



Artist's impression



Holistic Transformation

Welcome to 270 Pitt.

Now open for business.

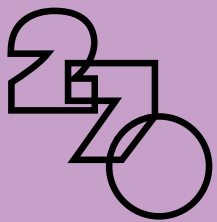
Completely transformed through adaptive reuse, into a vibrant new work destination in a central location.

Where meaningful relationships are nurtured and networks grow.



Vibrant new place

270 Pitt is not just a place for people to connect;
it's about offering a strong reason to do so.



Transformed A-Grade Tower

22,686_{sqm*}
of net lettable area

919 - 986_{sqm*}
typical floor plates

25
levels of office accommodation

48
basement parking spaces



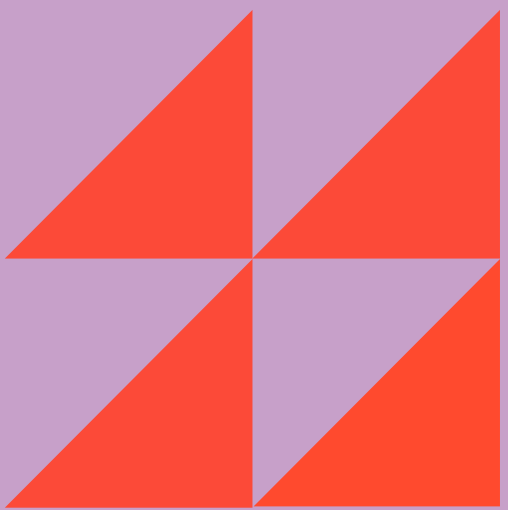
Vitally Connected

1 min to Metro
walking distance to Gadigal Station

2 mins to Trains
walking distance to Town Hall Station

Tech Central
close to Sydney's newest innovation hub

Mid Town
immersed in Sydney's busiest hub



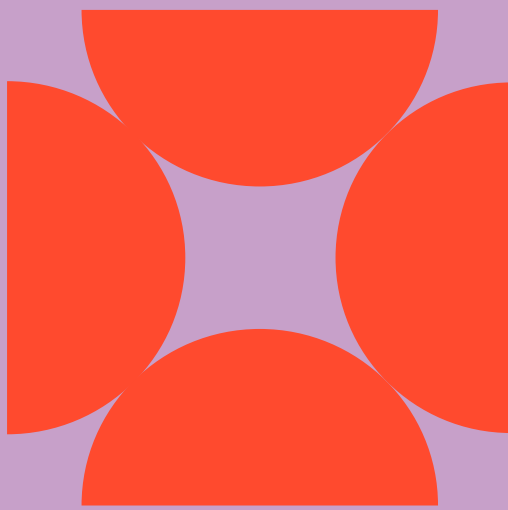
Life Experiences

Pitt Street Mall
5 mins walking distance

QVB
2 mins walking distance

Dining & Bars
a hub for socialising

Fitness
gyms, Hyde Park, health centres



Healthy Community

Café
welcome, replenish, breakout

Wellness Centre
Level 1 wellbeing studio

Refresh
hotel quality End of Trip facilities

Network Centre
business, seminar and training rooms

*approximate

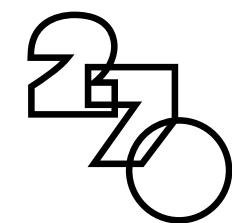


Foster community engagement and personal growth

- New lively ground floor lobby with high ceilings, natural light and vibrant café
- Community concierge service for a welcoming experience and daily interactions
- New wellbeing facilities elevated to the Mezzanine EOT and Level 1 wellness studio
- Brand new office accommodation creating bright, open workspaces
- High quality spec fitted floors and suites
- Fully upgraded services, including new destination control lifts and new lift car interiors



LOBBY CAFÉ



Opening
early 2026

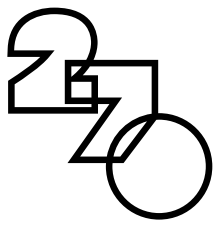


Buzzing
café

Bright, social, and full of life, a place to meet,
connect and savour something exceptional.



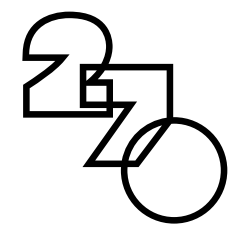
NETWORK LOUNGE



Meet in
comfort

Located on the ground floor, the network lounge provides comfortable, professional and flexible spaces for meetings, networking, conferencing and relaxation.





Common ground

Spaces designed for hospitality, entertainment, business and networking

- Vibrant café
- Versatile third spaces
- Community concierge
- Network/Business Centre



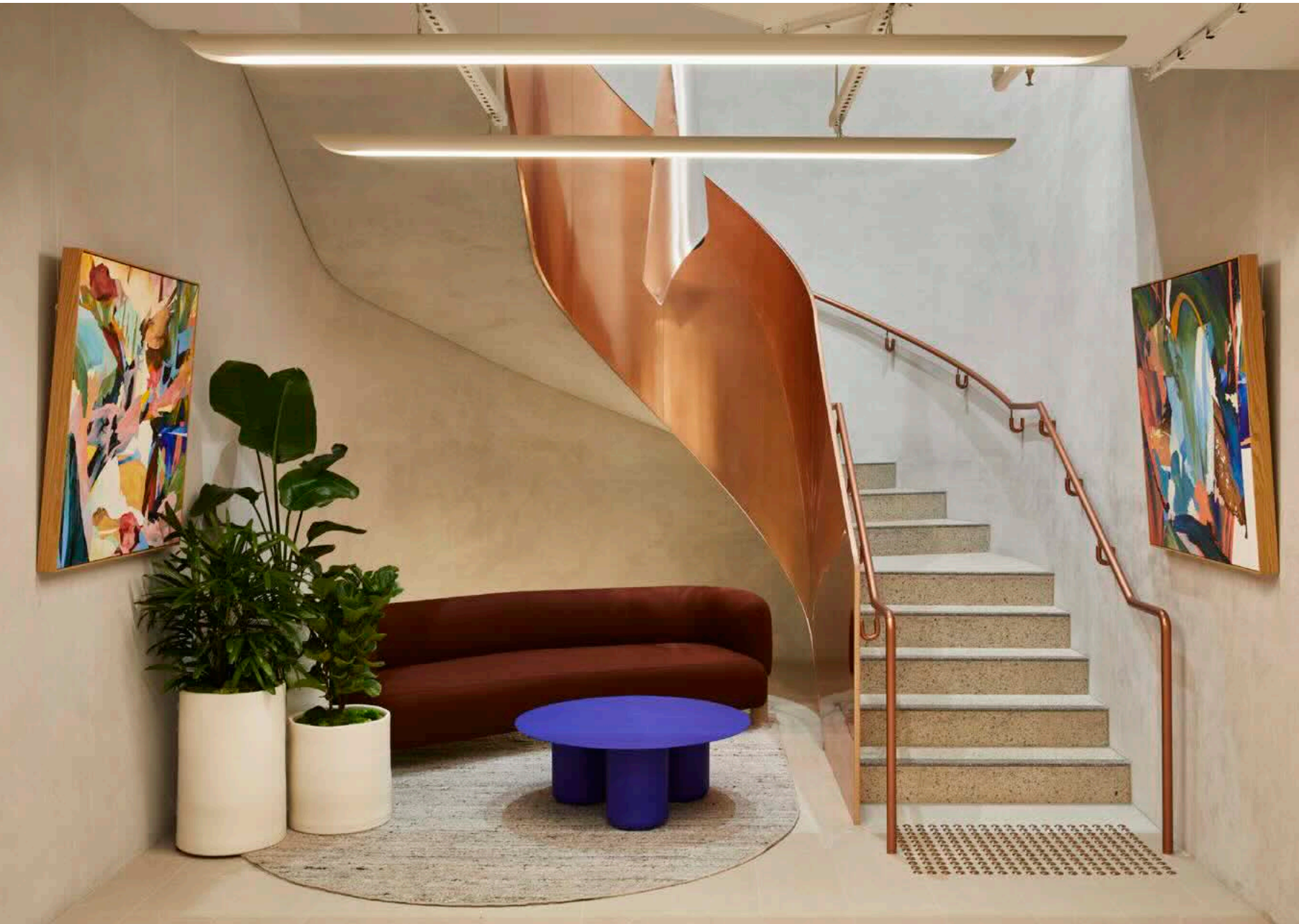


Centre of wellbeing

Supporting physical, mental and emotional health through a balanced mix of amenities, programs and a positive work environment.

Holistic approach to health and wellbeing

Wellbeing Lobby



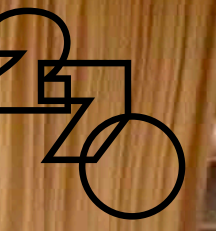
WELLBEING

Hotel grade changerooms

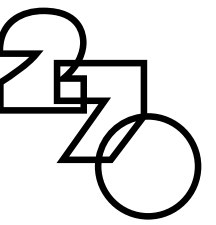
Lockers	166
Showers	22
Bicycle capacity	86



WELLBEING

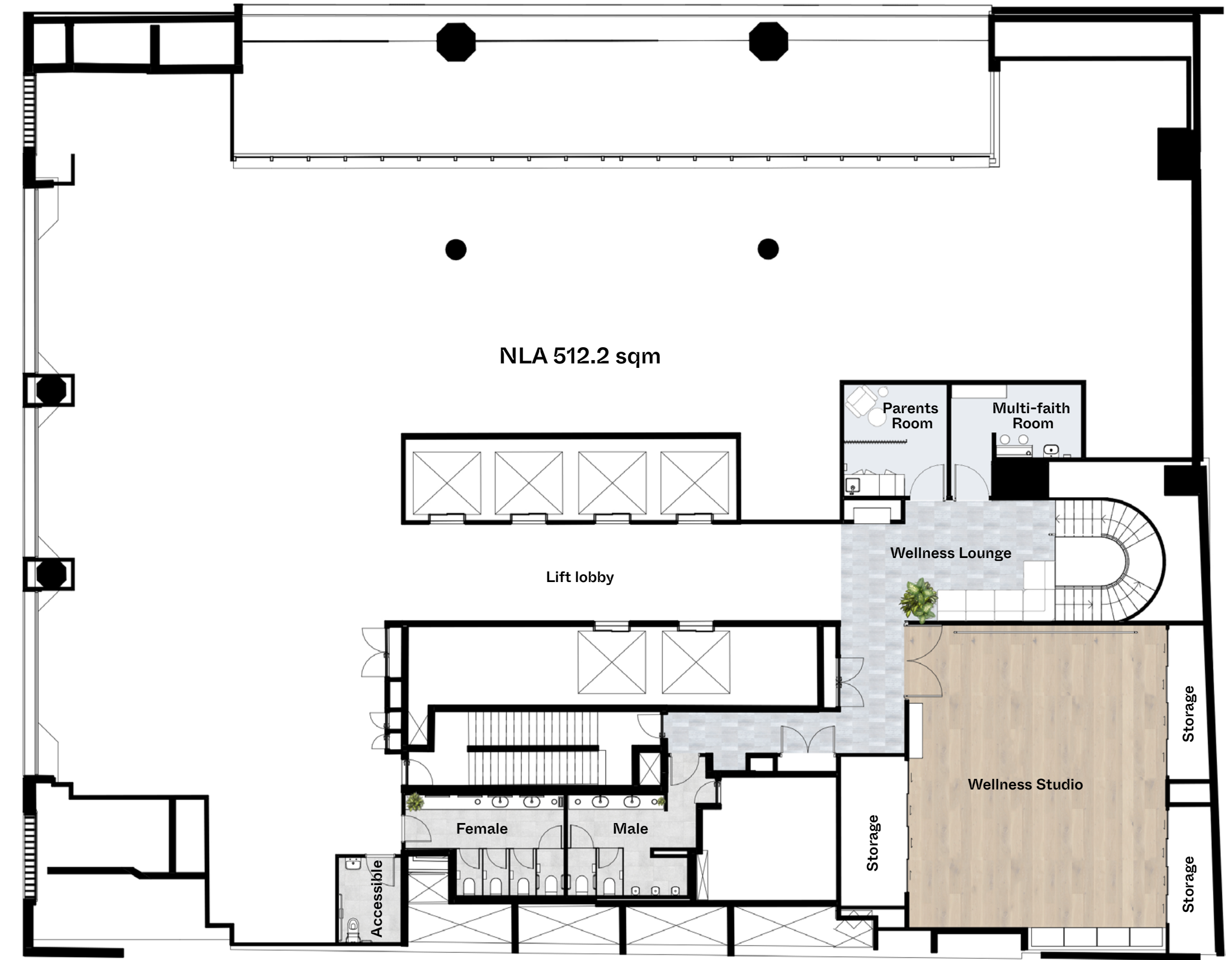


Wellbeing Studio
for the mind and body



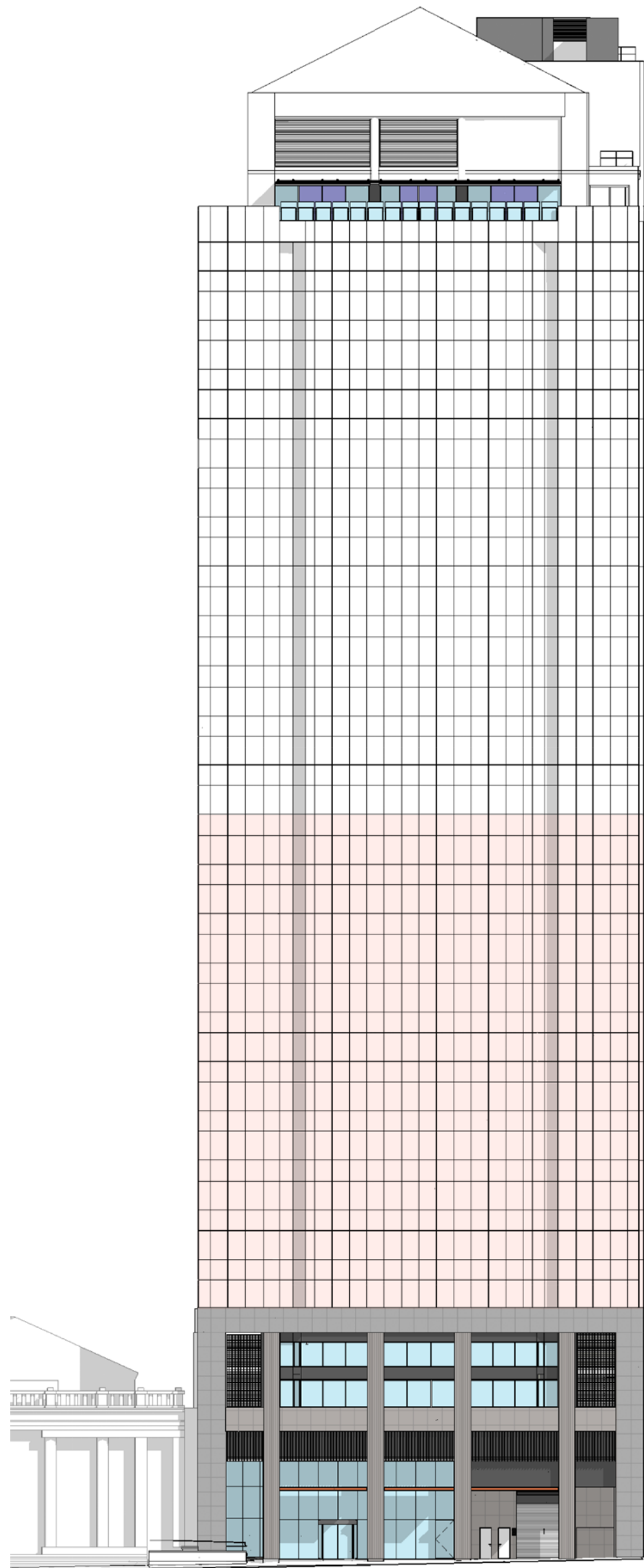
Mezzanine → Wellness Lobby → Female, Male, Non-binary & Accessible changerooms

Centre of wellbeing



Level 1 → Wellness Studio & Lounge → Parents Room → Multi-faith Room

The Wellness Centre on the Mezzanine and Level 1 is a place to freshen up, rejuvenate or to get ready for after hours events.



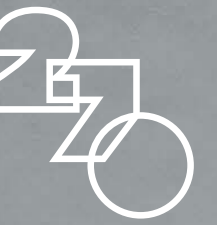
Signage opportunity

Highrise	25	586.8 sqm	UNDER OFFER
	24	986.4 sqm	UNDER OFFER
	23	986.4 sqm	UNDER OFFER
	22	986.4 sqm	
	21	986.4 sqm	
	20	986.4 sqm	Fully fitted dual floor village
	19	986.3 sqm	Total 1,968m ²
	18	986.4 sqm	
	17	986.4 sqm	
	16	986.4 sqm	
	15	986.4 sqm	
	14	457.7 sqm*	Fitted suite 457.7 sqm* Suite 14.02 LEASED
	13	868 sqm*	
	12	919.2 sqm	
Lowrise	11	919.2 sqm	Fully fitted whole floor
	10	919.3 sqm	
	9	919.3 sqm	
	8	919.2 sqm	
	7	919.1 sqm	
	6	910.8 sqm	
	5	909 sqm	
	4	908.5 sqm	Fully fitted whole floor
	3	906.3 sqm	
	2	758.9 sqm	
	1	512.2 sqm	+ Wellbeing studio
	M	EPIC Refresh End of Trip	
	G	Lobby, Cafe, Lounge, Flexible spaces	



OPPORTUNITY





Bespoke fitouts

Architects Geyer have created a series of fully fitted floors and suites, with intelligent spaces to enhance your culture and help supercharge your performance.

Artist's impression

Blank canvas

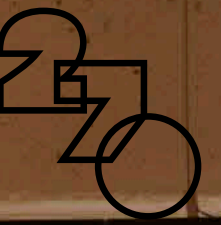
Design your perfect fit with highly efficient and flexible floor plates.

Artist's impression

Dual floor village Levels 19–20

L19 Town Hall

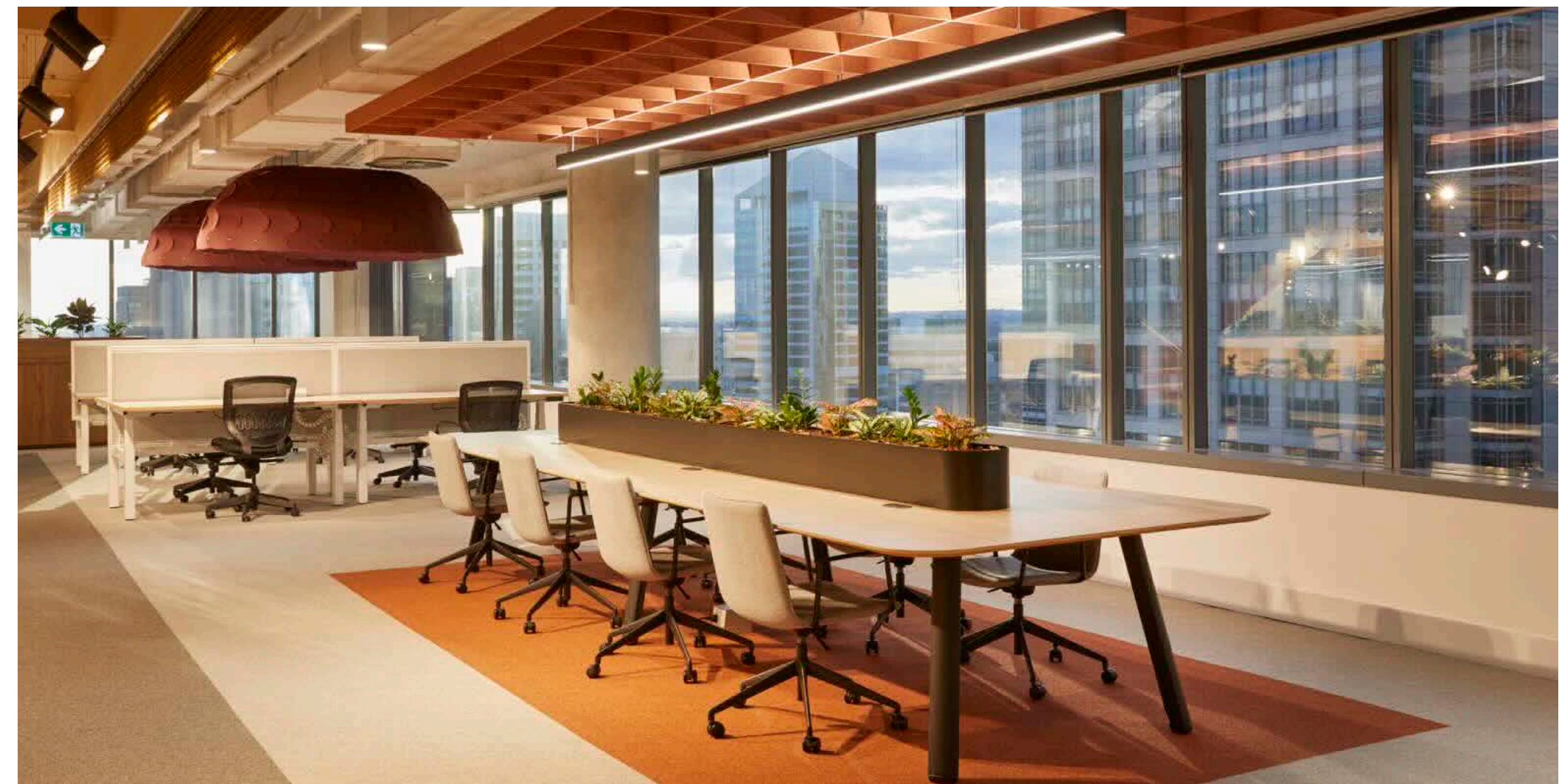
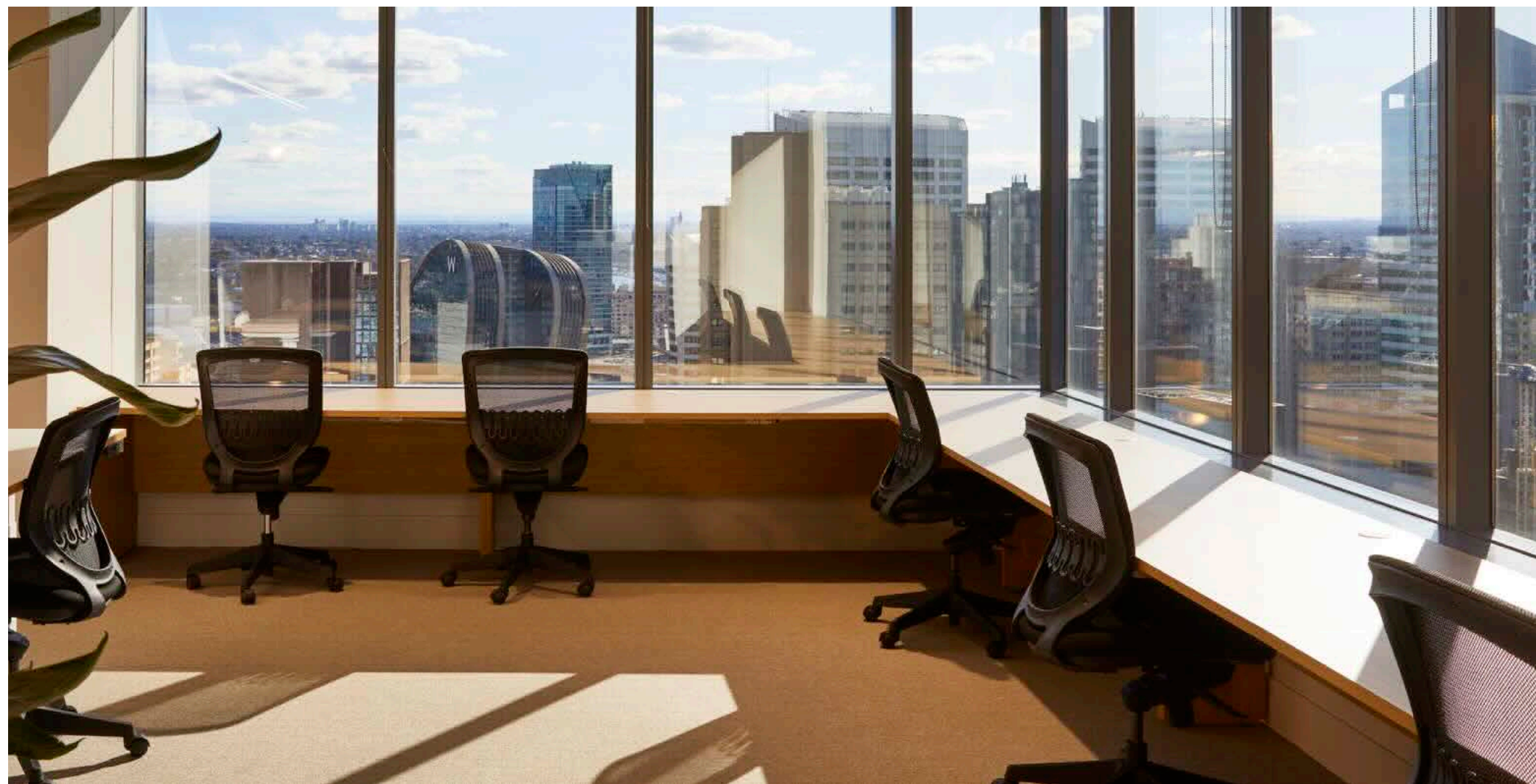
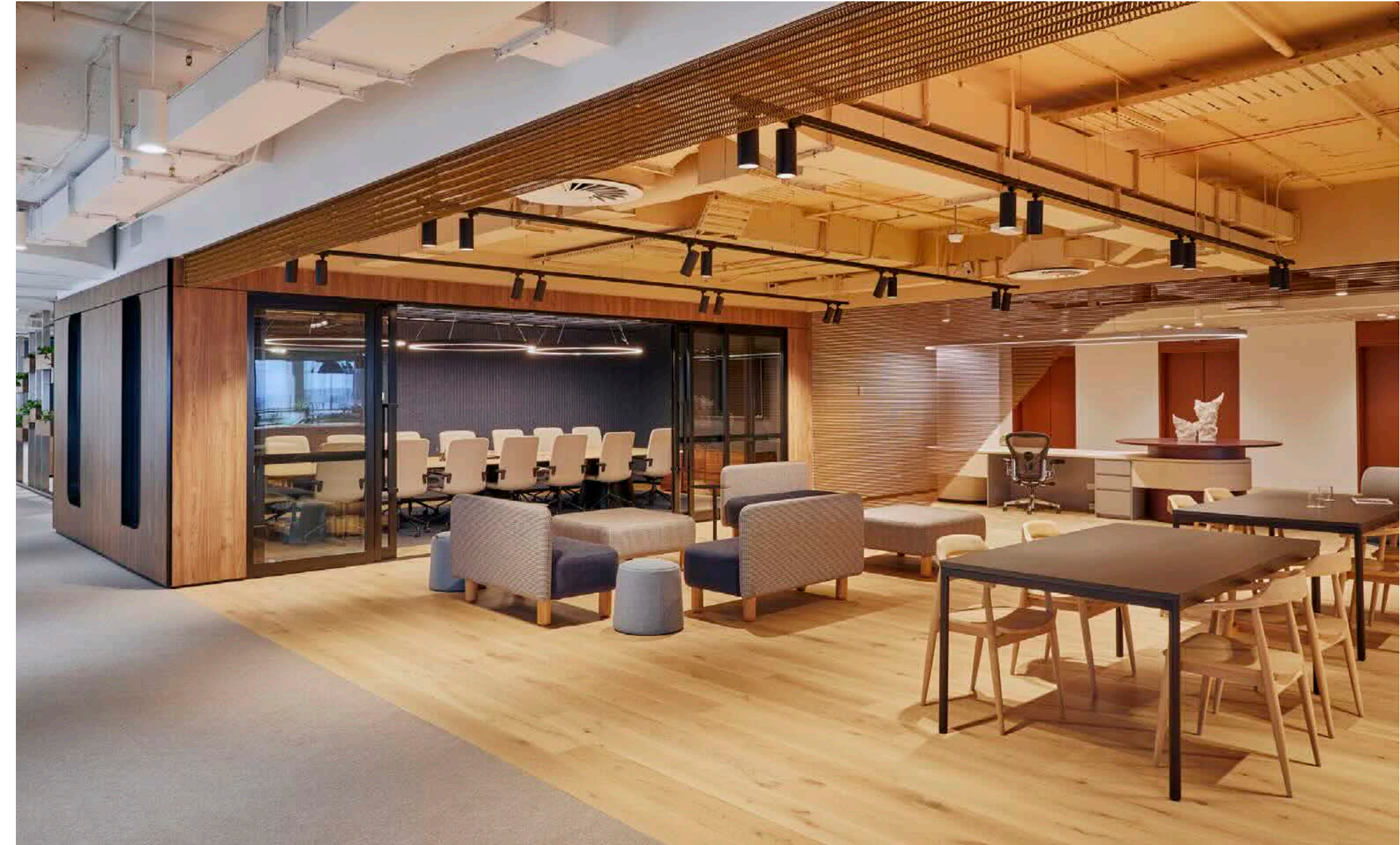
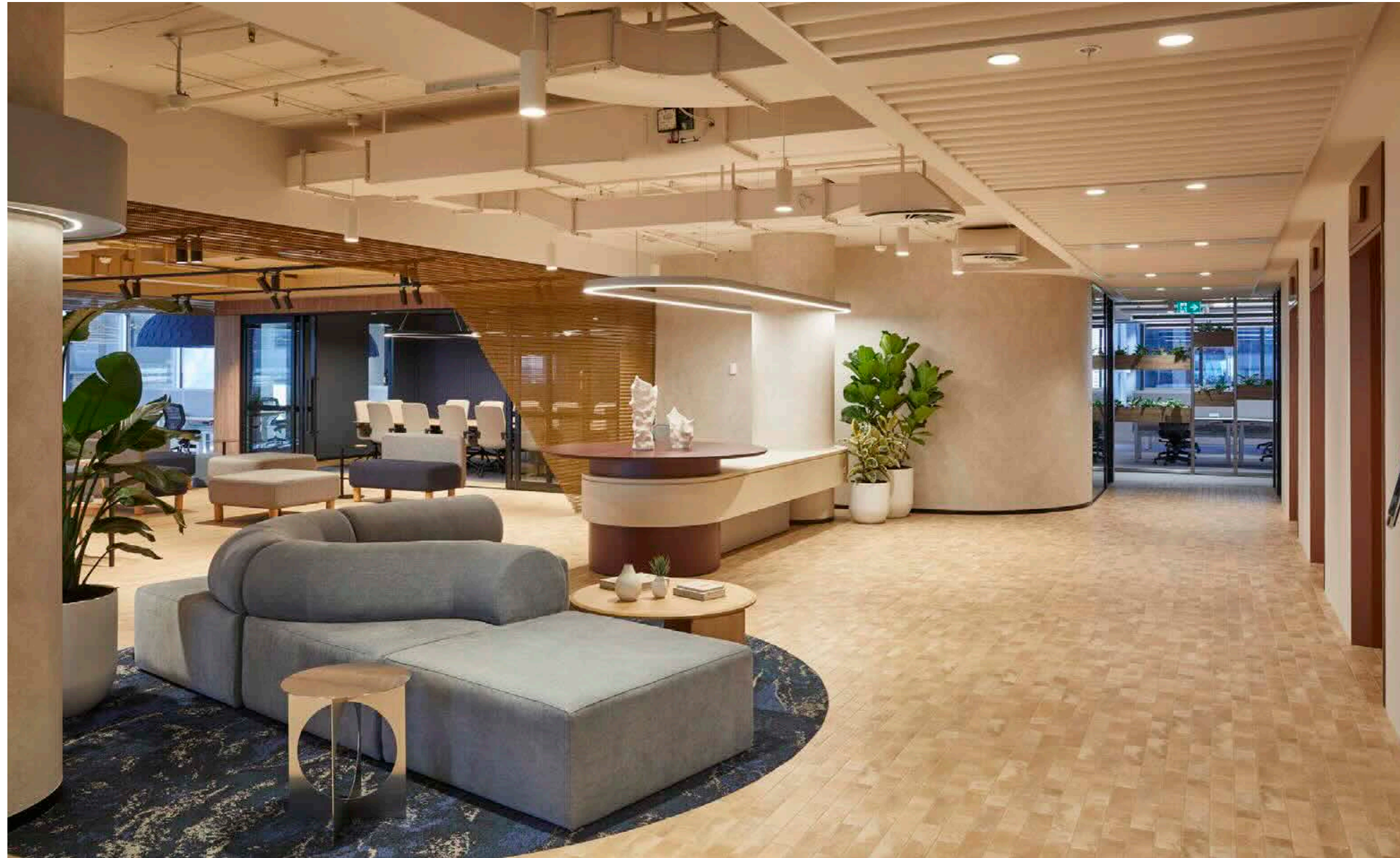
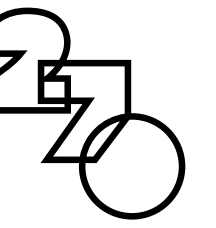
WORKSPACES



The dual-floor village promotes better space utilisation, enhances collaboration between teams, and provides more flexible areas for work and relaxation.

Dual floor village Levels 19–20

WORKSPACES



Dual floor village

Lower level (19)

Level 19 - 986.3sqm
Level 20 - 986.4sqm
Total - 1,972.7sqm

Density 1:10.7			
	Level 19	Level 20	Total
Total Workpoints			195
Workstations	88	80	168
Focus (1p)	3	2	5
Focus (2p)	-	2	2
Focus Pods	7	2	9
Formal Collaboration			12
Boardroom (16p)	-	1	1
Meeting room (12p)	1	1	2
Meeting room (6p)	1	2	3
Meeting room (4p)	4	2	6
Informal Collaboration			20
Touchdown	10	10	20
Social			4
Breakout	1	-	1
Front of house	-	1	1
Waiting lounges	1	1	2
Support			
Lockers	88	80	168
Reception	-	1	1
Utilities	1	1	2
Comms Room + Tech Bar	1	-	1



Dual floor village

Upper level (20)

Level 19 - 986.3sqm
Level 20 - 986.4sqm
Total - 1,972.7sqm

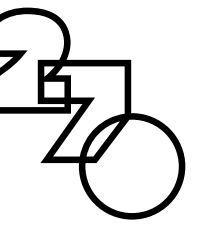
Density 1:10.7

	Level 19	Level 20	Total
Total Workpoints			195
Workstations	88	80	168
Focus (1p)	3	2	5
Focus (2p)	–	2	2
Focus Pods	7	2	9
Formal Collaboration			12
Boardroom (16p)	–	1	1
Meeting room (12p)	1	1	2
Meeting room (6p)	1	2	3
Meeting room (4p)	4	2	6
Informal Collaboration			20
Touchdown	10	10	20
Social			4
Breakout	1	–	1
Front of house	–	1	1
Waiting lounges	1	1	2
Support			
Lockers	88	80	168
Reception	–	1	1
Utilities	1	1	2
Comms Room + Tech Bar	1	–	1



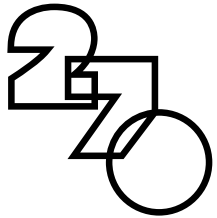
Fitted floor Level 11

WORKSPACES



Fitted floor Level 11

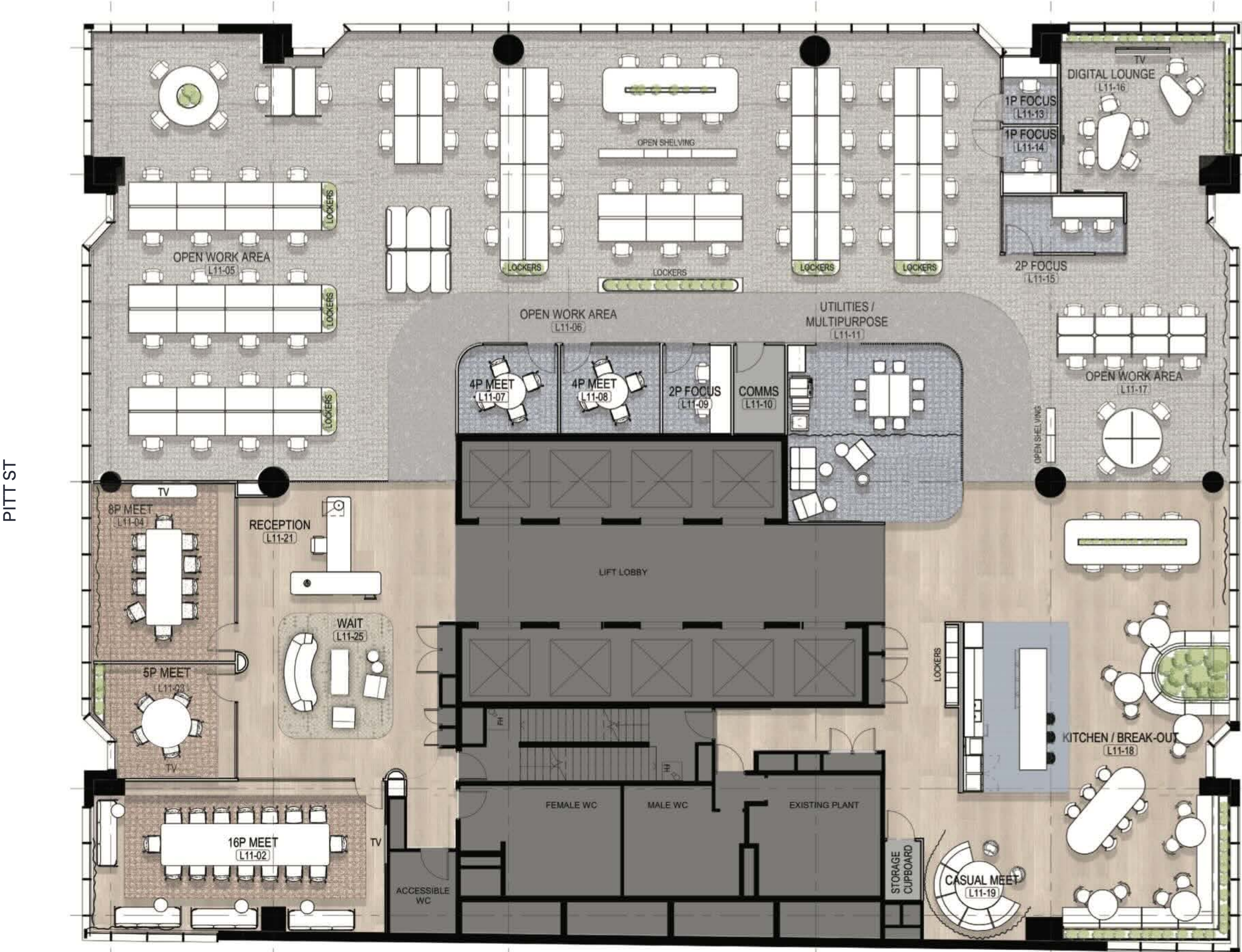
WORKSPACES



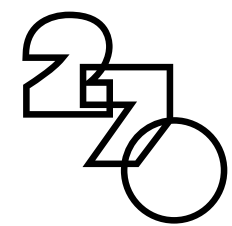
919.2 sqm

Density 1:10.5

Total Workpoints	92
Workstation	82
Agile desks	6
Focus (1p)	2
Focus (2p)	2
Formal Collaboration	6
Boardroom (16p)	1
Meeting room (10p)	1
Meeting room (4p)	2
Meeting room (5p)	1
Scrum Room	1
Informal Collaboration	25
Casual meeting	7
Digital lounge	7
Lounge	3
Collaboration booth	8
Social	
Breakout	1
Front of house	1
Support	
Lockers	93
Reception	1
Utilities	1
Comms Room	1

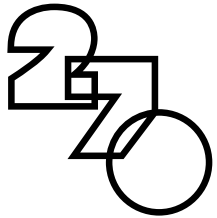


Fitted floor Level 4



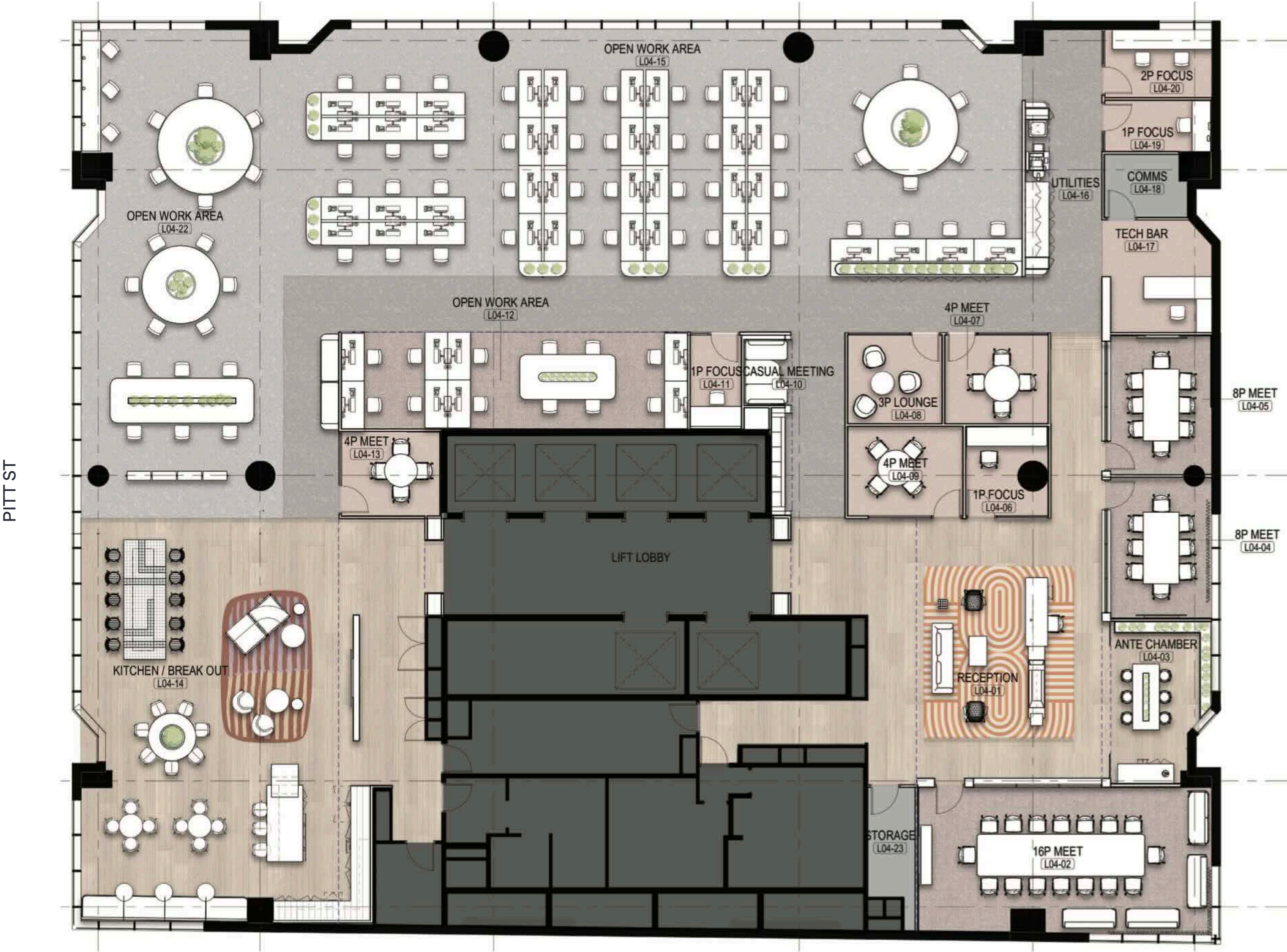
Fitted floor Level 4

WORKSPACES



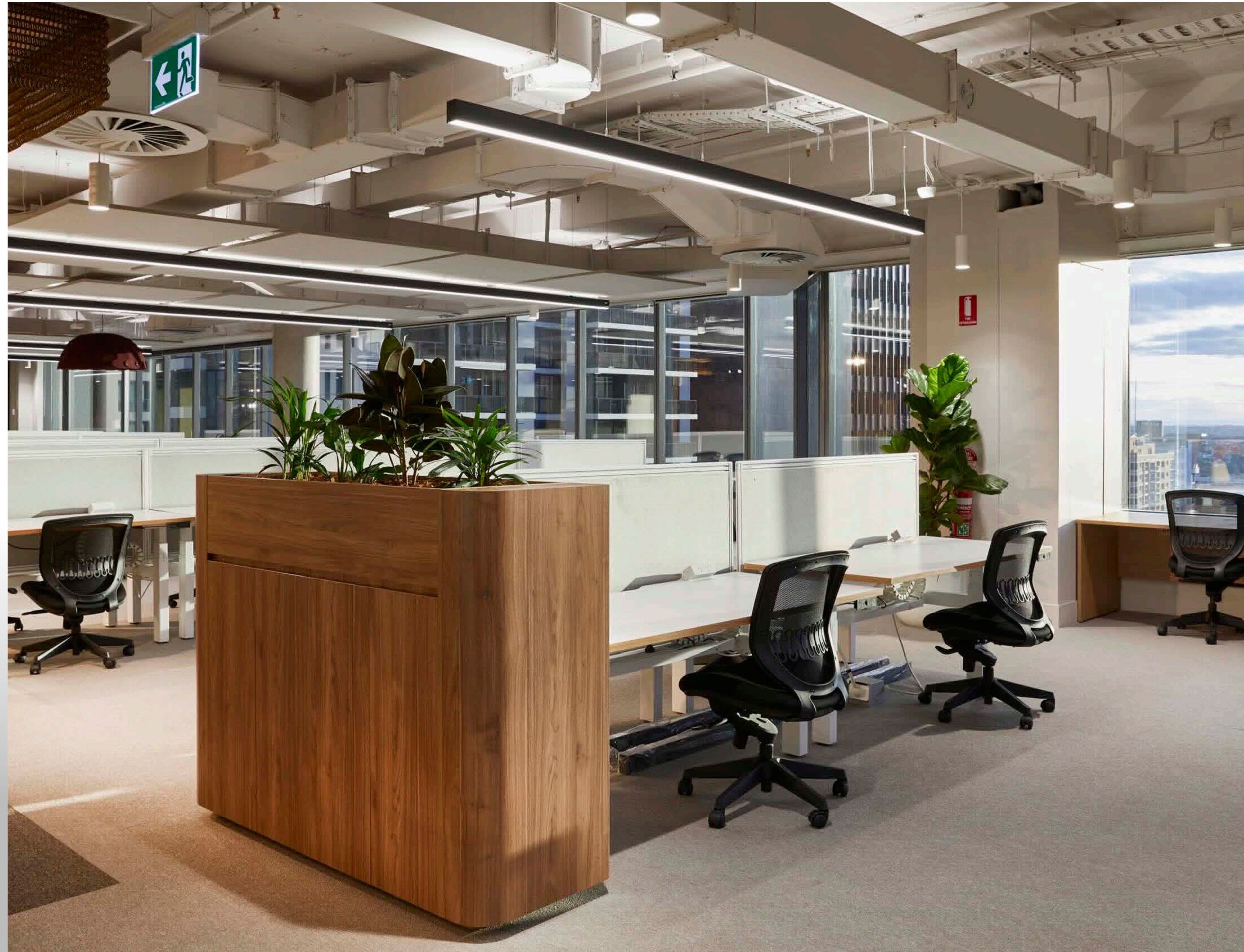
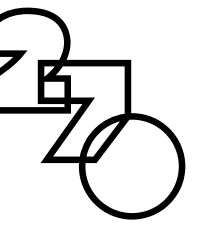
908.5 sqm

Density 1:10	
Total Workpoints	85
Workstation	80
Focus (1p)	3
Focus (2p)	2
Formal Collaboration	6
Boardroom (16p)	1
Meeting room (8p)	2
Meeting room (4p)	3
Informal Collaboration	7
Casual meeting	4
Lounge	3
Social	
Breakout	1
Front of house	1
Support	
Lockers	91
Reception	1
Utilities	1
Comms Room/Tech Bar	1



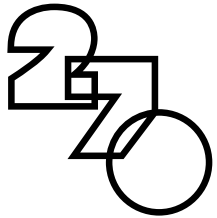
Level 14 Fitted Suite 14.01

WORKSPACES



Level 14 Fitted Suite 14.01

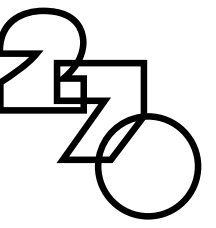
WORKSPACES



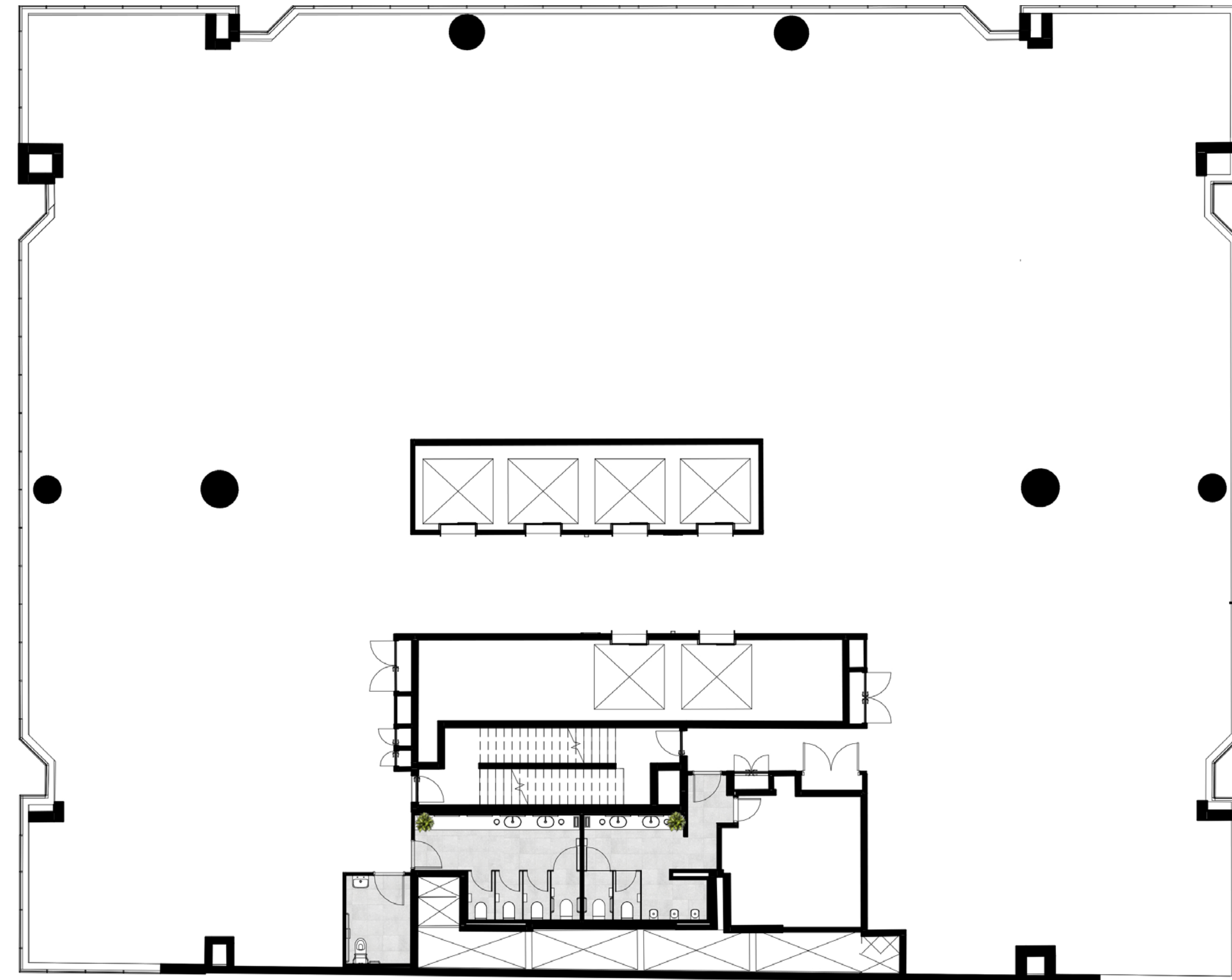
457.7 sqm

Density 1:10	
Total Workpoints	44
Workstations	40
Focus (1p)	2
Formal Collaboration	5
Meeting room (10p)	1
Meeting room (6p)	2
Meeting room (4p)	2
Informal Collaboration	6
Casual meeting	6
Social	
Breakout / kitchen	1
Front of house	1
Support	
Lockers	60
Reception	1
Utilities	1
Comms room	1

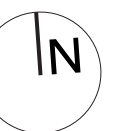
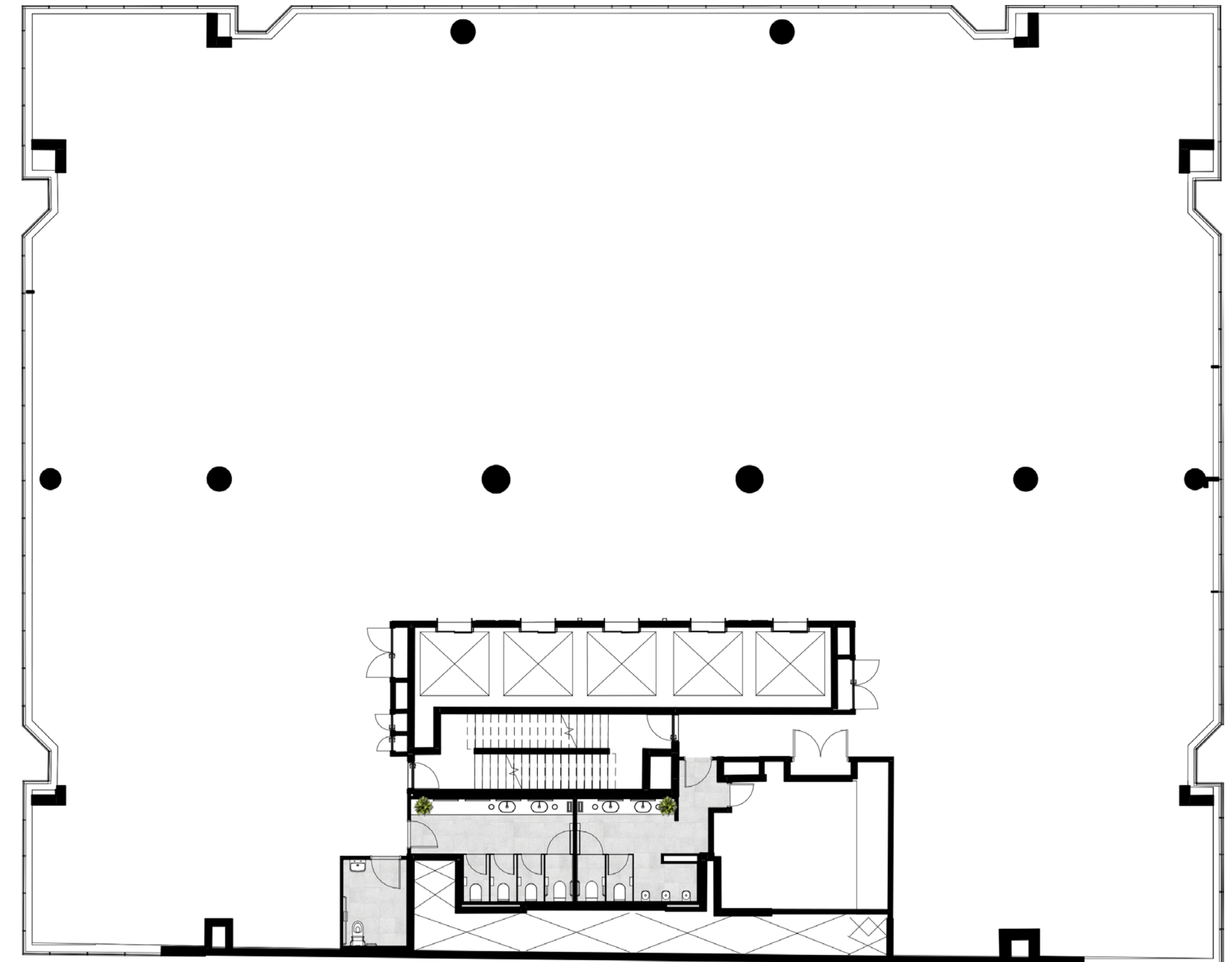




Typical **Low Rise** 919 sqm approx



Typical **High Rise** 986 sqm approx



SIGNAGE



Signage opportunity

IFM Investors

Artist's impression (STCA)

LOCATION



Vitaly Connected

Located in a pivotal CBD position only steps away from the Metro and light rail, 270 Pitt earns the commute.



CIRCULAR QUAY

T

L

F

MARTIN PLACE

T

M

BARANGAROO

M

F

WYNYARD

T

L

PITT ST RETAIL

T

ST JAMES

HERITAGE PRECINCT

QVB

GADIGAL

M

TOWN HALL

T

L

HYDE PARK

MUSEUM

T

WORLD SQUARE

L

DARLING QUARTER

MidTown

Prime position

Walking & Metro Guide

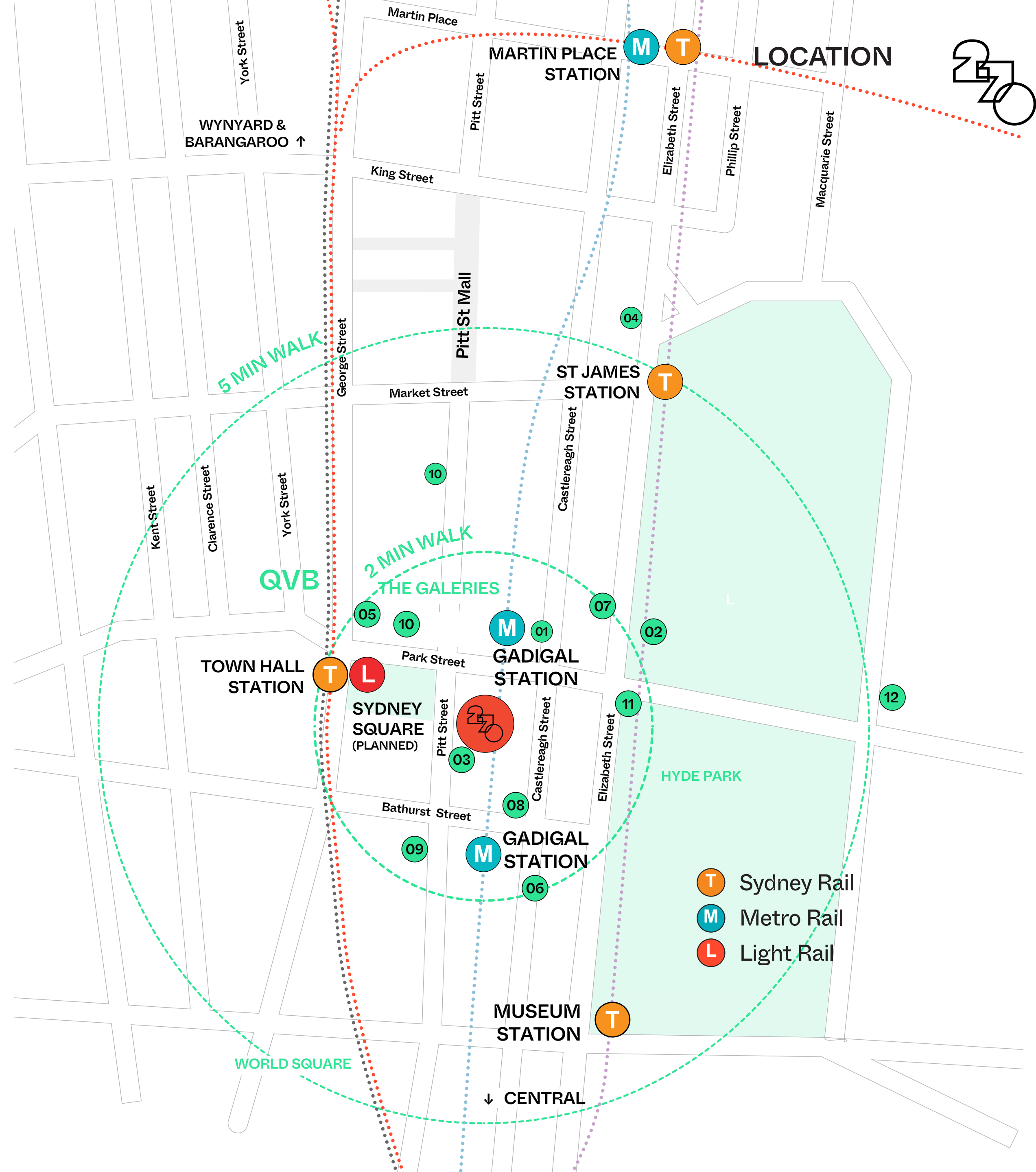
Gadigal (Pitt St) Metro	1 MIN
Sydney Square (Planned)	1 MIN
The Galleries	1 MIN
Town Hall	2 MIN
Hyde Park	2 MIN
QVB	2 MIN
Pitt St Mall Retail	5 MIN
World Square	6 MIN

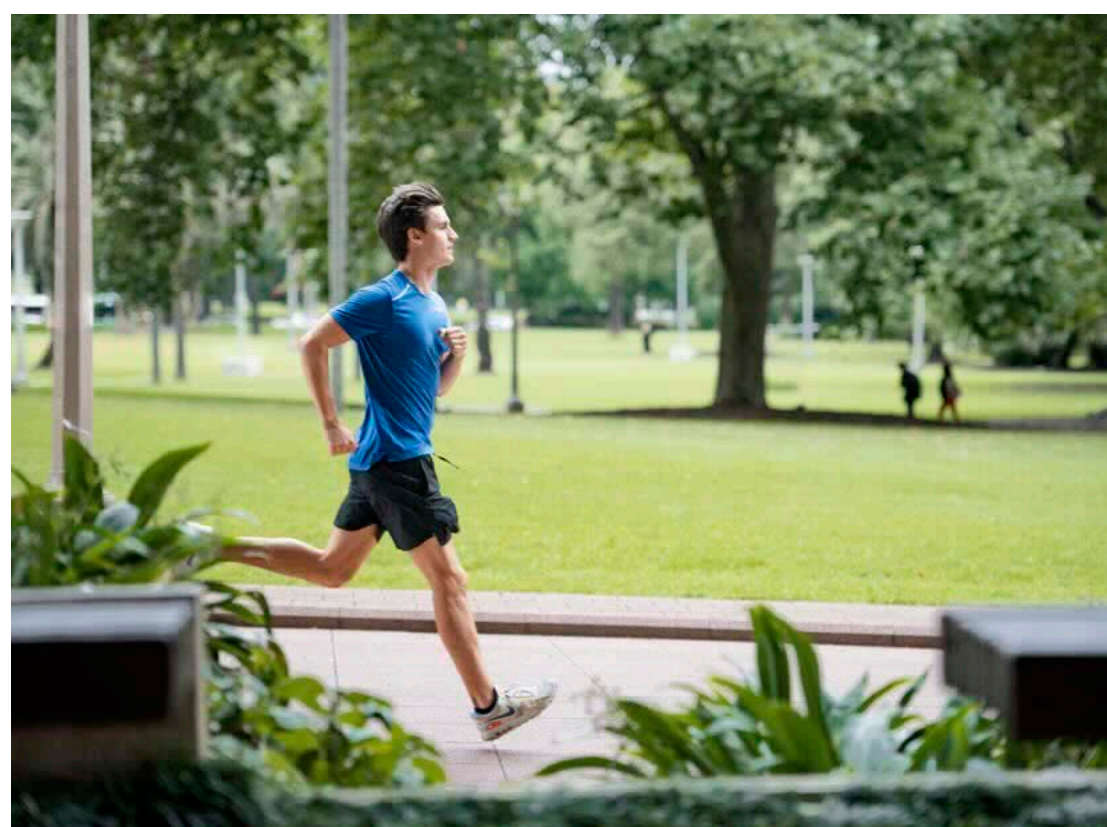
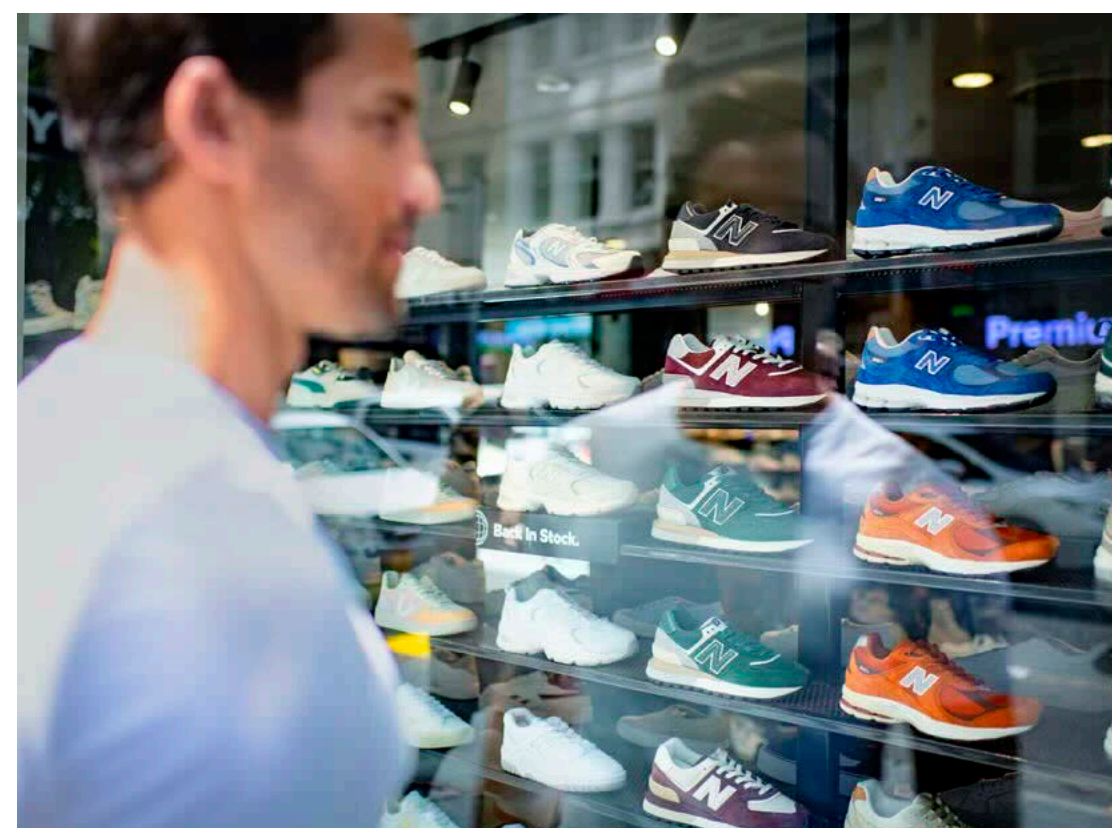
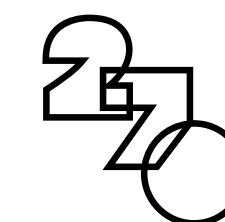
Bars, Dining And Hotels

- 01 Pablo & Rusty's
- 02 Grumpy Baker
- 03 The Walrus
- 04 Fix Wine Bar
- 05 Lotus @ The Galleries
- 06 Alpha Restaurant
- 07 Bambini Trust
- 08 The Porter House Hotel Sydney
- 09 Lukes Kitchen @ Kimpton Margot Hotel

Recreation

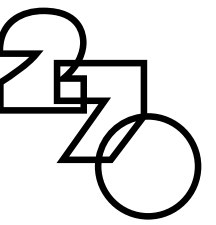
- 10 Fitness First
- 11 Hyde Park
- 12 Cook Phillip Park Pool





Discover life in
abundance

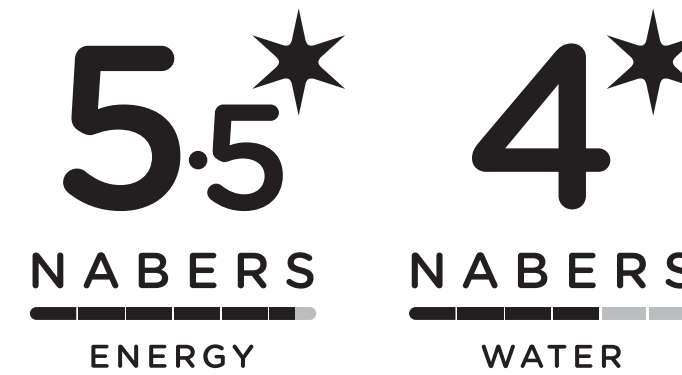
Discover city life right outside your door. Enjoy shopping, vibrant cafés, fine dining, social events and wellness experiences, all just steps away.



A Carbon Neutral future, reimagined

As part of IFM's carbon neutral portfolio, 270 Pitt is being reimagined through adaptive reuse, reducing embodied carbon and achieving 100% carbon neutrality. Remaining emissions are offset through certified Australian Carbon Credit Units (ACCU), contributing to IFM Investors's Climate Active certification.

With full electrification, renewable energy, and sustainable upgrades throughout, 270 Pitt sets a new benchmark for future-ready, low-impact workplaces.



The building targeting a 5.5 Star NABERS Energy rating. A 4 Star NABERS Water rating is also planned.



Renewable Energy

The building runs on 100% renewable electricity via a Power Purchase Agreement (PPA), significantly lowering its carbon footprint. More info on our PPA.

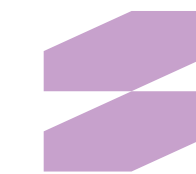


Electrification

Gas has been fully disconnected. The building is now 100% electrified, with new heat pumps installed on the roof.



Assessed and is on track to receive a 5 Star Green Star Rating, representing Australian excellence in better, healthier and more responsible buildings.



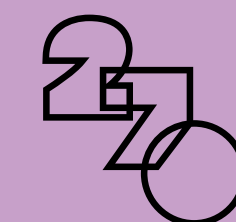
Electric Vehicles

Three EV chargers are being installed in the car park for customer use.

100%

Portfolio Electrification

IFM is transitioning all buildings to electric systems, aiming for 100% base building electrification by 2040, with opportunities to accelerate to 2035.



FLEX offers convenient meeting and event spaces in Sydney and beyond. Our tenant community can easily book meeting rooms, conference spaces, or short-term offices to help organisations grow.

Flexible spaces

8

Locations
nationwide

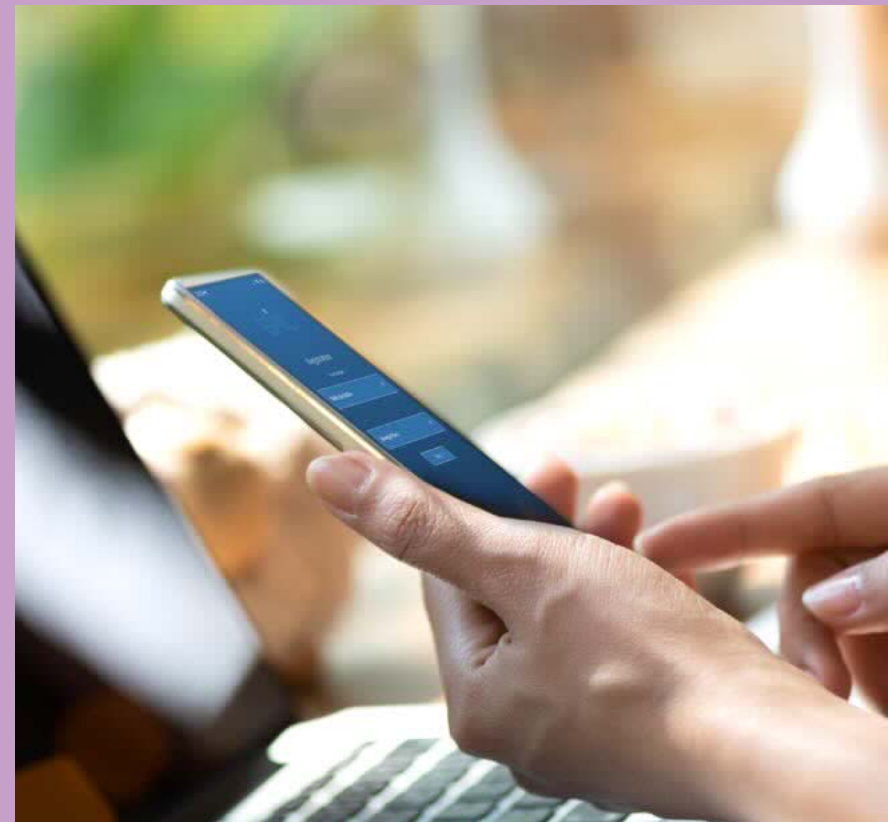
meet

Meeting & colab
rooms for
10-100 people

flexible

Teamworking for
8-250+ people with
flexible lease terms

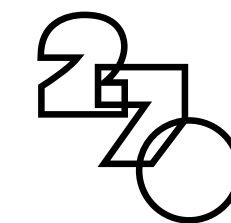




EPIC community portal allows you to easily access building amenities and community services. You can book meeting rooms, tours, virtual wellness classes, or request a fresh towel for the Refresh facilities, all through a convenient app.



EPIC experiences



IFM Investors

IFM Investors is a global asset manager, founded and owned by pension funds, with capabilities in infrastructure equity and debt, private equity, private credit, real estate and listed equities.

Our purpose is to invest, protect and grow the long-term retirement savings of working people.

With assets under management of approximately \$263.6 billion AUD as of October 2025, we serve more than 800 institutional investors worldwide, operating from 13 offices across Australia, Europe, North America and Asia.

Your
property
partner

\$263.6B assets under
management

800 institutional
investors

13 offices
worldwide

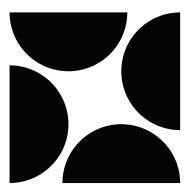




Acknowledgements: IFM Investors acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners and Custodians of the land on which we live and work and holds deep respect for Elders past and present. Photographs by Erip Yip ©.

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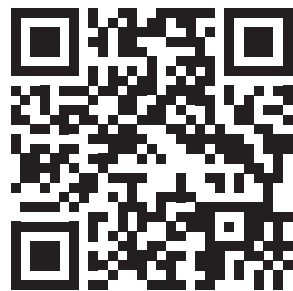
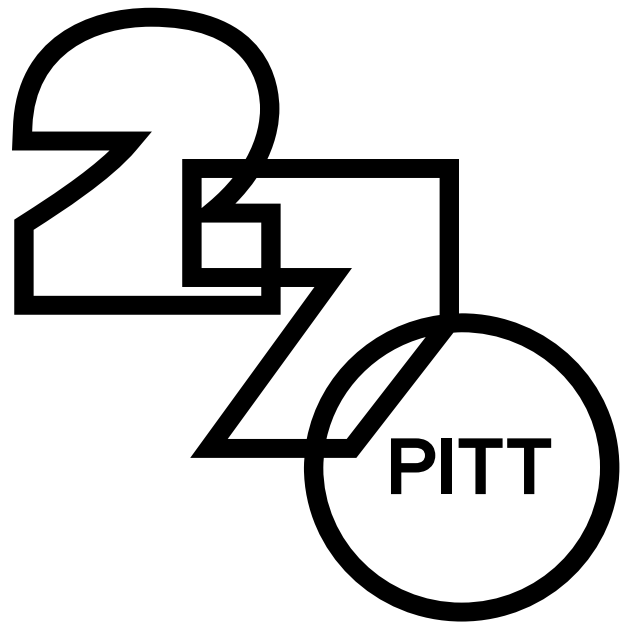
IFM Investors 

**Transformed and
open for business
Now leasing**

CBRE

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