



# HYDE PARK VIEWS FROM \$575/SQM GROSS

**For Lease**

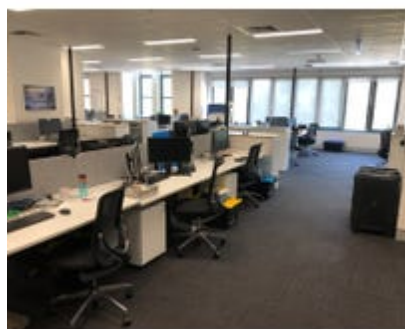
From \$575/sqm gross

Offices

54 Park Street, Sydney, NSW 2000

## **Floor Area:**

400.0 m<sup>2</sup> - 10000.0 m<sup>2</sup>



## Property Description

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- **Competitive rental**
- **Fitted and furnished**
- **Great natural light & outlook**

MUST-INSPECT IF YOU ARE SEEKING:

- Fitted & furnished offices
- Good natural light & outlook
- City fringe rental in the CBD midtown!

HIGH LEVEL SUMMARY:

- Up to c10,000sqm of contiguous office space
- Average floor plate 1,375sqm
- All floors have great natural light on three sides with amazing views over Hyde Park
- Timing of floor availability varies:
  - o Now - levels 4, 6, 7, 8, 9 & 11
  - o 1st half 2021 – levels 10 & 12
- Rents from \$575/sqm gross - Fully gross lease - no increases in outgoings & electricity is included
- Majority of the floors have existing fitouts with an average density of 1 person: 10sqm - open plan with workstations, meeting rooms/offices & kitchen breakout area
- Flexible lease terms
- Level 6 is a studio floor – c700sqm of office & c700sqm of double-heighted studio areas
- Level 7 is a smaller 700sqm floorplate with quality existing fitout
- 2.5 star NABERS Energy rating

LOCATION

- Centre of Midtown CBD bound by Park, Castlereagh and Elizabeth Street
- Opposite Hyde Park ...

## Additional Details

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**Building**  
Partial

**Tenure Type**  
Vacant Possession

**Energy Efficiency**  
2.5-star NABERS

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