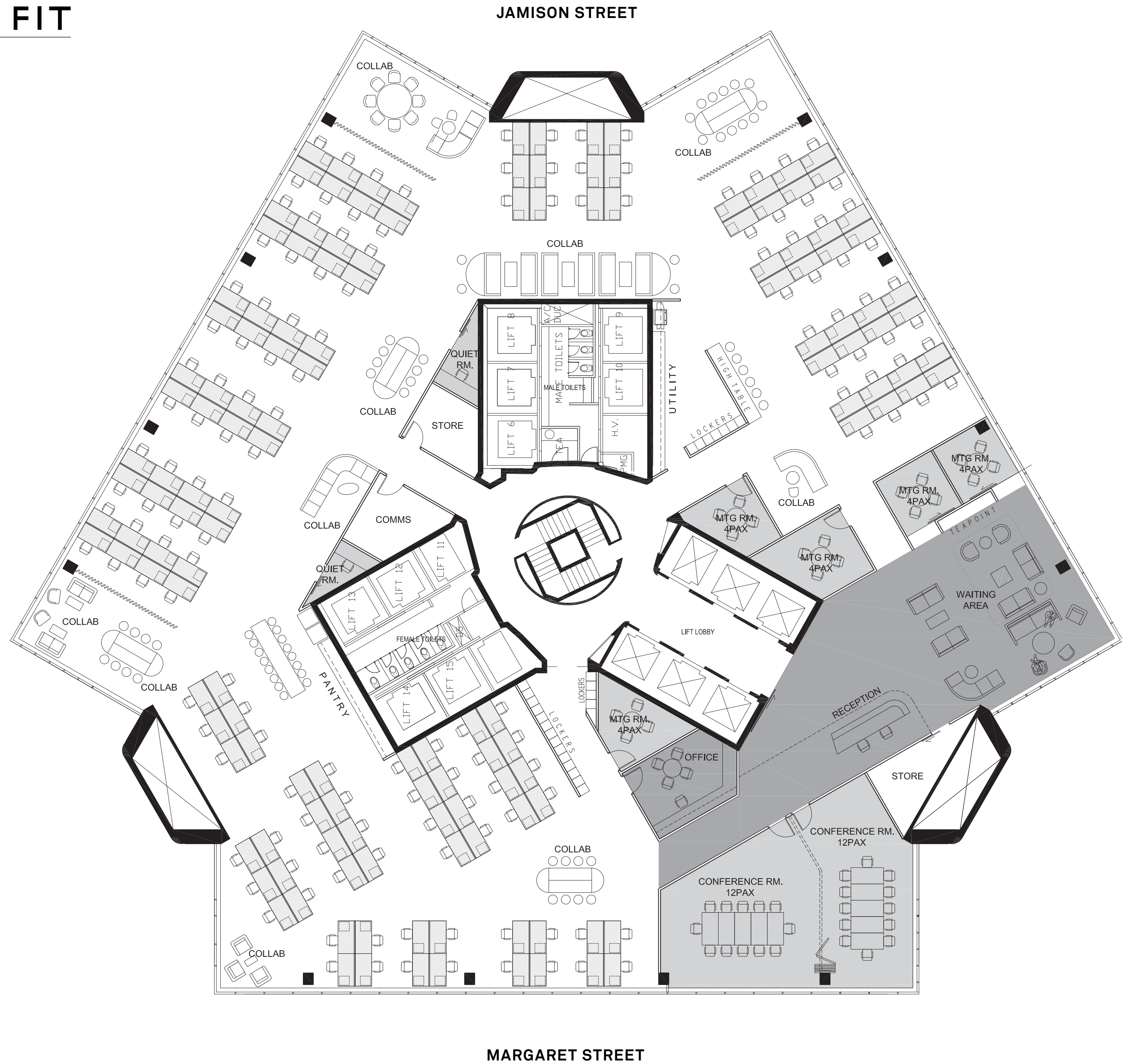
TEST FIT

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Meeting Room 12P	2
Meeting Room 4P	5
Quiet Room 1 P	2
Collaboration 8P	4
Collaboration 10P	3
Collaboration Lounge	4
Utility	1
Comms	1
Pantry	1

Headcount	
Reception Admin	2
Workstations	140
Offices	1
Total Headcount	143
Floor area approx: 1,458 sqm	
Density: 10.1 sqm pp	



60 MARGARET STREET

GEORGE STREET



NORTH

WELCOME

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60
MARGARET
STREET

RECEPTION

Artist's impression

60 MARGARET STREET

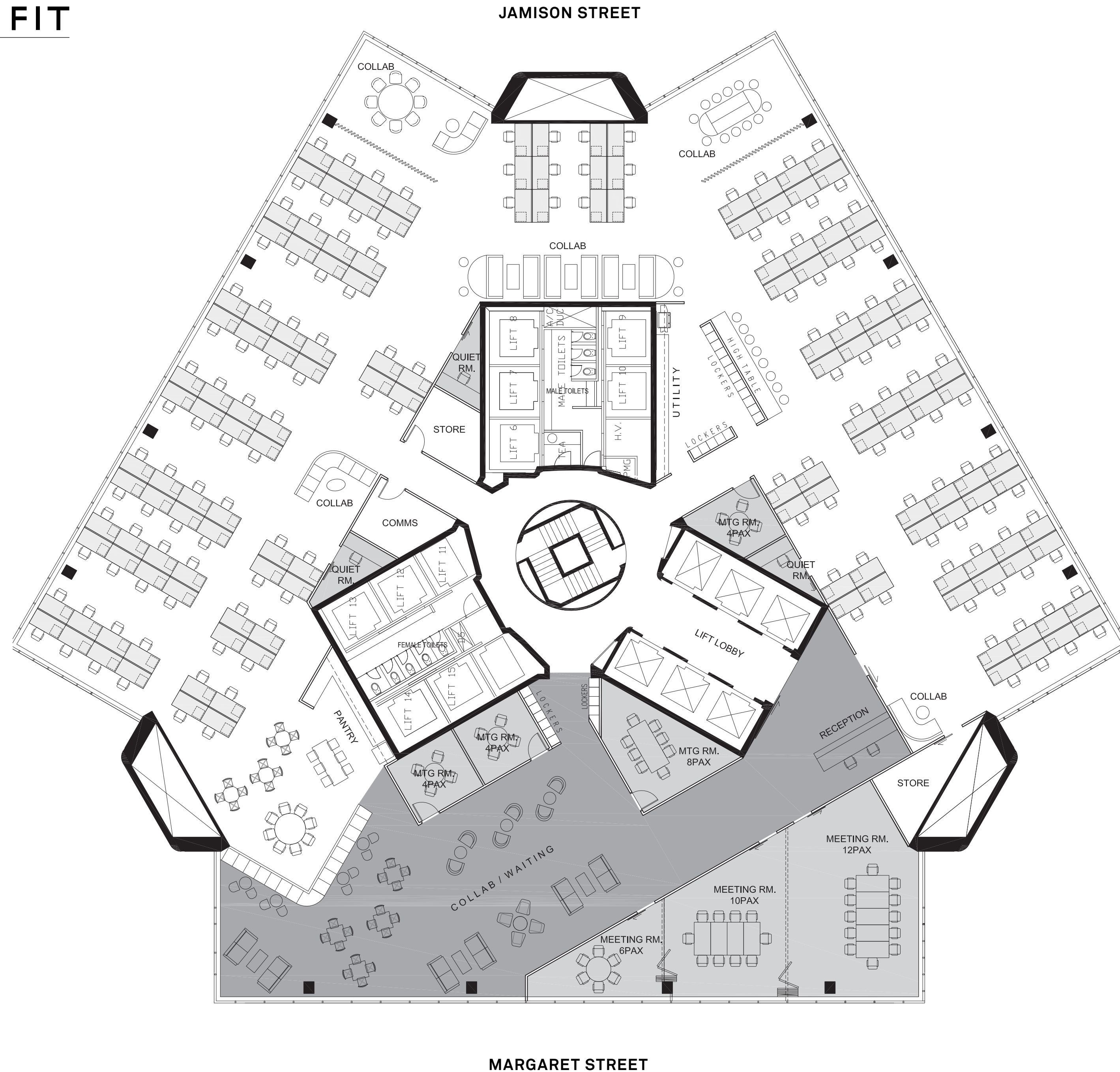
TEST FIT

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Meeting Room 12P	1
Meeting Room 10P	1
Meeting Room 8P	1
Meeting Room 4P	3
Quiet Room 1 P	3
Collaboration 8P	2
Collaboration 10P	2
Collaboration Lounge	4
Utility	1
Comms	1
Pantry	1

Headcount	
Reception Admin	2
Workstations	148
Offices	0
Total Headcount	150
Floor area approx:	1,458 sqm
Density:	9.72 sqm pp



60 MARGARET STREET

GEORGE STREET



NORTH

JAMISON STREET

MARGARET STREET

WELCOME

PRECINCT

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KITCHEN COLLABORATION

Artist's Impression



60 MARGARET STREET

TEST FIT

WELCOME

PRECINCT

BUILDING

CONTACT

JAMISON STREET



MARGARET STREET

GEORGE STREET

Meeting Room 12PAX	2
Meeting Room 8PAX	2
Meeting Room 6PAX	1
Meeting Room 4PAX	4
Meeting Room 2PAX	3
Quiet Room 1PAX	6
Collaboration 6/8PAX	4
Utility	1
Comms	1
Pantry	1

Headcount

Reception Admin	1
Workstations	120
Total Headcount	121
Floor area approx:	1,260 sqm
Density:	10.41 sqm pp



60 MARGARET STREET



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WAITING AREA

Artist's impression



60 MARGARET STREET

WELCOME

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WORK STATIONS



Artist's impression



60 MARGARET STREET



END OF TRIP FACILITIES

At 60 Margaret Street, employees can easily balance work with an active lifestyle. After riding to work, secure bike racks, plenty of lockers and modern showers all await.

There are now 80 bike racks, 36 bike lockers and more than 200 lockers. A towel service, hairdryers, hair straighteners, and a shoe shine and polish facility are all here for freshening up before going to the office.





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REJUVENATED. REPOSITIONED. READY.

The opportunity is now available to enjoy a world of possibility in excellent company at one of the city's best placed addresses.

ABOUT MIRVAC

Over the past 47 years, Mirvac has evolved from being a local residential developer, to become one of the most trusted and respected names in Australian property – an ASX Top 50 company with a business spanning every phase of the property lifecycle. A key part of this evolution has been the inception and growth of our Office & Industrial division.

With \$15 billion of assets under management, and one of the strongest development pipelines in the country, Mirvac has carved out a unique reputation in the Office & Industrial sector. Partly, this has been driven by our end-to-end offering, which means we are able to develop, construct, own and operate our buildings. As an owner and manager, we not only have an interest in the long term success of our assets, we actively invest in it.

Thanks to our expertise across all property sectors, Mirvac is also able to bring a new dimension to the workplace of today. Challenging traditional notions, we blend office, retail, start-up and community spaces, creating vibrant, multi-faceted urban precincts. We see every project as an opportunity to innovate and improve the way things are done – and ultimately, to create

places where Australians can perform at their best. This desire is best expressed through our Office & Industrial purpose: Work Reimagined.

Of course, we wouldn't be where we are today without the partnerships we've built along the way. From co-creating with tenants, to consulting with urban planners, to joining forces with investors, collaboration sits at the heart of everything we do. These relationships have elevated our offering, and continue to open up new avenues for growth.

Whether we're investing in technology, pioneering greater sustainability, or anticipating trends, we're here to re-imagine urban life – and shape a better future for Australia.

mirvac.com



Reimagine urban life



GET IN TOUCH

For more information, or to discuss leasing opportunities, please contact:



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