

SUB BASE PLATYPUS™

FOR LEASE: BUILDING 10 FLEET WORKSHOPS SOUTH



Artist impression: Cafe and restaurant opportunity, Fleet Workshops

The Fleet Workshops will be split into two sections, North and South. Separated by a landscaped courtyard providing open space and improving the visual and pedestrian connection between the street and the harbourside waterfront.

The Fleet Workshops South will open out onto the new Arrival Square. This is a prime location for a cafe and/or restaurant and could incorporate waterfront outdoor seating with harbour views.

An incoming tenant has a clean slate to create an iconic F&B destination (subject to Planning Approval).

The Fleet Workshops North offers unique waterfront office spaces for creative and innovative businesses.

A short walk from the North Sydney CBD, Sub Base Platypus has easy access to public transport including North Sydney Ferry Wharf (150m) and Milsons Point Train Station (800m).

Leasing Opportunities*

F&B tenants will be provided with a serviced cool shell ready for fitout and occupation.

Building 10 South

| Tenancy | NLA m ² |
|--------------|--------------------|
| 1006 | 116 |
| 1007 | 119 |
| 1008 | 327 |
| 1008 (Mezz) | 191 |
| Total | 753 |

Rents starting from \$600/sqm + GST pa

*All NLAs are approximate and subject to survey

Capital Works

Adaptive reuse of the building will include a water tight roof and façade and level floors internally with the following service provisions;

- Base building lighting and smoke/thermal detectors
- Grease arrestor
- 3 phase power
- Natural gas
- End of journey facilities

Additional tenant external façade and internal fit out works subject to Harbour Trust approvals.

Indicative Lease Terms

- Flexible Lease Terms from 5 years to 25 years.
 - Target date for tenant fit out August 2019 subject to construction completion.
 - Limited tenant car parking on-site subject to availability.
 - Utilities metered and payable by the tenant.
- *Terms and dates are subject to Harbour Trust approvals.*

ENQUIRIES

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Harbour Trust



Australian Government
Sydney Harbour Federation Trust



Sub Base Platypus aerial (existing)



Artist impression: Fleet Workshops North

The diverse history of this site as Cammeraygal country, a gasworks, a naval torpedo facility, the HMAS Platypus submarine base, and now as an urban park, uniquely reflects the ongoing evolution and vitality of Sydney Harbour.

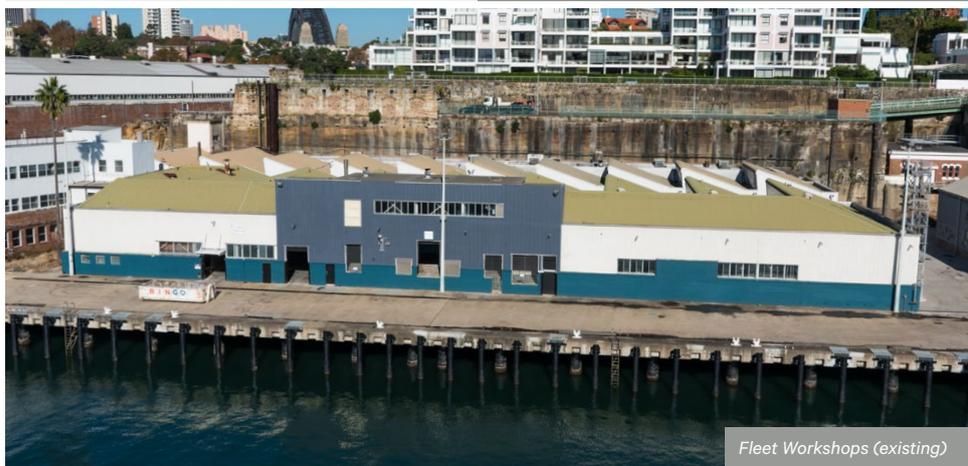
The first stage of the revitalised Sub Base Platypus site was officially opened to the public in May 2018. Stage one includes a waterside walk that connects the site with Kesterton Park and North Sydney Ferry Wharf and includes an overwater link, new submarine themed playground, BBQ and picnic area and access to the foreshore from Kiara Close.

Building works across the site are now underway. New public spaces will be introduced including an open courtyard, Gateway Plaza, an external lift and Arrival Square.

This is another step towards the Harbour Trust's vision to create extraordinary places on the world's best harbour that are inspiring, loved and shared.



Artist impression: Cafe and restaurant concept image only



Fleet Workshops (existing)

Harbour Trust



Australian Government
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Headland Park
MOSMAN



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PLATYPUS