

An aerial photograph of a beach and ocean. The top of the image shows a sandy beach with some rocks. Below the beach, the ocean has white, foamy waves breaking. The water further out is a deep green color. The text "Parnell House" is written in a large, white, serif font across the middle of the image. Below it, the text "FOR LEASE" is written in a smaller, white, sans-serif font.

Parnell House

FOR LEASE





**A dream destination for
ocean-lovers, a daily
routine for locals.**

Introducing one of NSW's most loved regional cities

Newcastle epitomizes a perfect blend of laid-back charm and vibrant energy, featuring atmospheric neighborhoods and rich historical sites.

The city's remarkable transformation, marked by new precincts and cutting-edge architecture, cements its position as the premier coastal destination. Newcastle gains more than 5 million visitors a year, comprising of 1.6 million overnight visitors, ultimately winning the prestigious Top Tourism Town Award in 2023.

Residents in Newcastle enjoy the best of both worlds — the convenience of city living with all essentials within city limits. The city offers a complete urban experience with green spaces, efficient public transport, premium retail, and commercial facilities.

Easy accessibility, short commutes, a thriving creative scene, vibrant cafes, educational hubs hosting 36,000, investment in infrastructure and a breathtaking coastline contribute to the increasing demand for this city. With its beachside allure and dedication to an active lifestyle, Newcastle stands out as the ultimate choice.





Newcastle East

Situated in a secluded and upscale enclave, Newcastle East allures with its irresistible charm and lively cultural ambiance. This coastal community is surrounded by the scenic splendor of Newcastle Beach and Ocean Baths on one side, complemented by the historical allure of the Hunter River on the other.

The seamless blend of ocean, river, parks, and outdoor activities defines the attraction of Newcastle East. With a bustling calendar featuring surfing competitions, art exhibitions, concerts, and markets, this neighborhood offers a dynamic and enriching lifestyle.

The region attracts a daily influx of 5,000 to 6,000 individuals, and this trend is anticipated to persist until 2026, coinciding with the City of Newcastle undergoing its most significant population shift on record.

The growing appeal of the area is evident in the remarkable 36.7% surge in the median house price over the past 12 months, reaching \$1,920,000. Paired with a median weekly income of \$2,243, it comes as no surprise that the locale is undergoing substantial transformation, with an anticipated 71.8% change in dwellings and development projected between 2021 and 2041.



Parnell House - The Offering

Nestled in the heart of Newcastle East lively suburb, 21 Parnell Place stands as a mixed-use development, epitomizing modern seaside luxury. Parnell House, comprising 46 carefully designed rooms, pays homage to the area's rich local history.

The opening of Parnell House promises an unparalleled guest experience, seamlessly integrating luxury penthouse living, 46 boutique hotel rooms, and retail outlets, featuring a café, Day Spa, Wellness Studio, Gym, Restaurant and Bar.

Boasting a strategic location across from Parnell Place Park and mere moments from the Newcastle Beach Light Rail stop, Parnell House enjoys optimal visibility. This development offers prospective tenants a prime opportunity to thrive in a dynamic and well-connected urban environment.





BAR & RESTAURANT

- 1 BLANCA Honeysuckle
- 2 One Penny Black
- 3 Romberg's
- 4 Merewether Surfhouse
- 5 Scratchleys on the Wharf
- 6 Ground Floor Cafe
- 7 Grain Store Newcastle
- 8 Customs House Hotel

LIFESTYLE & RECREATION

- 9 Newcastle Ocean Baths
- 10 Newcastle Beach
- 11 Nobbys Beach & Lighthouse
- 12 Queens Wharf
- 13 Foreshore Park
- 14 Bogey Hole
- 15 Newcastle Memorial Walk
- 16 Nobbys SLSC Newcastle
- 17 King Edward Park
- 18 Merewether Beach

BUSINESS & RETAIL

- 19 Beaumont Street Retail
- 20 Darby Street Retail
- 21 King Street Retail
- 22 QT Newcastle
- 23 East End Newcastle
- 24 Marketown Shopping Centre
- 25 Junction Fair Shopping Centre

ARTS & CULTURE

- 26 Newcastle Art Gallery
- 27 Newcastle Civic Theatre
- 28 The Olive Tree Market
- 29 LEDA Gallery

Surrounding Operators

With many events scattered throughout the year, its no wonder hotels in the area enjoy the 80% hotel occupancy levels during the mid-week.

Events include the Newcastle Show, Groovin the Moo, Newcastle Music Festival, Surfest, the Newcastle 500, a variety of NRL games and the Hunter Valley Cheese and Wine Festival. Within 800m of Parnell House there are 5 other hotels already enjoying the benefits of operating in Newcastle East.

QT Newcastle	104 Rooms
The Lucky Hotel	30 Rooms
Terminus Apartment Hotel	49 Rooms
Novotel Beach Hotel	88 Rooms
Noah's on the Beach	91 Rooms
The Grand Hotel Newcastle	16 Rooms



The Opportunities

Launching in Q4 2025, Parnell House presents an exclusive opportunity for a select few. Offering 5 tenancies including:

- 27 sqm café
- 141 sqm day spa
- 412 sqm food & beverage operation
- 106 sqm wellness gym
- 63 sqm wellness studio

This prime space is situated in the heart of Newcastle East with exceptional exposure, surrounded by the city's iconic landmarks.

Tailored for those embracing Newcastle's relaxed ambiance, seize the chance to establish your presence in this coveted, tightly held location at an attractive cost. Your gateway to a thriving business awaits.



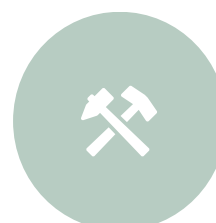
Corner Location With
Exposure



Convenient
Access



Central
Amenities



Base Building Services
Provided

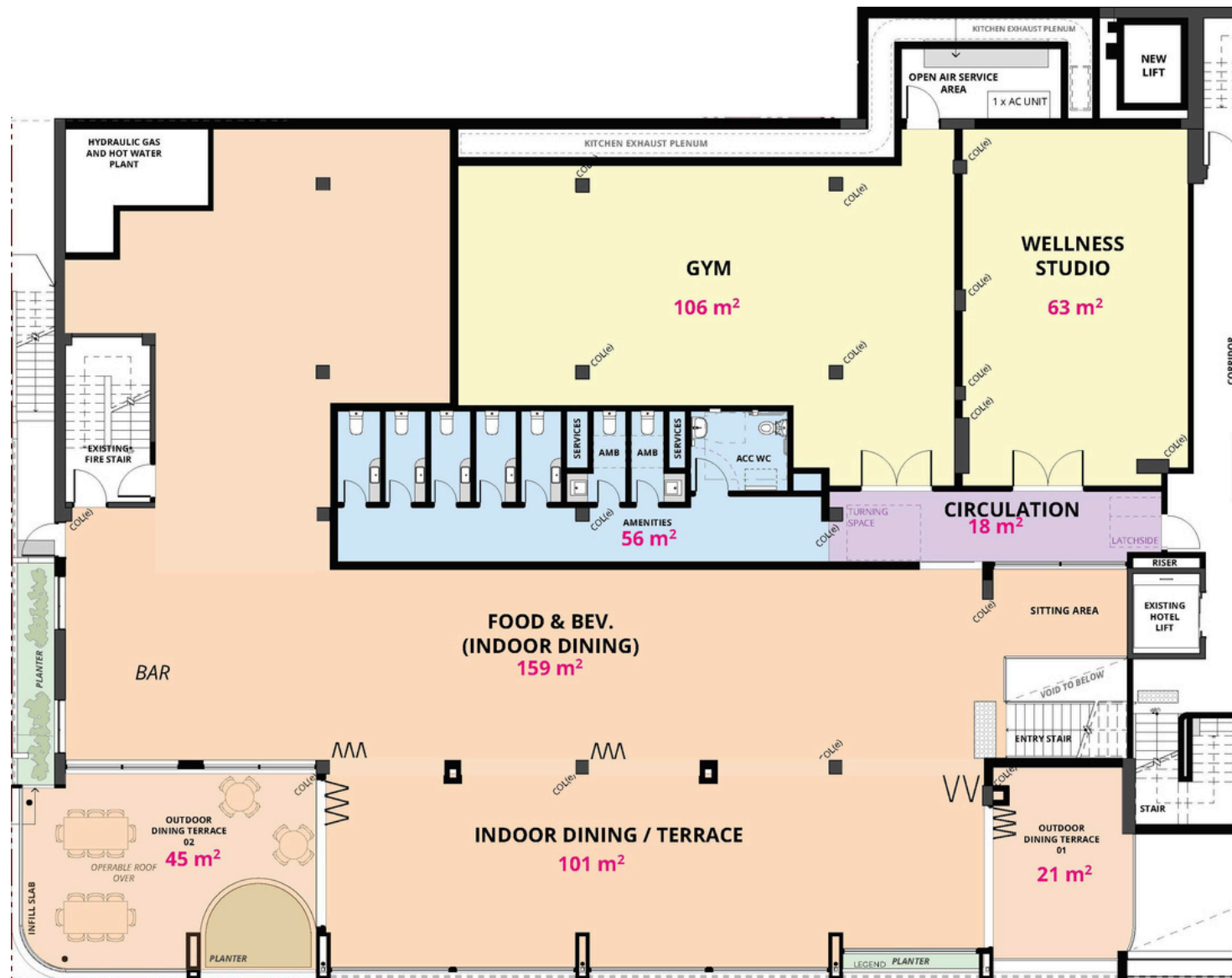


Covered Alfresco Dining
Areas



Liquor
License

Level One Tenancies



The Café

Unlock a leasing opportunity at our centrally located café in the heart of Newcastle East, offering more than just a storefront — a dynamic space for a thriving community experience.

Elevate your offerings with charming outdoor seating, creating an inviting atmosphere for patrons to indulge in our thoughtfully curated menu of local and international delights.

Join us in crafting a destination that merges coffee culture with community vibrancy, attracting tenants who seek to make their mark in Newcastle's bustling landscape.

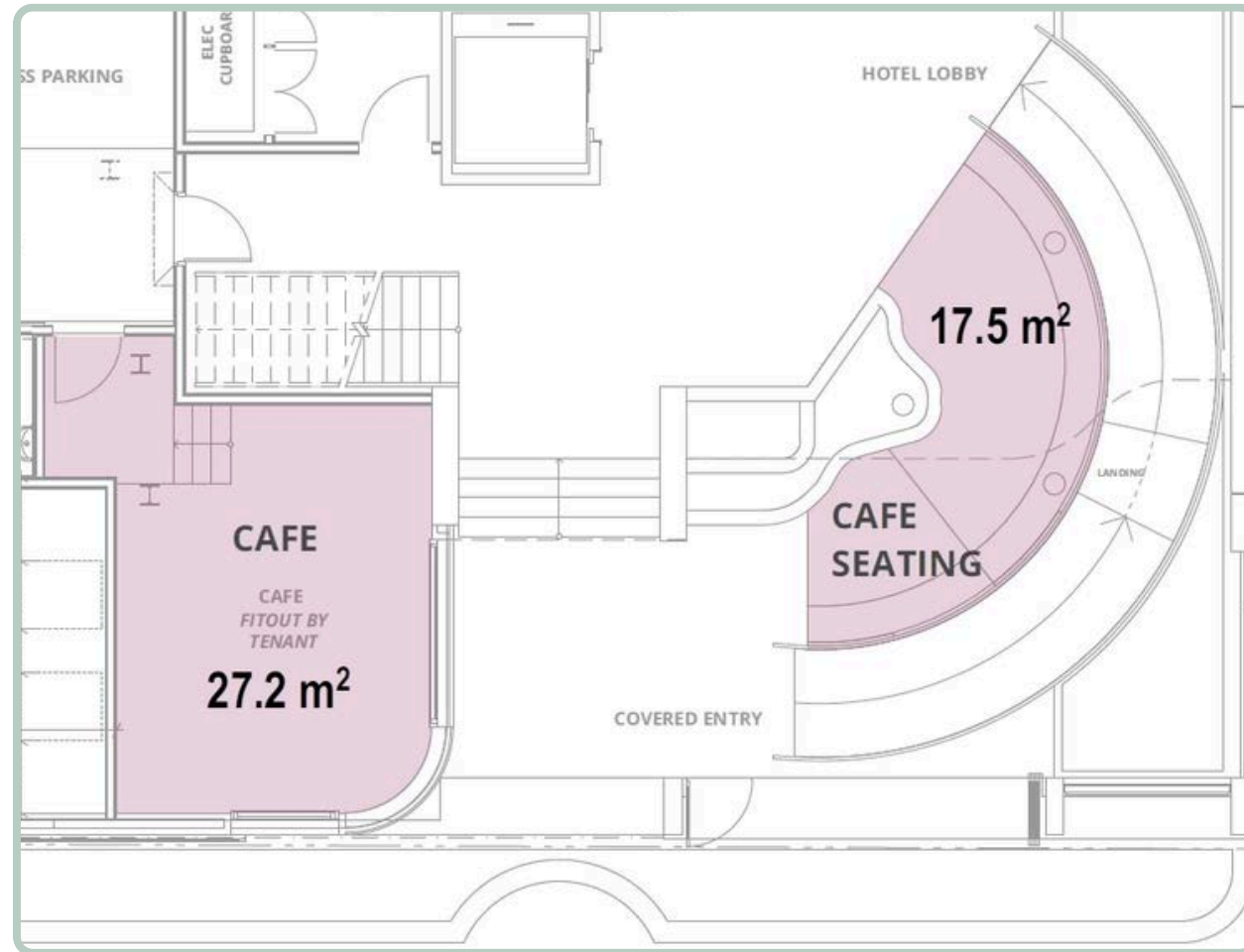
Seize this chance to lease a space that goes beyond business, embodying a unique blend of culinary delight and local camaraderie.



Café – Floor Plan

Key Features:

- Expansive 27.2 sqm tenancy with limitless layout possibilities
- Charming covered seating area surrounded by lush landscaping
- Potential for additional outdoor seating, ideal for al fresco dining or gatherings
- Convenient and easily accessible location attracting steady foot traffic
- Cold shell providing a blank canvas for customisable cafe aesthetics
- Abundant natural light
- Cold water supply, trade waste, and sewer connections
- Gas connection opens avenues for diverse culinary pursuits
- 3-phase 40-amp TPN board providing ample power
- Freedom from kitchen exhaust constraints for enhanced flexibility
- Reverse cycle air conditioning
- Fire protection integrated into the open plan
- Access to unisex amenities on Level 1



The Cafe Cold Shell Specifications

The shopfront features a fully finished design, complete with windows, glazing, and other necessary components, all framed in aluminum.

- Shopfront: Fully finished with aluminium-framed windows and glazing, complete with all necessary components.
- Service Door: High-quality door with premium door hardware installed.
- Walls: No paint or wall coverings provided. The tenant is responsible for applying all internal surface finishes.
- Ceiling: Exposed ceiling throughout, ready for tenant fit-out and customization.
- HVAC and Fire Services: Provision for an HVAC system ready for tenant fit-out, and fully compliant fire services including sprinklers, fire hoses, and alarms, meeting current code requirements.
- Water Supply and Drainage: Cold water supply, trade waste, and sewer connections are provided.
- Electrical: 3-phase 40-amp TPN board installed, providing ample power with flexible distribution points suitable for a retail layout.
- Flooring: Exposed flooring, ready for the tenant's final finish.
- Outdoor Features: Designated outdoor seating area, integrated with landscaped surroundings as per the approved plans.
- Fire Safety: Fire-rated walls and doors installed to comply with all relevant fire safety regulations.
- Accessibility: Fully compliant with accessibility standards, including ramps, tactile indicators, and accessible washroom facilities.

Disclaimer:

The provided specifications offer a broad overview of the warm shell for the retail space. Actual details may vary based on project progress and tenant needs. Tenants are encouraged to consult directly with the project team for the latest information. This disclaimer highlights the importance of due diligence and seeking clarification on any relevant aspects.

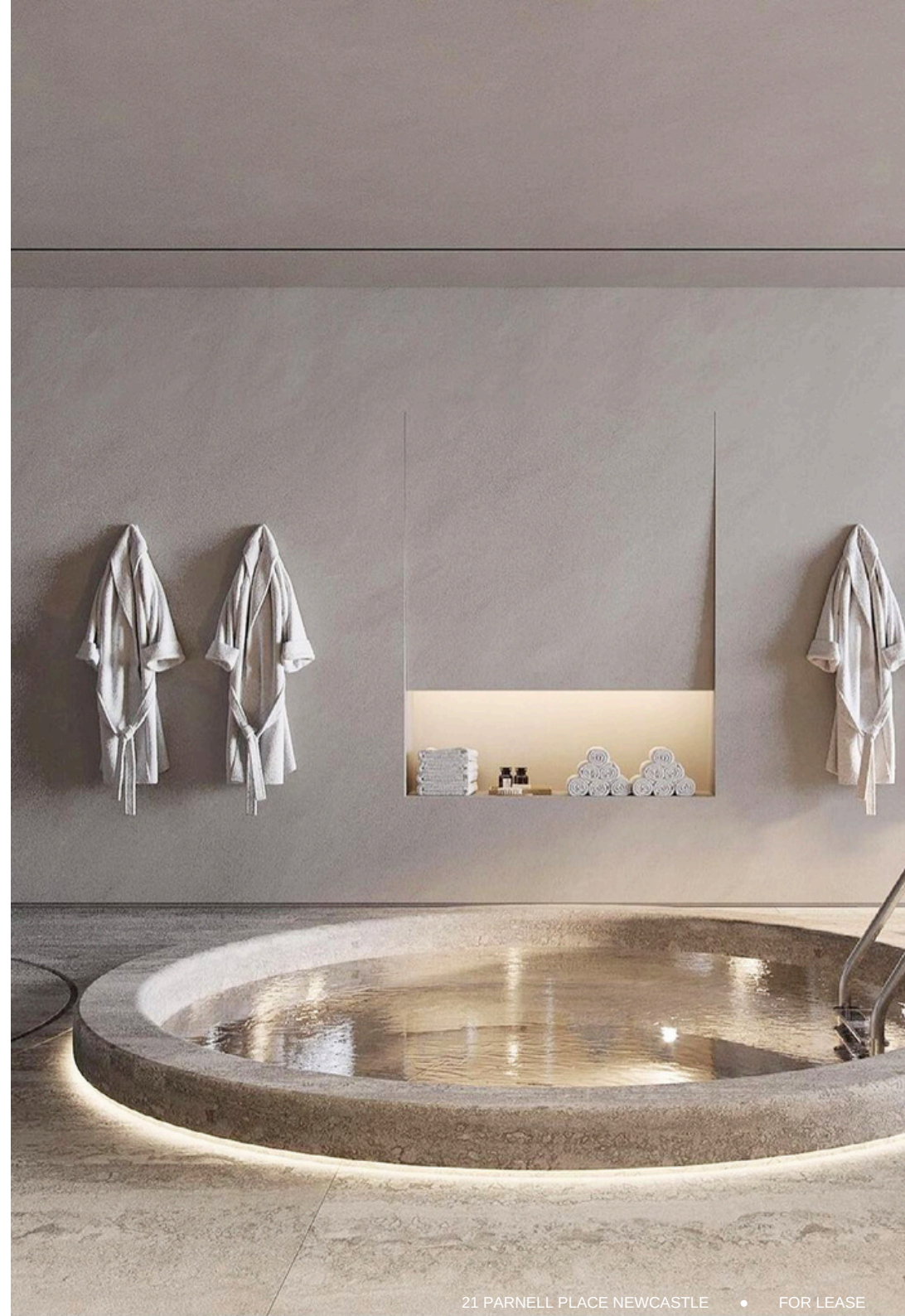
The Day Spa

Explore the remarkable leasing potential at Parnell House Day Spa, centrally positioned in the heart of Newcastle. Here, the seamless harmony of tranquility and opulence defines the setting. Beyond being a conventional spa retreat, this venue holds a distinctive edge—a unique synergy that resonates with both locals and hotel guests.

Envision a sanctuary where both weary travelers and locals find solace in a realm of rejuvenation. Elevate this experience with a tranquil magnesium pool, taking relaxation to unparalleled heights.

This leasing opportunity goes beyond conventional spa services; it extends an invitation to create an immersive haven catering to the discerning tastes of both local clientele and hotel guests seeking unrivaled pampering.

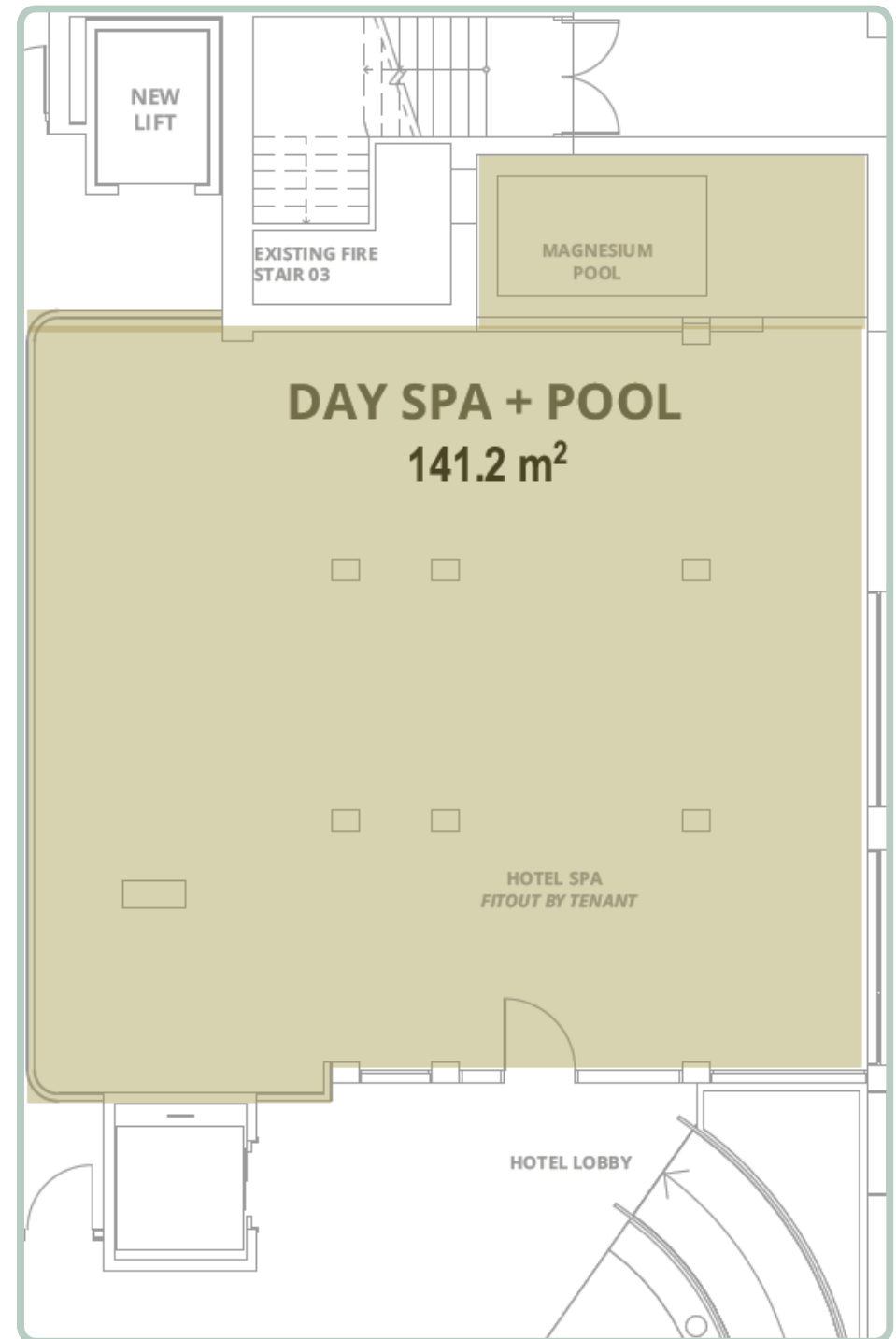
Craft a sanctuary that not only promises a serene escape but also provides a strategic advantage for your business. Seize the opportunity to lease a space where luxury and exclusivity converge, setting a new benchmark for day spas in Newcastle.



Day Spa Floorplan

Key Features

- Extensive 141.2 sqm open plan tenancy for a spacious spa experience
- Open layout design allows for flexible creation of unique spa zones
- Cold shell providing a blank canvas for customisable spa aesthetics
- Cold water supply
- Trade waste and sewer connections
- Gas connection opens opportunities for diverse spa offerings
- 3-phase 63-amp TPN board
- Reverse cycle air conditioning maintaining optimal spa temperatures year-round
- Fire protection integrated into the open plan
- Luxurious magnesium pool adding an opulent touch to the spa experience benefits and being the first of its kind in Newcastle



Day Spa Cold Shell Specifications

- Shopfront: Fully finished with windows, glazing, doors, door hardware, and all other necessary components.
- Walls: Finished and painted intertenancy walls, with provisions for easy installation of tenant-specific branding or signage.
- Ceiling: Exposed ceiling throughout the Day Spa, ready for tenant fit-out.
- HVAC and Fire Services: Provision for an HVAC system, ready for tenant fit-out and adjustment, and fire services compliant with current codes, including sprinklers, fire hoses, and alarms.
- Water Supply and Drainage: Includes cold water supply, trade waste disposal, and sewer connections.
- Electrical: A single-phase 32-amp system is provided, supplying sufficient power for typical wellness studio equipment, lighting, and HVAC systems. Exit signs are installed to meet safety regulations.
- Floor Finishes: The Day Spa space will have an exposed floor, ready for tenant fit-out completion.
- Fire Safety: Fire-rated intertenancy walls and doors installed to ensure compliance with fire safety standards.
- Magnesium Pool: Luxurious Magnesium Pool, first of its kind in Newcastle, provided by Developer

The Restaurant

Embark on a culinary journey with our exceptional leasing opportunity, nestled in the heart of Newcastle East, where culinary excellence meets coastal charm. Beyond just a dining spot, this venue boasts a unique advantage—a seamless connection with both locals and hotel guests.

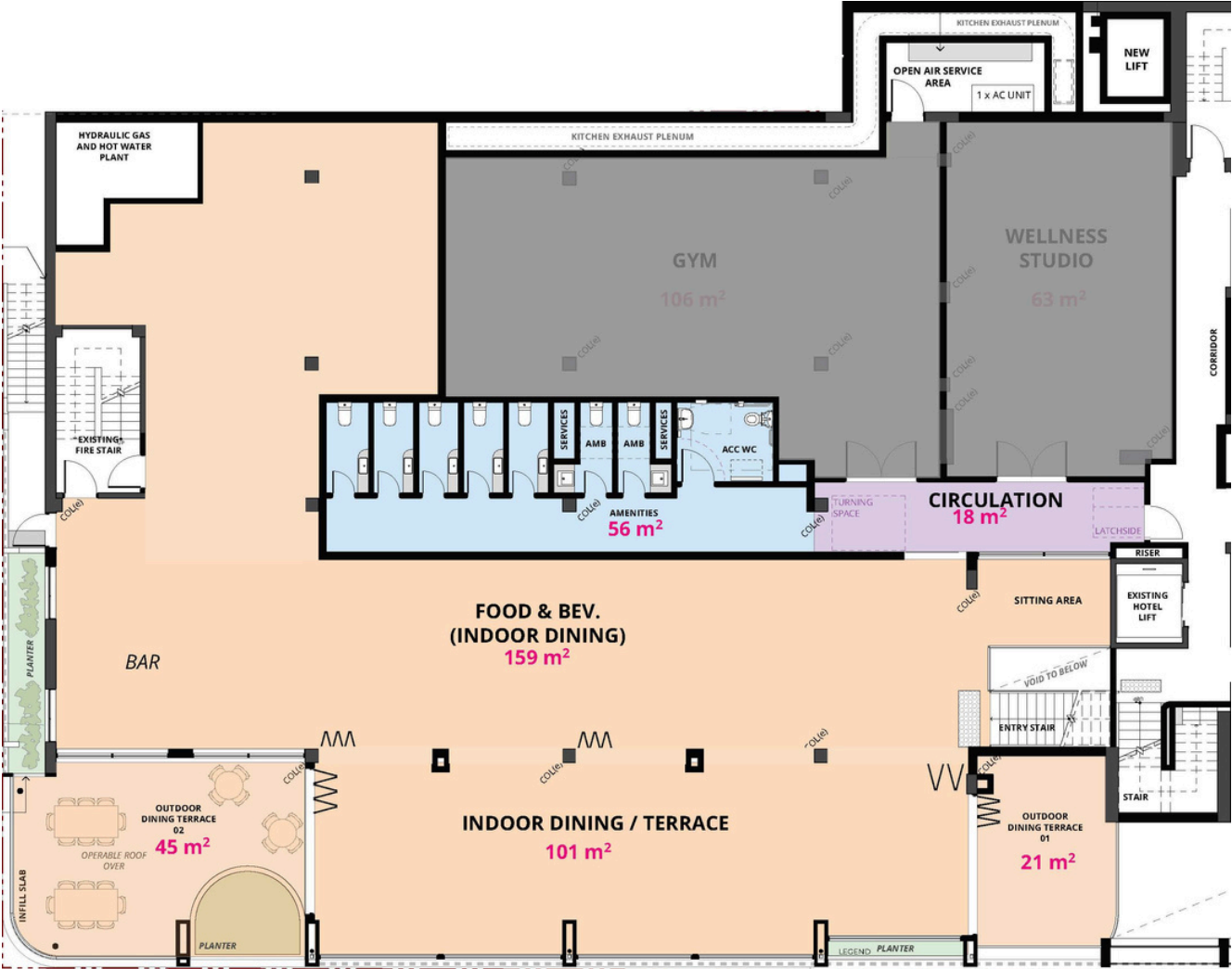
Picture a haven where both seasoned locals and travelers alike find delight in a world of exquisite flavors. Enhance this experience with an inviting outdoor dining area, offering guests the chance to savor delicious dishes amidst breathtaking views.

This leasing opportunity transcends traditional restaurant offerings, extending an invitation to curate an immersive dining experience tailored to the discerning tastes of both local patrons and hotel guests in search of extraordinary cuisine.

Craft a culinary destination that not only promises exceptional dining but also provides a strategic advantage for your business. Seize the opportunity to lease a space where coastal charm and culinary innovation converge, setting a new standard for dining experiences in Newcastle.



Food & Beverage Floorplan



The Restaurant

Key Features

- Dining Area (FOH): A spacious front-of-house dining area spans a substantial 326 sqm.
- Back of House Area: An additional 86 sqm is dedicated to the back-of-house area
- The combined front-of-house and back-of-house areas contribute to a comprehensive total leasable area of 412 sqm, presenting an ideal canvas for diverse business concepts.
- Cold shell providing a blank canvas for customisable Restaurant aesthetics.
- Cold Water Supply
- Trade Waste & Sewer Connection
- Gas Connection
- Mechanical Exhaust Provision: Benefit from a 3000 l/s mechanical exhaust provision, promoting optimal ventilation.
- 3-Phase 80 Amps TPN Board
- Reverse Cycle Air Conditioning: Maintain a comfortable environment year-round with reverse cycle air conditioning.
- Fire Protection: Integrated fire protection within the open plan.
- Unisex Amenities
- Alfresco Dining: Enhance the experience with the option for alfresco dining, including the provision of a retractable awning.



The Restaurant Cold Shell Specifications

The shopfront features a fully finished design, complete with windows, glazing, and other necessary components. All internal doors, including service doors, feature high-quality construction and include door hardware for optimal functionality.

- Shopfront: Fully finished with windows, glazing, and all necessary components. All internal and service doors are high-quality constructions with durable hardware for optimal functionality.
- Walls: No paint or wall coverings are provided. The tenant is responsible for all internal surface finishes.
- Ceiling: Exposed ceiling throughout the F&B space, ready for tenant fit-out.
- HVAC and Fire Services: Provision for an HVAC system, ready for tenant fit-out and adjustment. Fire services are fully compliant with current codes, including sprinklers, fire hoses, and alarms.
- Kitchen Exhaust Provision: Mechanical exhaust provision of 3000 l/s is included.
- Water Supply and Drainage: Includes cold water supply, trade waste disposal, and sewer connections as part of the base specification.
- Electrical: A 3-phase 80-amp TPN board is installed, providing ample power with strategically positioned points for flexible layouts. Exit signs are installed to comply with safety regulations.
- Floor Finishes: The F&B space will have exposed floors for the tenant's final fit-out. The outdoor amenity area will be completed by the developer, featuring premium finishes, including crazy paving.
- Back-of-House (BOH): The BOH area is to be completed by the tenant.
- Entry, Circulation Space, and Amenities: These areas will be fully finished by the developer.
- Outdoor Amenities: Features include a retractable roof system, premium external floor finishes, large glazed windows for natural light, and landscaped areas as per the approved design.
- Fire Safety: Fire-rated intertenancy walls and doors are installed to ensure compliance with fire safety regulations.
- Accessibility: The space complies with accessibility standards, including ramps, tactile indicators, and accessible washroom facilities

Disclaimer:

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The Gym

Unleash your potential with an exciting leasing opportunity for a Gym in Newcastle East, nestled in the dynamic Parnell House development. This expansive gym space offers a contemporary space designed to inspire both hotel guests and local fitness enthusiasts.

Imagine a vibrant community where wellness and energy intersect. Come and provide a state-of-the-art gym facility to Parnell House featuring cutting-edge equipment, versatile workout areas, and dedicated studios for group classes, turning it into the ideal destination for those seeking to elevate their fitness journey.

Cater to a diverse clientele with an array of offerings, from high-intensity interval training and yoga to personal training sessions and wellness workshops. Create a dynamic schedule that fosters engagement and encourages repeat visits, enhancing both guest satisfaction and community connection.

This can be more than just a gym; it's an opportunity to cultivate a lifestyle brand that embodies health, vitality, and camaraderie. Join us in transforming fitness in Newcastle East, where innovation meets community spirit, and help set a new standard for health and fitness in the area.



The Gym Floor Plan

Key Features:

- Extensive 106 sqm open plan tenancy providing freedom in layout generation
- Cold shell providing a blank canvas for customizable Gym functionality
- Cold water supply
- Trade waste and sewer connections
- Gas connection opens opportunities for diverse offerings
- 3-phase 63-amp TPN board
- Reverse cycle air conditioning maintaining optimal temperatures year-round
- Fire protection integrated into the open plan
- Access to same level unisex amenities



The Gym Cold Shell Specifications

- Shopfront: Fully finished with windows, glazing, doors, door hardware, and all other necessary components.
- Walls: No paint or wall coverings provided. The tenant is responsible for applying all internal surface finishes.
- Ceiling: Exposed ceiling throughout the gym space, ready for tenant fit-out.
- HVAC and Fire Services: Provision for an HVAC system, ready for tenant fit-out and adjustment. Fire services are fully compliant with current codes, including sprinklers, fire hoses, and alarms.
- Electrical: A single-phase 32-amp system is provided, offering sufficient power for typical gym equipment, lighting, and HVAC systems. Exit signs are installed in compliance with safety regulations.
- Floor Finishes: The gym space will have an exposed floor, ready for tenant completion.
- Entry, Circulation Space, and Amenities: These areas will be fully finished by the developer.
- Fire Safety: Fire-rated intertenancy walls and doors are installed, ensuring compliance with fire safety standards.
- Accessibility: The space is fully compliant with accessibility standards, including ramps, tactile indicators, and accessible washroom facilities.

The Wellness Studio

Discover the exceptional leasing potential at Parnell House, strategically located in the vibrant heart of Newcastle East. This Wellness Studio space embodies a perfect blend of serenity and sophistication, offering a refreshing alternative to traditional wellness venues.

Imagine a sanctuary where both hotel guests and local residents come to unwind and rejuvenate. The Wellness Studio is designed to cater to a discerning clientele seeking holistic wellness experiences. Enrich your offering with anything from cosmetics, beauty and makeup, hair dressing or a range of wellness treatments that promote relaxation and revitalization.

This leasing opportunity goes beyond the ordinary; it invites you to curate an immersive environment that fosters community and well-being. Picture a space where wellness is at the forefront, including various beauty focused services that attract repeat visitors and enhance guest experiences, all within a tranquil setting.

Seize the chance to establish a distinguished wellness destination at Parnell House—a space that not only nurtures the mind and body but also drives business success. Join us in setting a new standard for wellness in Newcastle, where luxury and community wellness converge seamlessly.



Wellness Studio Floor Plan

Key Features:

- Extensive 63 sqm open plan tenancy providing a versatile Wellness Studio template
- Cold shell providing a blank canvas for customizable Wellness Studio aesthetics
- Cold water supply
- Trade waste and sewer connections
- Gas connection opens opportunities for diverse offerings
- 3-phase 63-amp TPN board
- Reverse cycle air conditioning maintaining optimal temperatures year-round
- Fire protection integrated into the open plan
- Access to same level unisex amenities



Wellness Studio Cold Shell Specifications

- Shopfront: Fully finished with windows, glazing, doors, door hardware, and all other necessary components.
- Walls: Finished and painted intertenancy walls, with provisions for easy installation of tenant-specific branding or signage.
- Ceiling: Exposed ceiling throughout the Wellness Studio, ready for tenant fit-out.
- HVAC and Fire Services: Provision for an HVAC system, ready for tenant fit-out and adjustment, and fire services compliant with current codes, including sprinklers, fire hoses, and alarms.
- Water Supply and Drainage: Includes cold water supply, trade waste disposal, and sewer connections.
- Electrical: A single-phase 32-amp system is provided, supplying sufficient power for typical wellness studio equipment, lighting, and HVAC systems. Exit signs are installed to meet safety regulations.
- Floor Finishes: The Wellness Studio space will have an exposed floor, ready for tenant fit-out completion.
- Entry, Circulation Space, and Amenities: These areas will be fully finished by the developer.
- Fire Safety: Fire-rated intertenancy walls and doors installed to ensure compliance with fire safety standards.
- Accessibility: The space is fully compliant with accessibility regulations, including ramps, tactile indicators, and accessible washroom facilities.

Disclaimer:

This leasing information memorandum (IM) is provided for informational purposes only and does not constitute legal, financial, or professional advice. The details and descriptions contained in this document are subject to change without notice. Parties interested in leasing should conduct their own due diligence and seek independent legal, financial, and professional advice before entering into any agreements or commitments.

While efforts have been made to ensure the accuracy of the information presented, no guarantee is made regarding its completeness, reliability, or suitability for any purpose. The property details, terms, and conditions outlined in this IM are not binding and are subject to negotiation. The parties involved in the leasing process are strongly encouraged to verify all information independently and consult with qualified professionals, including legal advisors, to address specific concerns or requirements. Any reliance on the information provided in this IM is at the user's own risk.

This document does not create any contractual or legal obligations between the parties and is not intended to be a comprehensive representation of all terms and conditions associated with the leasing opportunity. The property owner and leasing agent reserve the right to modify or withdraw the leasing opportunity at their discretion. In the event of any discrepancies between this disclaimer and specific lease agreements, the terms of the lease agreements will prevail.

Parnell House

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Newcastle

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premises, please contact:

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