

# SYDNEY SANDSTONES

35 — 39 BRIDGE STREET, SYDNEY 2000

Capella Sydney

FOR LEASE

STONEBRIDGE



Occupying an entire city block,  
encircled by Loftus, Bridge and  
Young Streets, as well as Farrer  
Place, Capella Sydney is the  
heart of Sydney's latest retail  
and hospitality precinct.

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# INTRODUCTION



The highly anticipated Capella Sydney to welcome guests from March 2023.

For generations, the Department of Education building in Sydney's Sandstone Precinct has stood quietly, its golden facade forming an unassuming backdrop to the rhythm of the city. Reawakening as Capella Sydney in March 2023, the heritage-listed icon will welcome guests inside its walls for the very first time, setting a global benchmark for luxury accommodation, cuisine and cultural immersion. Embedding visitors in the beating heart of the city's commercial, cultural and hospitality precinct, Capella Sydney also marks the first property under the Capella Hotels and Resorts constellation to open in Australia.

Balancing storied architectural features with a contemporary design aesthetic, Capella Sydney celebrates the Australian panorama through its interiors, location and experiences. Spanning eleven levels, the 192 guestrooms and suites are anchored by three ground-level food and beverage outlets, with spaces throughout the hotel unfurling to reveal commissioned and collected artworks, sophisticated furnishings and intriguing objet d'art – all within footsteps of the glistening harbour foreshore, the famed Sydney Opera House and Harbour Bridge.

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# HISTORY

An iconic sandstone structure, the Department of Education was constructed in two phases. From 1912 – 1915, government architect George McRae designed the Bridge Street side that was home to the Department of Education. It stood there alone for 15 years, before John Reid & Son completed the second half, facing Farrer Place, that became home to the Department of Agriculture.

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Occupying an entire city block, encircled by Loftus, Bridge and Young Streets, as well as Farrer Place, the character-filled building is nestled in close proximity to Sydney's commercial, arts and cultural districts, and at the heart of Sydney's latest retail and hospitality

precinct. Paying homage to the city's rich history, the re-imagined stylish and contemporary interiors juxtapose the old-world heritage charm, creating a serene atmosphere and a peaceful escape from the bustling surrounds of Circular Quay and the northern Sydney CBD.



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The ground level of Capella Sydney will be home to multiple food and beverage offerings and six meeting and conference rooms entertaining groups of 10 - 80 people. Signature restaurant, Brasserie 1930's modern art deco design was

inspired by the building itself whilst its name is derived from the period it was built. Seating over 130 guests, diners can enjoy a culinary experience that offers locally sourced produce in a city renowned for its food culture.

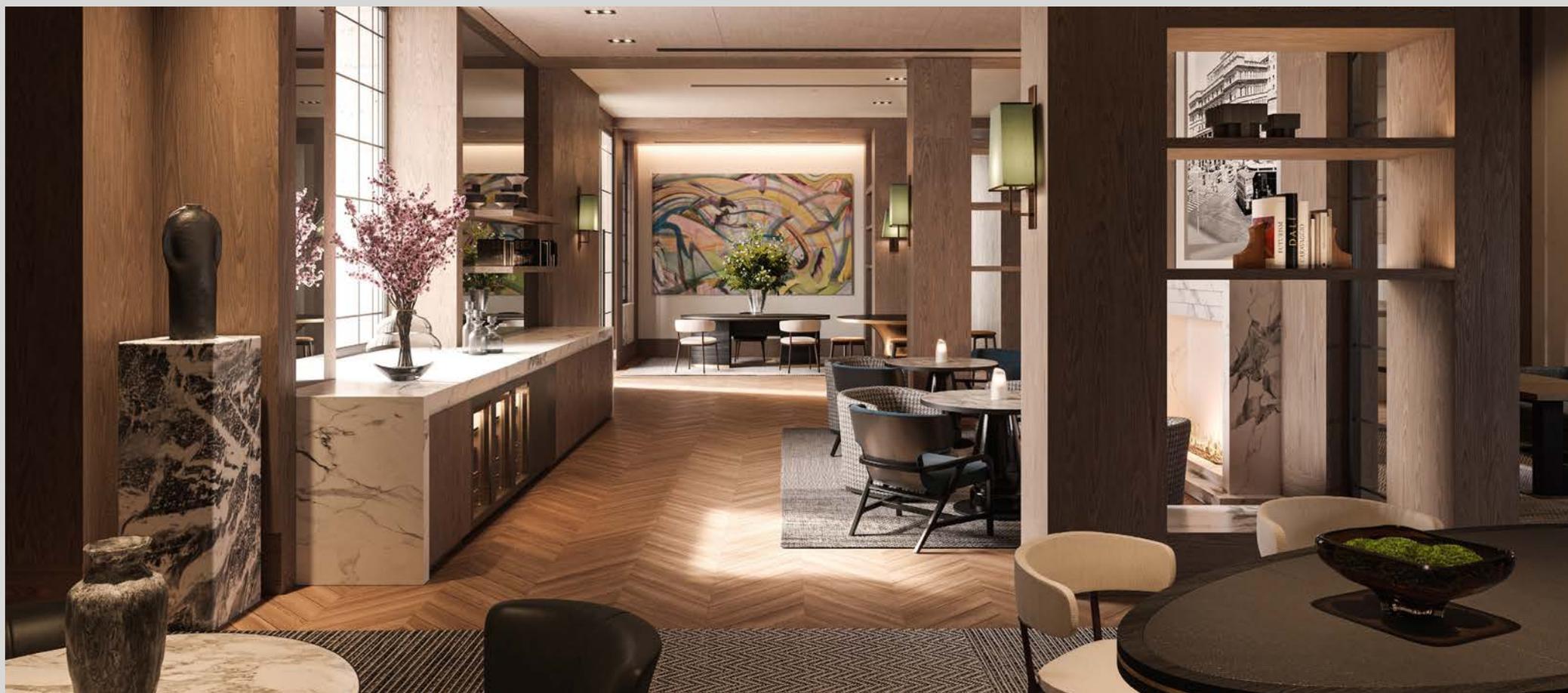


In honour of architect George McRae, the McRae Bar is a modern interpretation of the glamorous 1920's. Taking inspiration from these times, talented mixologists will curate bespoke beverages from this vintage, but with a twist.

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The opening of Capella Sydney in 2023 will deliver a guest experience unlike any other. Exquisite amenities, historic architecture and refined interiors will create a truly inspiring environment. Capella Sydney will become the ultimate destination hotel for both local and international guests alike, establishing it as one of the finest hotels in the world.



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## CAPELLA HOTELS AND RESORTS

The Capella Hotels and Resorts constellation consists of properties located in Singapore, Ubud, Bangkok, Hanoi, Shanghai and Hainan. Capella Sydney will be the first one in the Australian market. Future openings include exciting destinations such as Japan, Taiwan and South Korea. The exceptional hospitality brand, taking its name from the brightest star of the Auriga constellation, shines a spotlight on local heritage, culture and community whilst crafting authentic guests' experiences with the highest level of personalised service and combining a legacy of thoughtful design. Capella Hotels and Resorts was named 2nd Best Hotel Brand in the world in the Travel + Leisure 'World's Best Awards' in both 2021 and 2020.

Capella Hotels and Resorts is a member partner of DISCOVERY, a multi-brand loyalty programme representing a collection of 40 independent hotel brands over 100 countries worldwide.

*For more information, visit [capellahotels.com](https://www.capellahotels.com)*



## PONTIAC LAND GROUP

Pontiac Land is a privately-held property developer, owner, and operator based in Singapore. The Group's collection of properties includes mixed-use developments with hospitality, commercial and residential components. Leveraging on sixty years of experience in luxury property development, Pontiac Land seeks to better the built environment through thoughtful architecture and design. Each development is curated with art and spaces are maintained by the Group's in-house property management team to deliver hospitality to our guests and tenants. The collection spans Singapore, New York, Sydney and the Maldives.

In 2006, Pontiac Land co-founded Capella Hotel Group in Asia. The Group subsequently acquired Capella Hotel Group as a wholly-owned subsidiary in 2017, extending Pontiac Land's presence to over 20 destinations globally.

*For more information, visit [pontiacland.com](http://pontiacland.com)*

# LOCATION MAP





# THE OPPORTUNITY

A 270.3 sqm space within Capella Sydney, with double frontage, offers the ultimate retail, restaurant and/or cocktail bar opportunity.

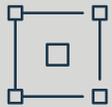
Located at the corner of Bridge & Young Streets nestled behind historic facades this is simply a rare opportunity to be part of a development redefining hospitality in the Sydney CBD.

This spectacular high-profile corner is surrounded by Sydney's most famous landmarks, offering the successful proponent the opportunity to form part of Capella Sydney.

With dual access from either Bridge Street or directly from Young Street this is a stunning opportunity for the selected few, your brand must evoke passion, creativity providing unrivalled quality and service.



# TENANCY SPECIFICATIONS



270.3sqm



Trade waste & sewer connection



160 Amps 3 Phase TPN board complete with isolator



Gas connection



2,000 l/s mechanical exhaust provision



Fire protection provided to open plan



Chilled water supply capped with thermal meter



BCA Compliant emergency lighting to open plan



10 Core Data connection



Dual access points

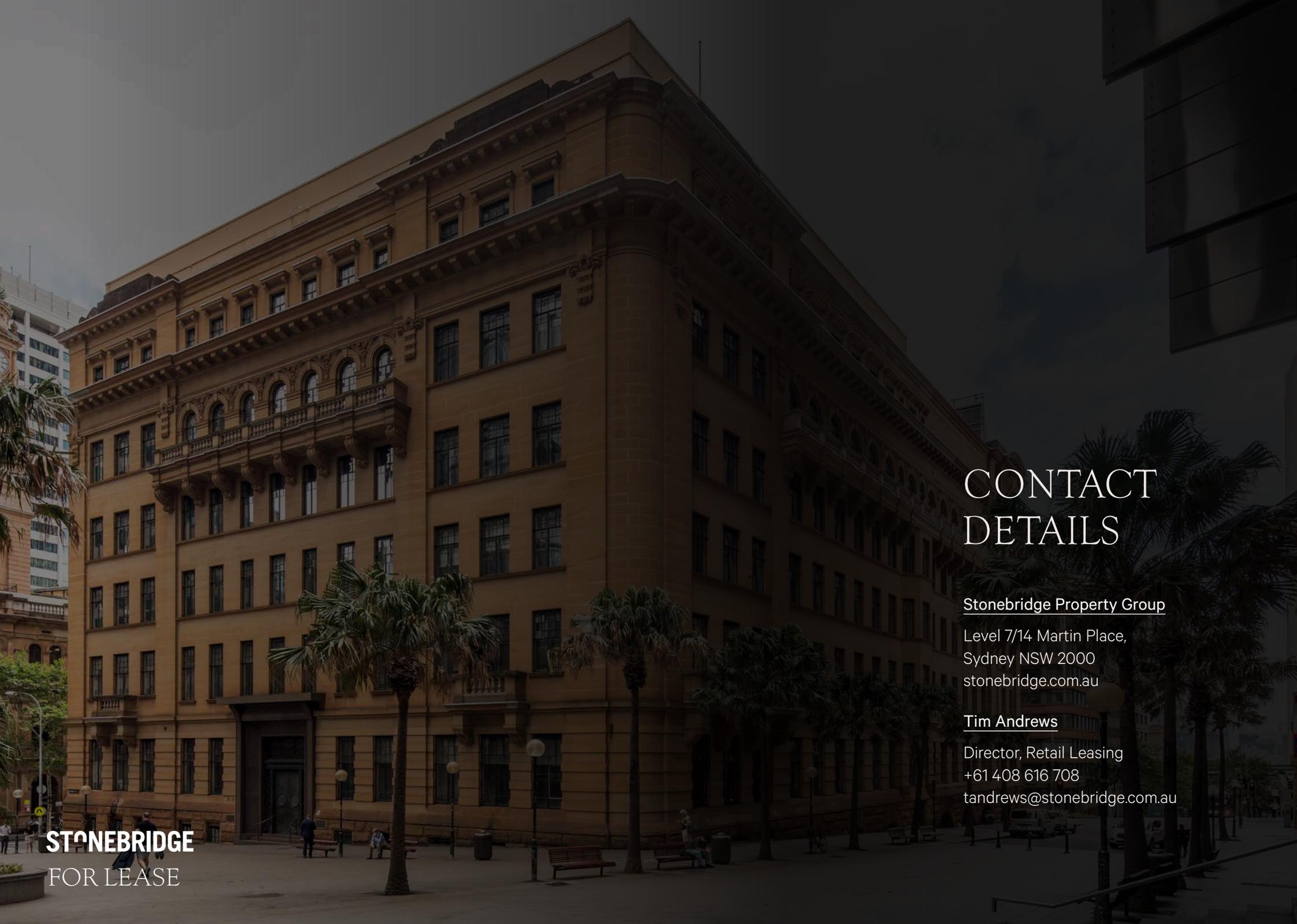


Slab Loading 5kpa



Adjacent Male & Female amenities





# CONTACT DETAILS

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