Centuria



INFORMATION MEMORANDUM
77 MARKET ST, WOLLONGONG NSW

Your new office awaits.





Welcome to 77 Market Street, Wollongong.

More than a workspace.



A Grade Office Building to the heart of the Wollongong CBD.



Excellent natural light with full height glass to all sides



ជៈជៈជ 4.5 star NABERS rating



Street facing foyer entry with potential use for third space.



Impressive common entertaining terrace to Level 7; north facing with elevated views



High calibre occupants: KPMG, Medibank, IRT, NAB.



Refurbished End of Trip facilities.



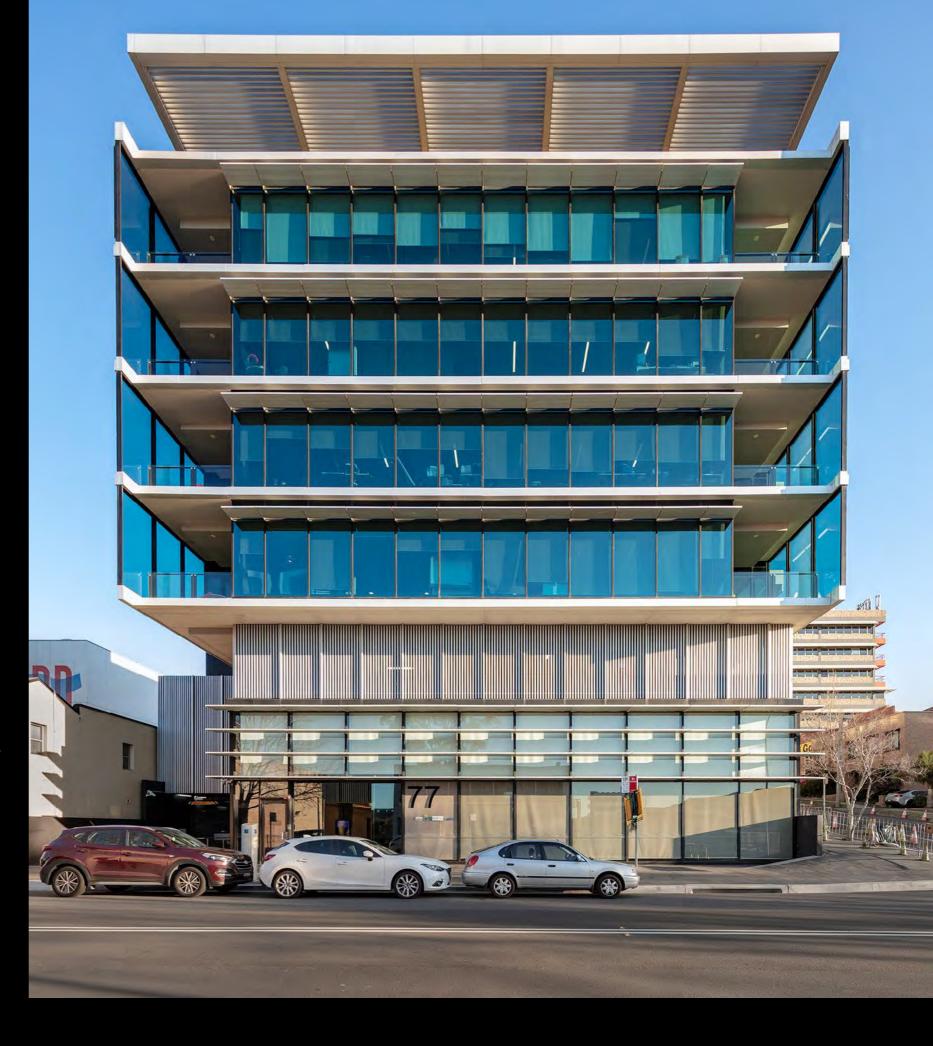
Fully secured parking.



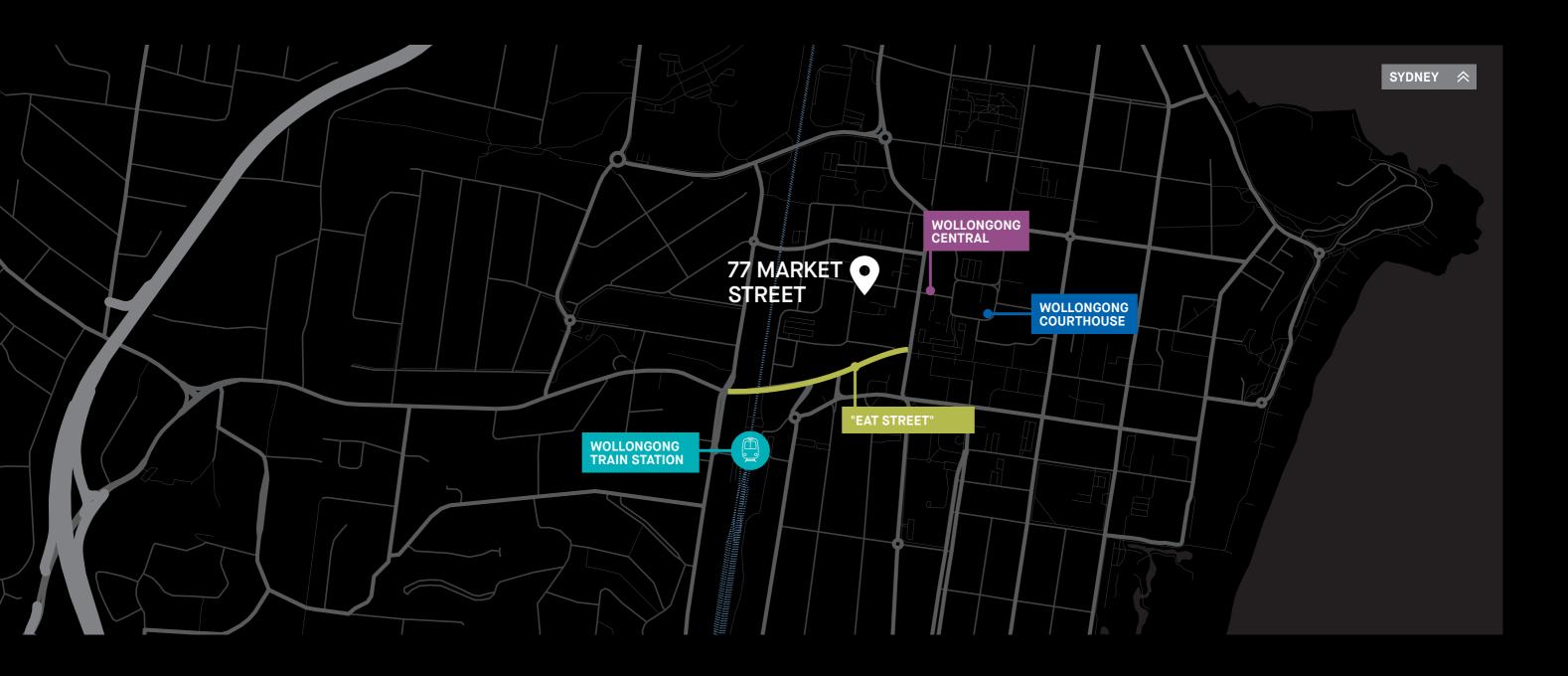
Flexible tenancy areas with the added potential inclusion of extensive fit-out.



Highly appealing overall building amenity.



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In the centre of everything.



The building is positioned within one block of the city centre as well as 'Wollongong Central' shopping centre.



The CBD's main 'eat street' is only 300m walk, and café's and bars abound commensurate with the growth of Wollongong's hospitality offerings in recent years.



Timed affordable street parking to surrounding streets.



Within two and three blocks of Wollongong's main bus stop which includes the free city shuttle, and Wollongong train station.



Wollongong Courthouse also within easy walking distance.



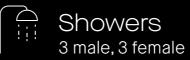
This is a recognised easy access location.

End your trip in style.

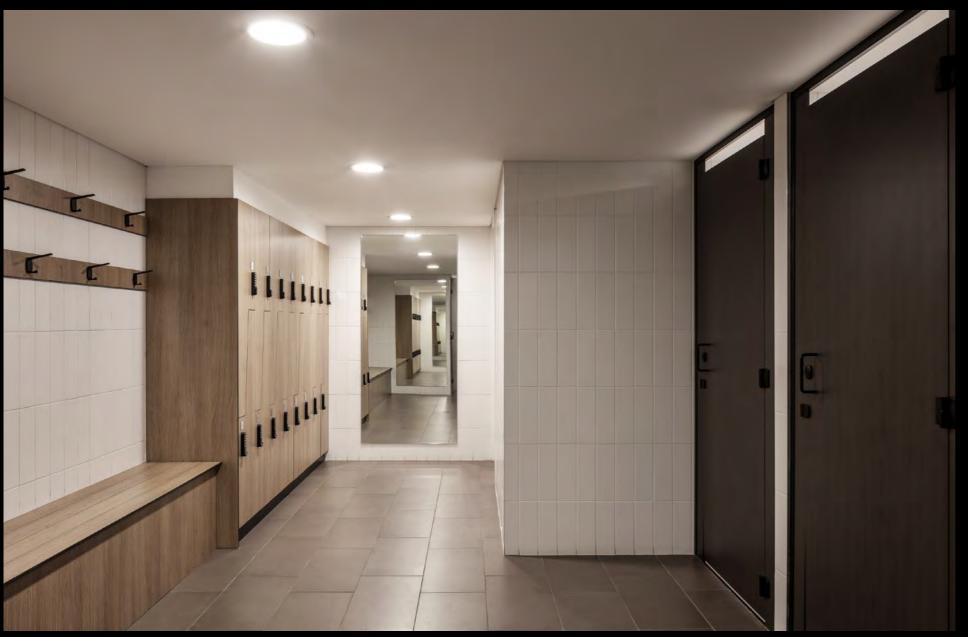
Newly renovated and accessible end of trip facilities including separate large male and female showers/locker rooms. Fully secured for tenant use only.



Lockers 20 male, 20 female









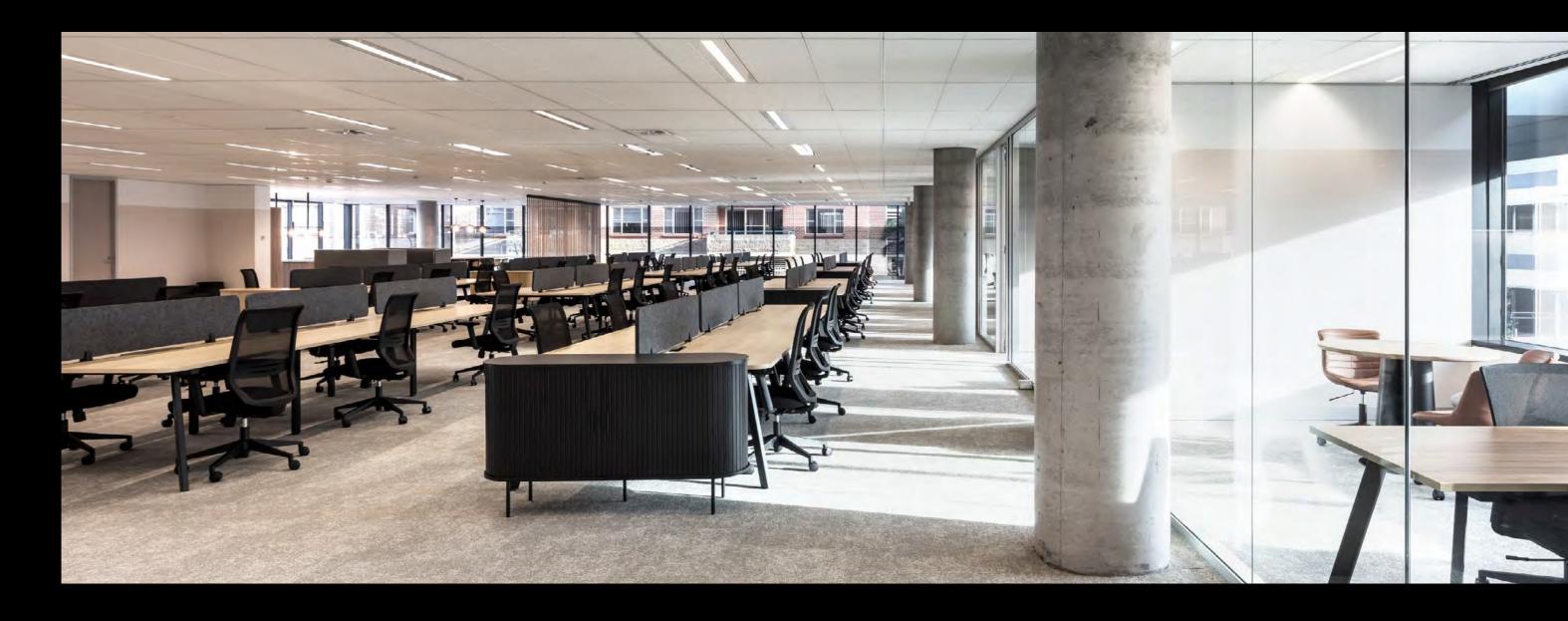
Exclusive bookable rooftop.

Entertainment area with incredible city, coast and mountain views.









Helping you take care of business.

There is flexibility (on merit) to provide anywhere from 177 sqm up to approximately 4,371 sqm in total.

Car parking: Typical ratio of 1 bay per 197sqm leased.



Tech specs



Air-conditioning type

Condenser and chilled water loops



Building access hours

8am to 5pm



Communications

NBN ready, secure services risers



Fire protection

Fire detection and alarm system. Fire sprinkler system



Good lifts

Passenger lift #3 available with prior arrangement



NABERS

5-star energy rating



Powe

250A tenant switchboards



Caring for our environment with Bintracker.

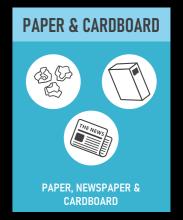
A real-time, accurate and granular waste reporting system.

- Waste sorting into four streams using the colour coded bins that you can purchase from us.
- The source and weight of all building waste will be captured through:
 - Platform scales at the waste collection point; and
 - Bintracker mobile app with QR code recognition and scale integration. The system provides your company with data for scope 3 emissions reporting and reduces your impact on the environment.
- · Accessible data:
 - View your waste data through the Bintracker portal.
 - Automated monthly summaries of your company's waste output.

centuria.com.au/bintracker →







Flexible parking with BaseUp.



Cloud-based dashboard to manage parking with flexibility, clarity and ease



Carpark configuration to maximise efficiencies



Direct app access to bookings



BaseUp Bluetooth hardware to facilitate carpark access



Customisable visitor management upon request



Maximise car park utilisation



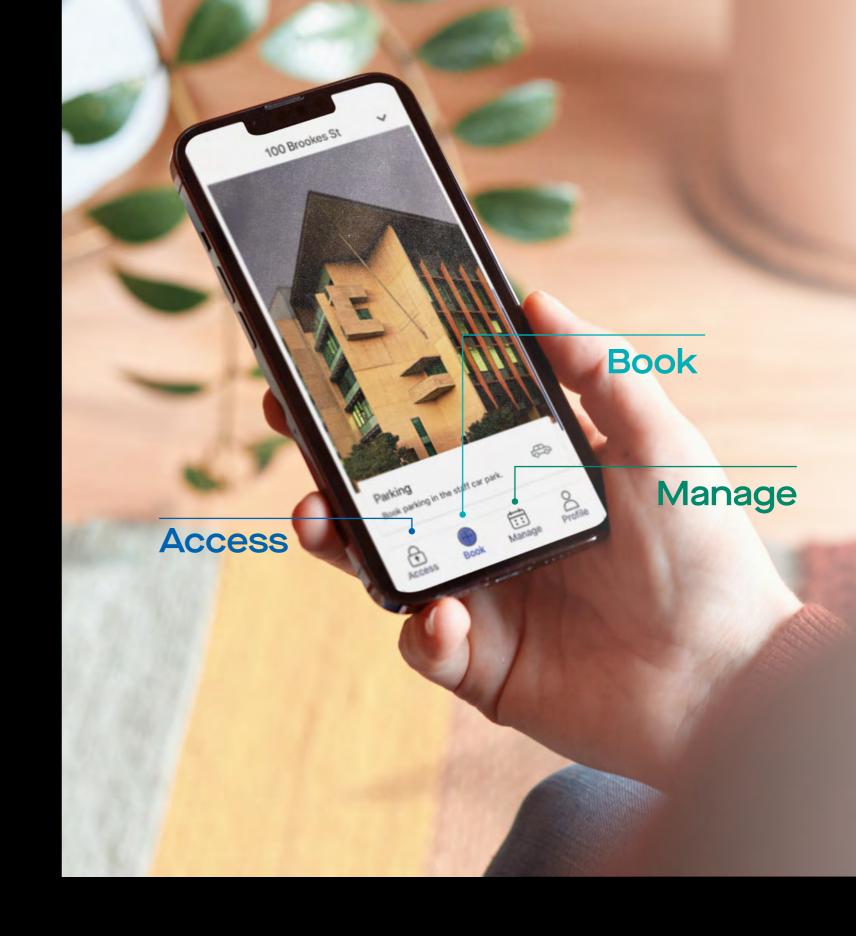
Self-serve solution for building tenants



Shared staff and visitors parking



Monetise your unused parking spaces



For current leasing availability including floor specs and contact details, please visit our website.

NOW LEASING →

Confidentiality - The terms of this lease proposal and the negotiations between the parties are strictly confidential. Disclaimer - This report has been prepared by Centuria Property Funds (ABN 11 086 553 639) (Centuria) and does not constitute a contract of sale or lease. It is intended only as a guide and an aid to further investigation by the prospective tenant. Prospective tenants accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than Centuria and may be based on assumptions. In passing this information on, Centuria does not warrant that such information or assumptions are accurate or correct. Parties should seek their own independent verifications and advice on such information. To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to Centuria at the date of preparing this document and assumptions which may be correct.

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