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BE AT THE CENTRE
OF EVERYTHING
THAT MATTERS

CENTRAL TO INSPIRATION

IFM Investors has transformed 477 on Pitt Street.
It's not just a building, it's a vibrant community
of diverse forward-thinking businesses.



Photography: Peter Marko



CENTRAL TO COLLABORATION



477 seamlessly fuses technology with heritage elements, making it one of the most popular places for connection and collaboration at NSW Government's pioneering Tech Central Sydney.

Wardle Studio's redesign ensures tenants and the wider community feel welcome, empowered to connect and collaborate. It's no accident that the large, reimagined lobby with its expansive, handmade, collaborative table overlooked by a digital LED wall and showcasing a site-specific digital artwork by First Nations artist, Jacob Nash – creates a sense of comfort and intimacy.

It's this combination of opposites (technology and heritage, traditional materials and contemporary elements) that make 477 so unique. The building offers adaptable meeting, project, and lounge spaces, as well as on-site food options and comfortable areas for individuals and small groups, meeting tenants' evolving needs. The transformation includes the launch of the incredible Flex by ISPT Collider, an event space suited to corporate and cocktail events, and a podium rooftop sundeck designed by Indigenous landscape consultants, Yerrabingin.

Brand new wellness facilities, also on the podium rooftop level, include a glass atrium where tenants can relax and rejuvenate away from the traditional workspace.

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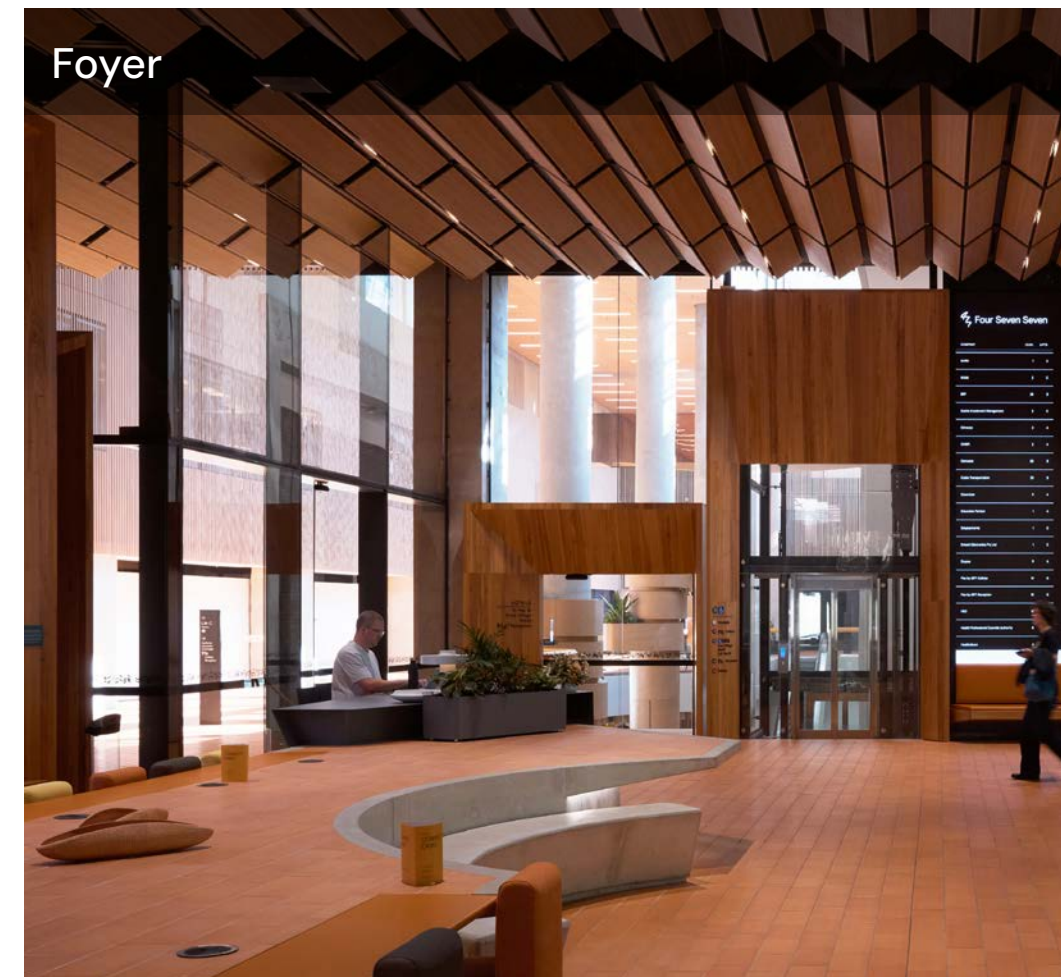
CENTRAL TO COMMUNITY

Business culture has evolved to be open to new ideas, seeking perspectives beyond traditional industry boundaries. 477 embraces this with an agile, user-centric ground floor design like no other. A selection of third spaces facilitate various work styles and activities. Communal floor that acts as a sweeping extension to the traditional office.

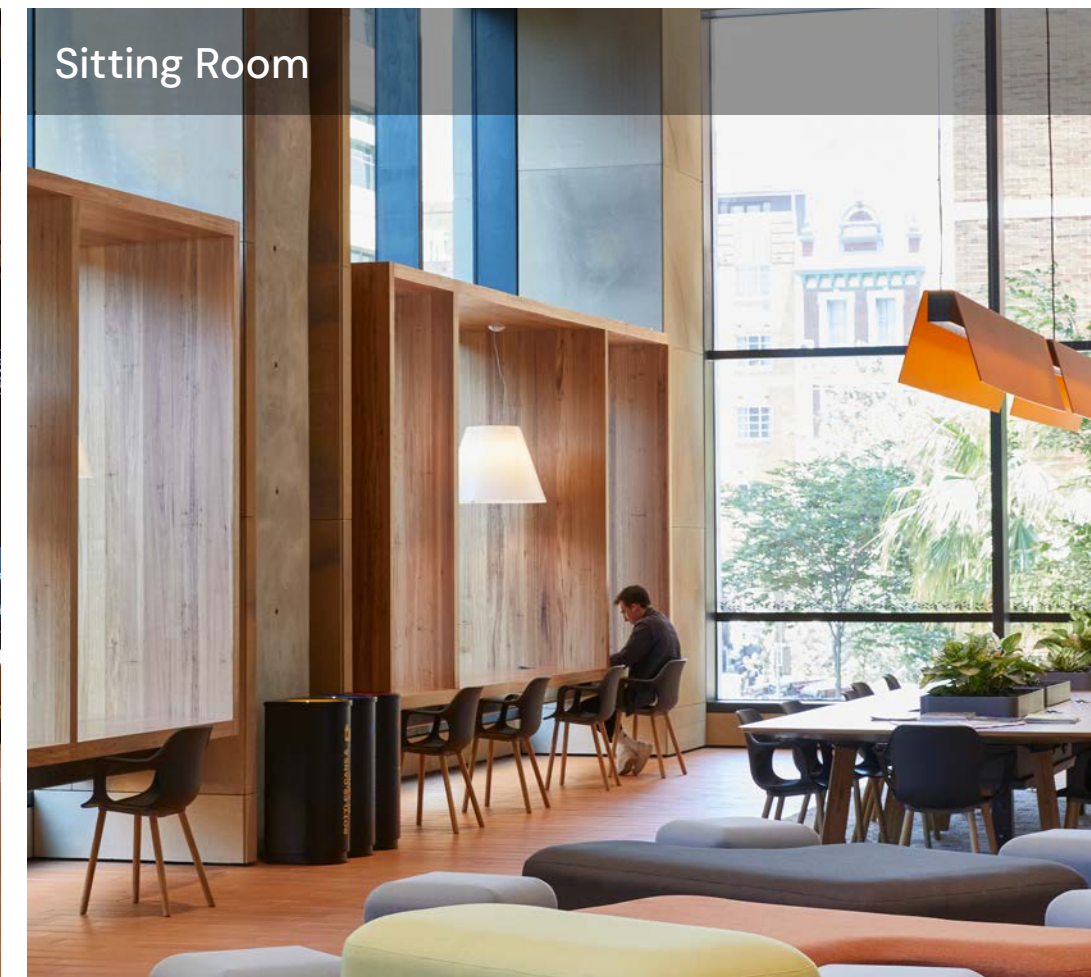
Cafe



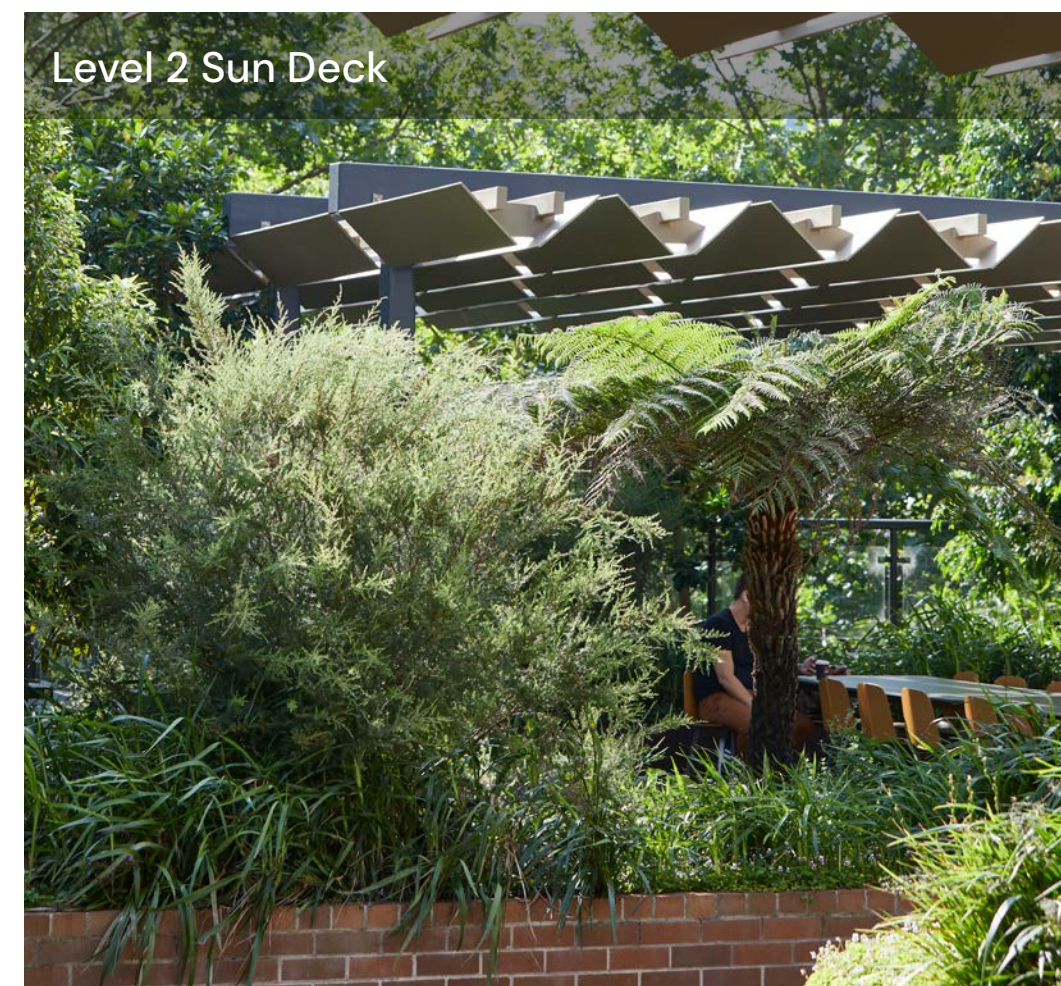
Foyer



Sitting Room



Level 2 Sun Deck



Flex by ISPT Meeting Rooms



CENTRAL TO AMENITY

It's not enough to have a community-based vision. There has to be concrete, comprehensive infrastructure that supports this vision. Here are some of the ways 477 has delivered this.



Sun Deck

Designed by Indigenous landscape start-up Yerrabingin, the Sun Deck is a space to take a breath and soak in the sun. It's a leafy sanctuary in the heart of Sydney with spectacular views of Surry Hills, Broadway and Chinatown – making it perfect for casual meetings or a quick break. Along with the Winter Garden, it provides an ideal space for functions or launch events – and 477's community has exclusive access.



Fitpoint / End of Trip

Human bodies are the most important operating systems – which is why we're encouraging exercise by providing 520 lockers, 26 showers and plenty of bicycle storage racks at FitPoint. Other amenities include towel service, hair straighteners, dryers as well as premium hair and body products.



Wellness Room & Programs

Our Wellness Studio, EPIC Thrive and consult room has transformed with a curated program to support both body and mind. The EPIC wellbeing team have created a fully complimentary wellbeing program including a number of daily fitness classes and wellness activations throughout the year. Our community can also book in a daily or team ride in our pop up Peloton Studio.



Flex by ISPT

Flex Meetings is your out of office solution for a video conference call, team catch up, week-long conference, town hall meeting and everything in between. Let our friendly, knowledgeable staff take care of the details for your next conference, meeting or event, while you focus on collaboration, conversation and decision making.

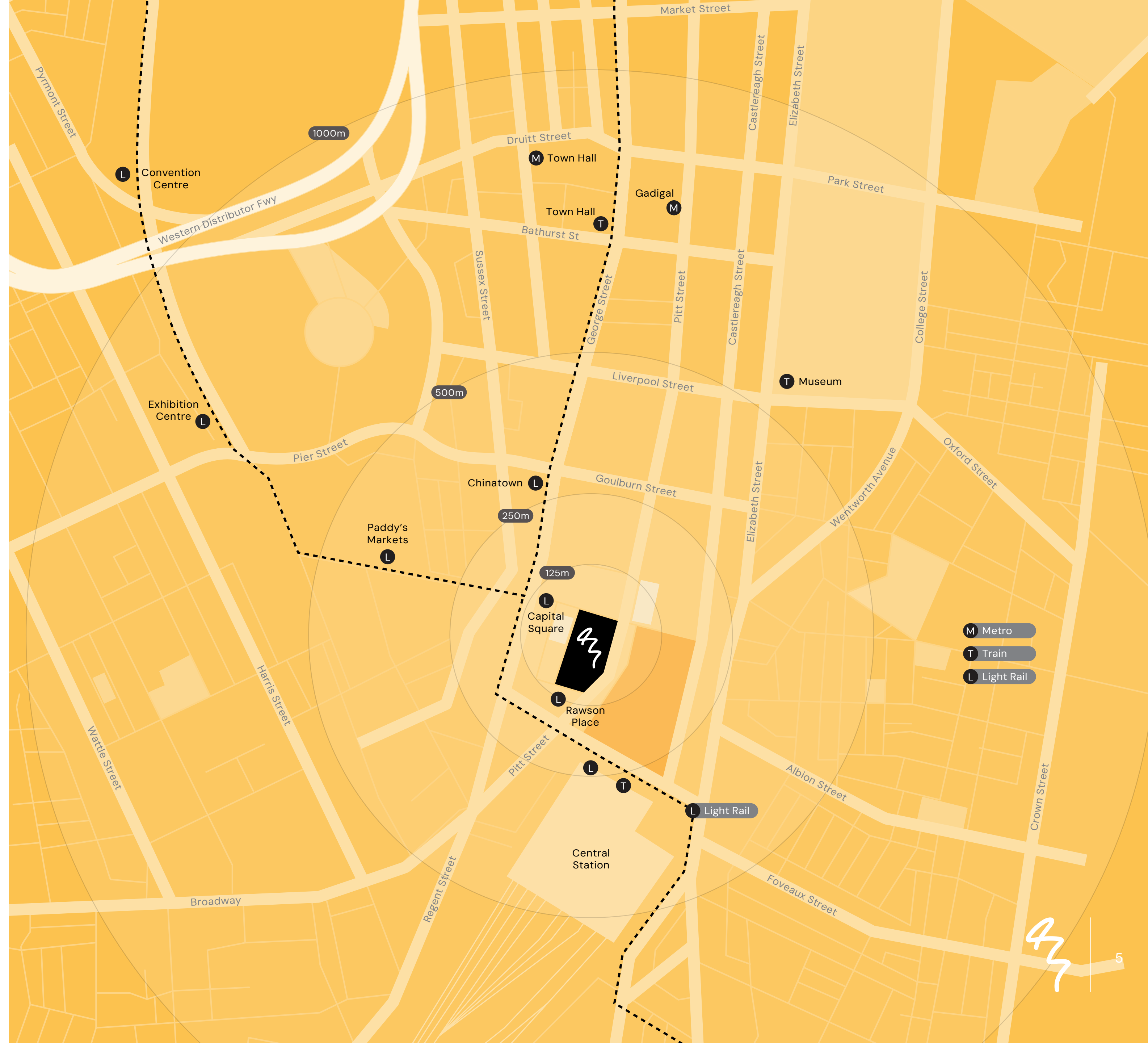
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CENTRAL TO THE ACTION



477 is ideally positioned in the Central Station precinct's emerging innovation tech hub. With the \$3billion Tech Central transformation under construction and the neighbouring Central Place development underway, there's never been a better time to join Atlassian and other tech giants in a setting where people and ideas come together.

It's a place buzzing with energy, but with plenty of space to breathe. Across the road, Belmore Park provides a leafy getaway from the city streets and improved connections to Central Station, and its 2.1 hectares of green space will also soon be upgraded. Nearby, diverse international eats can be found in Chinatown, Spice Alley and Haymarket, all perfect for a quick lunch or a casual dinner after work. And it's a short stroll to Surry Hills, where the latest must-try restaurants and cafes are ready to tempt you.



Four Seven Seven



7 Nomad Sydney 16 Foster Street Surry Hills, 7 minute walk

Nomad is an upbeat restaurant in a converted warehouse serving a contemporary dining experience inspired by travels through Spain, Morocco and the Middle East. Cooked with fire and smoke, Nomad source exceptional produce from local growers focused on quality.



11 Alberto's Lounge, 17-19 Alberta St, Sydney NSW 2000

Surrounded by natural wines, retro posters, Italo-disco and warm, lively service, Alberto's is an old-school trattoria with a Spaghetti Western twist. The menu balances tradition and flair. No longer the newcomer, Alberto's remains as vibrant as ever.



16 Queen Victoria Building 455 George Street, 11 minute light rail

The Queen Victoria Building (QVB) is one of Sydney's most iconic heritage landmarks, sitting at the heart of the CBD on George Street. This stunning Romanesque Revival structure is celebrated for its copper dome, stained glass windows, and beautifully tiled floors.



13 World Square 644 George Street, 6 minute walk

World Square, the second largest centre in the Sydney CBD. With a large footprint of 1.52 hectares and four street frontages including George, Pitt, Liverpool and Goulburn Streets, World Square is located at the southern end of the Sydney CBD and adjacent to Chinatown.



20 Prince Alfred Park Pool 105 Chalmers Street, 14 minute walk

Prince Alfred Park Pool is the perfect spot to unwind and recharge, featuring a 50m heated, outdoor pool, a splash pad with water features for kids and a shaded grandstand.



21 Belmore Park Hay Street Haymarket, 2 minute walk

Escape the hustle of the office and unwind in the lush green spaces and parks near 477 on PittStreet.

477 Amenity

- 1 Emnui Restaurant
- 2 Office Lobby Espresso Bar
- 3 Sal JNR
- 4 Australia Post

Dining & Hospitality

- 5 Chat Thai
- 6 Loam
- 7 Nomad Sydney
- 8 Alberto's Lounge
- 9 Bar Morris
- 10 Bancho
- 11 Harper Rooftop Bar, Kimpton Hotel
- 12 Pumphouse Restaurant & Bar

Landmark Retail

- 13 World Square
- 14 Westfield Sydney & Pitt Street Mall
- 15 MidCity Shopping Centre
- 16 Queen Victoria Building

Health & Fitness

- 17 Everybody Pilates
- 18 Anytime Fitness
- 19 One Playground
- 20 Prince Alfred Park Pool

Green Space & Destinations

- 21 Belmore Park
- 22 Hyde Park
- 23 Prince Alfred Park
- 24 Tumbalong Park
- 25 ABC
- 26 University of Sydney (UTS)
- 27 Darling Harbour



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CENTRAL TO INNOVATION



477 hosts a Tech Central Sydney Scaleup Hub, operated by leading innovation incubators Stone and Chalk. As the first Scaleup Hub backed by the NSW Government, it will place Sydney at the forefront of Australia's tech sector. And it gives the 477 community direct access to innovative ideas, new platforms and digital talent.

Split over 6 levels and 8,000 sqm of open and flexible commercial office space, the hub has a range of private offices, meeting rooms, event spaces and spill-over workspaces – ready to flex as the start-ups develop and grow. Downsizer, Education Perfect, Nano Dimension, The Nudge Group, OpenSparkz, Pax Technology and Swoop have already established their presence in the Hub.

477 BY THE NUMBERS

43,500

sqm of commercial space

960

sqm floor plates (approx.) Levels 10–30

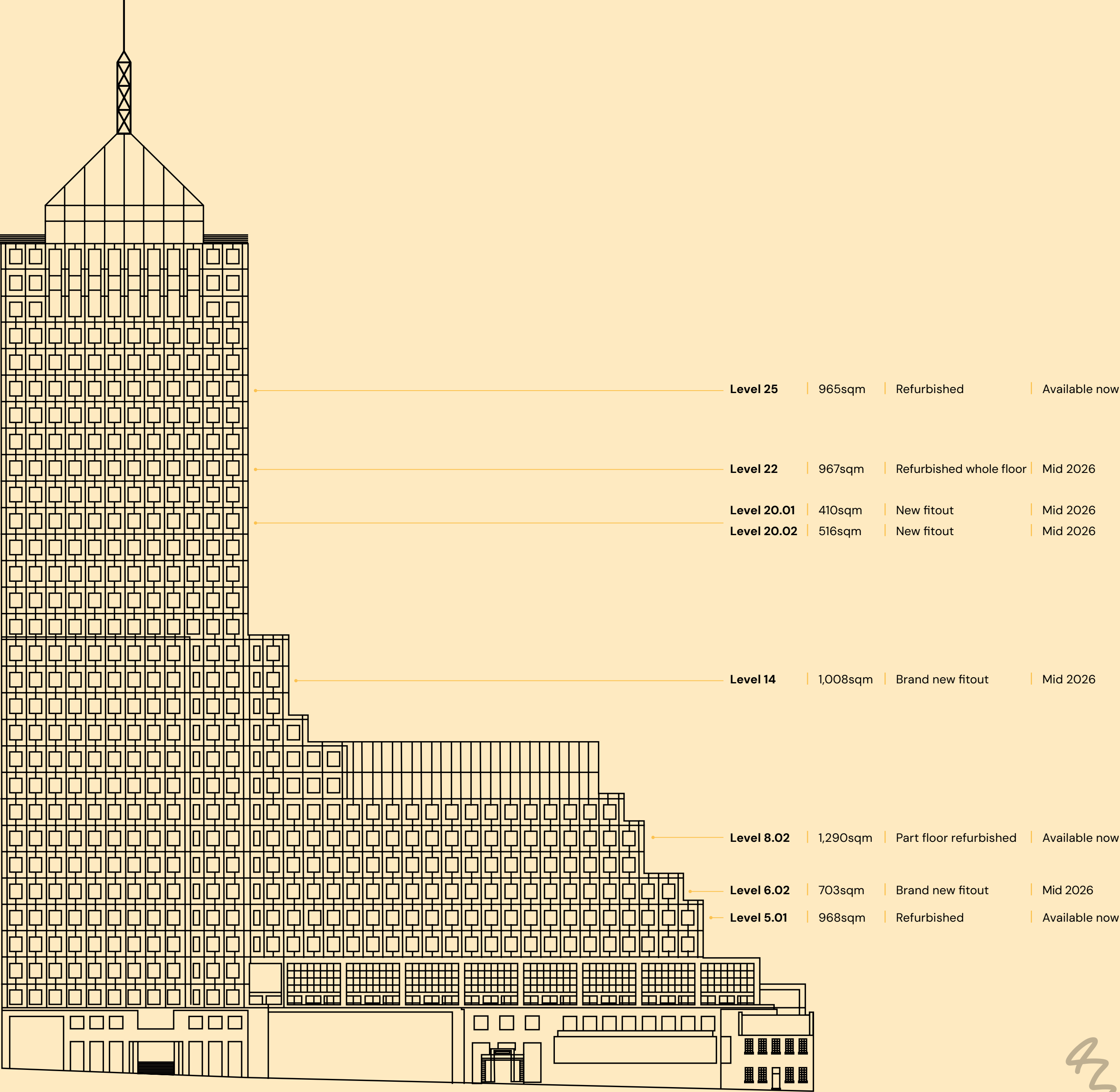
2,500

sqm floor plates (approx.) Levels 1–9

Levels 10 To 30
Tower Floors

Levels 1 To 9
Podium Floors

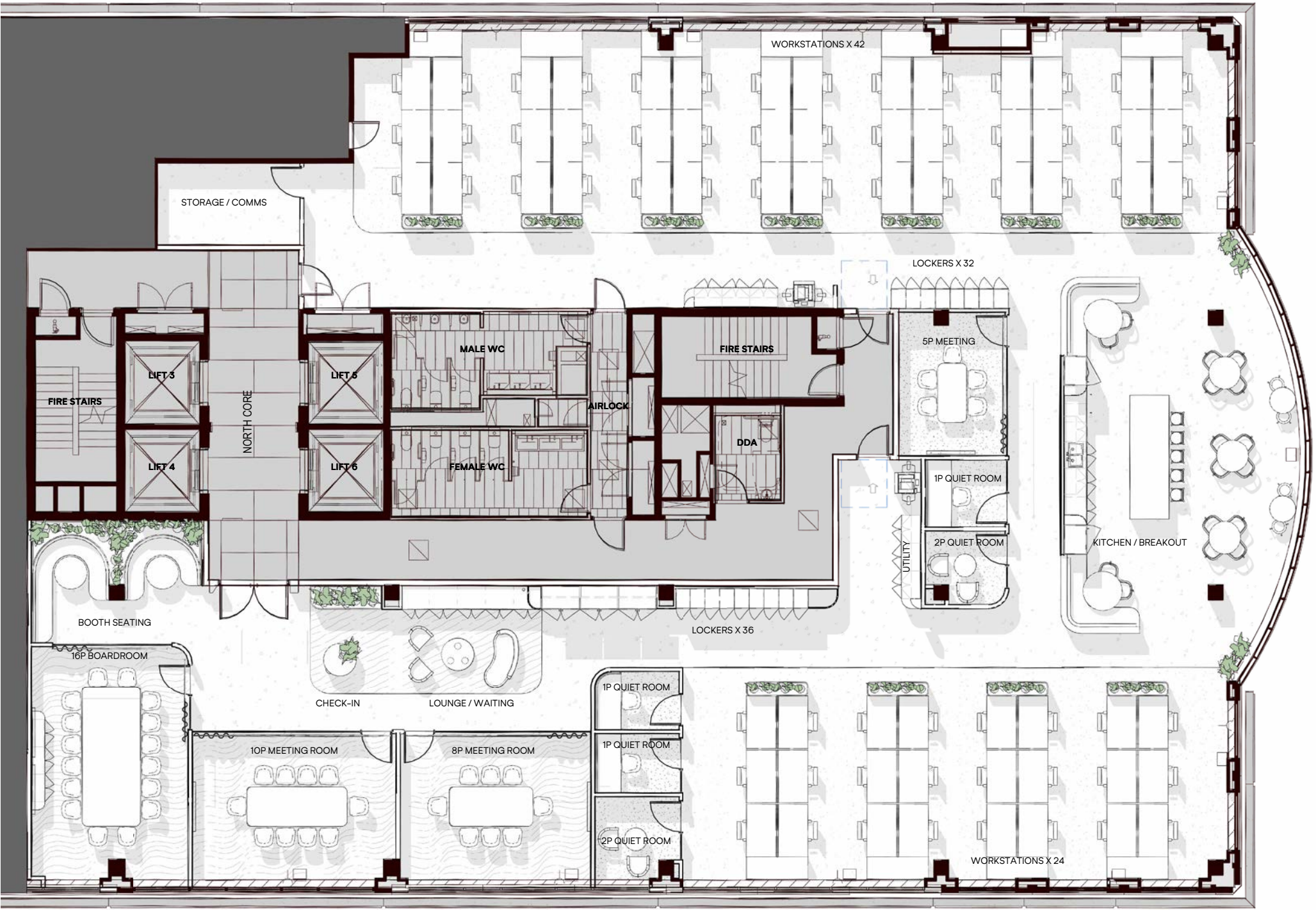
Ground
Lower Ground



CENTRAL TO ABUNDANCE

Enjoy elevated views of Sydney Harbour, the city skyline and green spaces from our 965sqm floor plates. Here, column-free floors allow for an open, free-flowing work environment with an abundance of natural light.

LEVEL 6



Concept Plan.

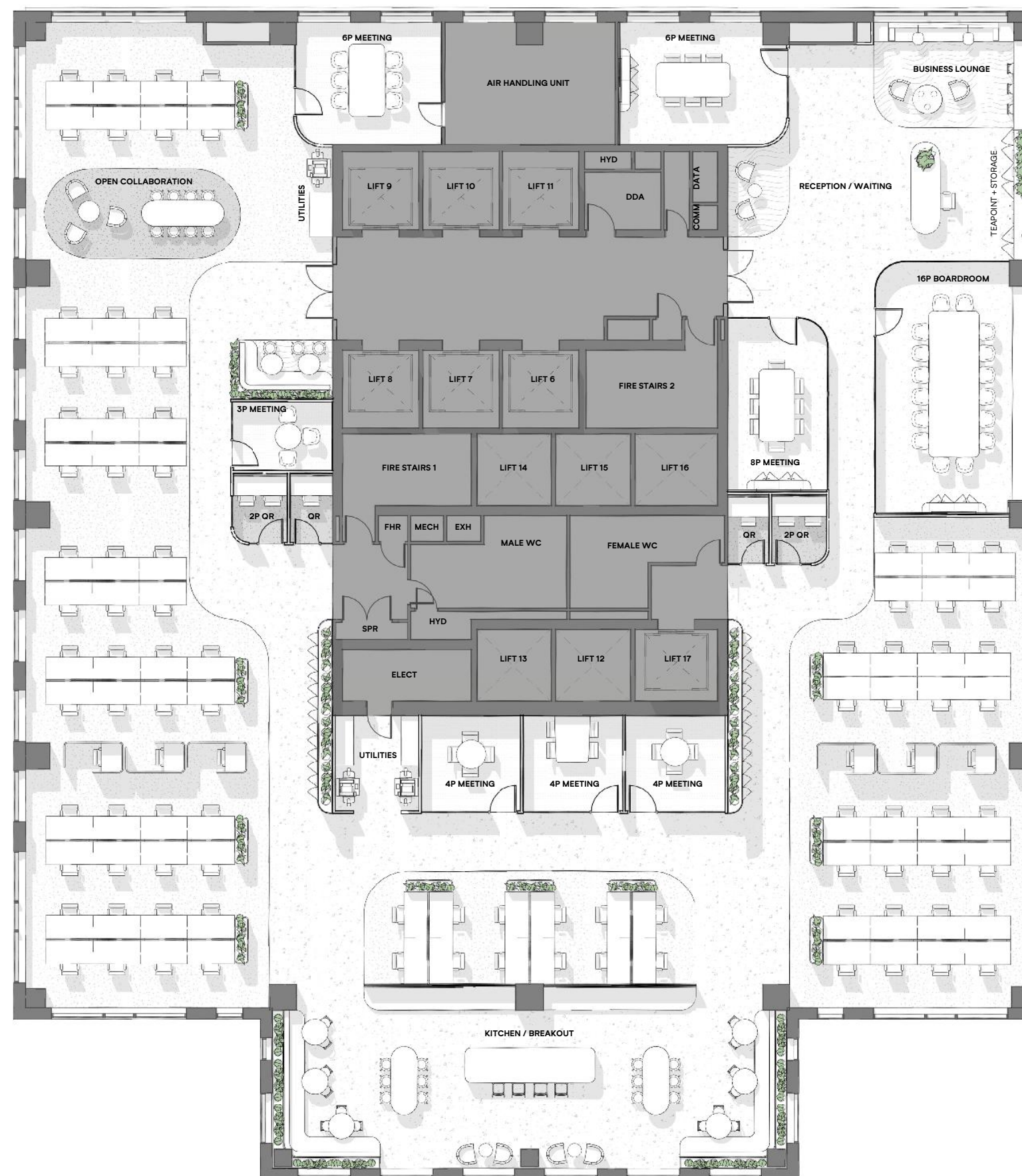
Workstations	60
Quiet Pods	2
Booth Seating	2
16P Boardroom	1
10P Meeting Rooms	1
8P Meeting Rooms	1
6P Meeting Rooms	1
1P Quiet Room	4
2P Quiet Room	1
Kitchen/Breakout	1
Reception/Waiting	1
Utility	2
Comms	1
Lockers	64

Accommodation Schedule

BOH Meeting Space

FOH Meeting Spaces

A wide-angle photograph of a modern office interior. The space features a curved reception desk with a light-colored, textured stone top and a dark metal base. Behind the desk is a long wooden counter with several potted plants. To the left, there is a lounge area with two white armchairs and a small round table. The office has large windows with black frames, providing a view of a city skyline. The ceiling is exposed with various pipes and lights, and the floor is a light-colored concrete.



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CENTRAL TO HERITAGE

Our event space provides a flexible and inspiring setting for company and client events. Bathed in natural light, this airy art deco space can host anything from yoga sessions to workshops, presentations, or even gala dinner – the options are limitless.

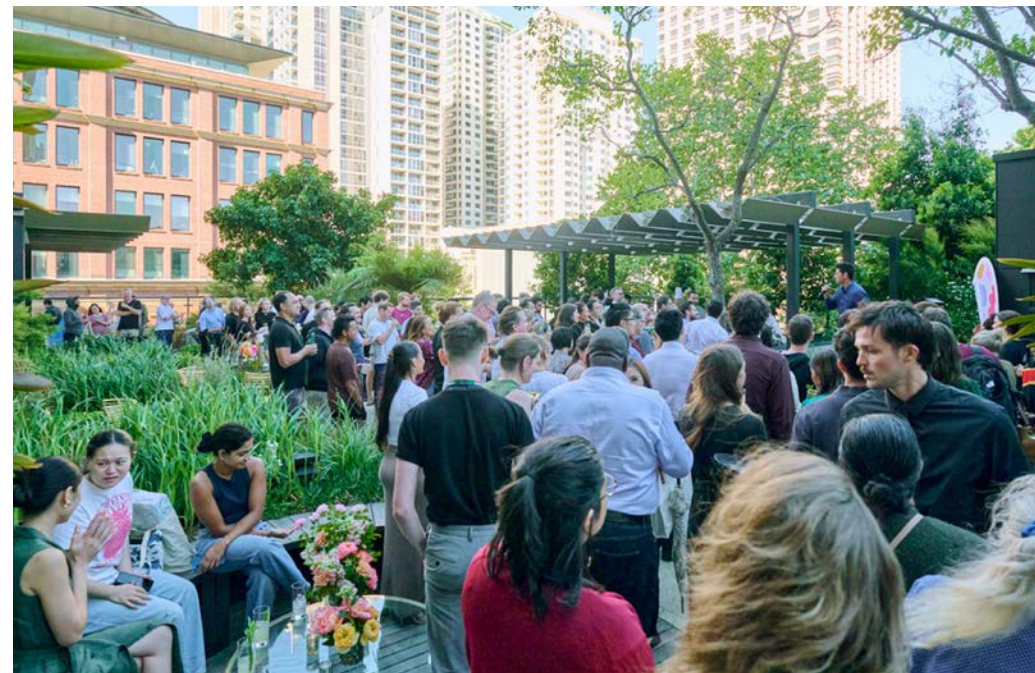


FLEX by ISPT Collider

Flex by ISPT Collider is rich in both heritage and innovation. We've revived this space as a home for changemakers and innovative knowledge sharing. Bookings are available via our Flex team.

CENTRAL TO COMMUNITY

Through a dynamic calendar of activations and campaigns, 477 Pitt Street delivers experiences that enrich, excite, and energise our community, making us more than just a workplace.



Community + Culture
Sunset Drinks



Volunteering Opportunities
Two Good Co. Love & Care Packing



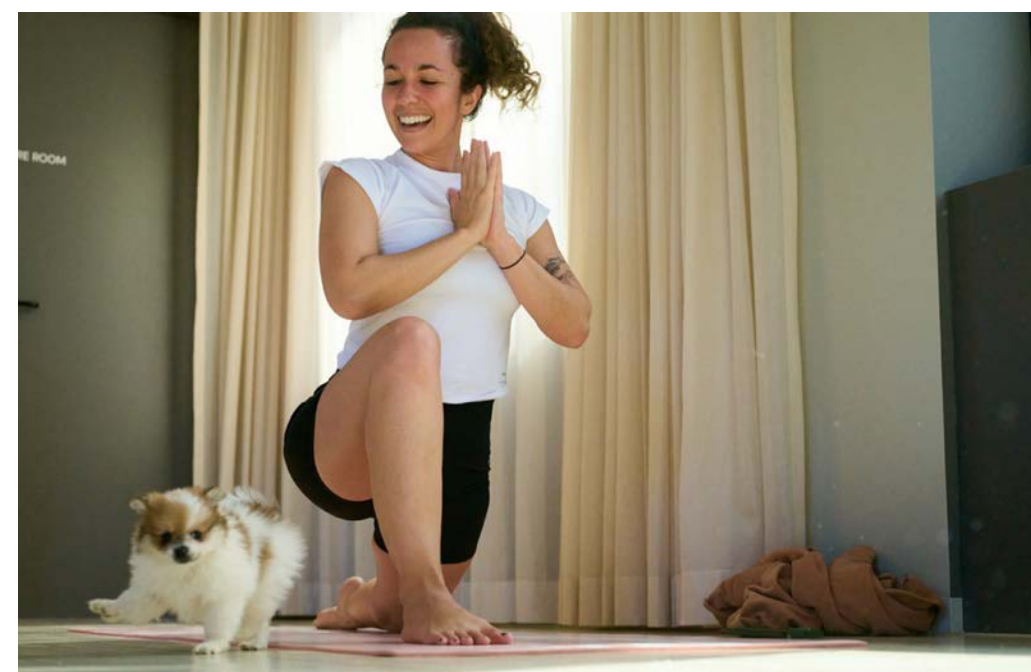
Thrive Studio
Complimentary Weekly Wellness Classes



Diversity + Inclusion
Mardi Gras Drag Trivia



Arts Hub
Quarterly Art Rotations



Epic Paw Club
Puppy Yoga



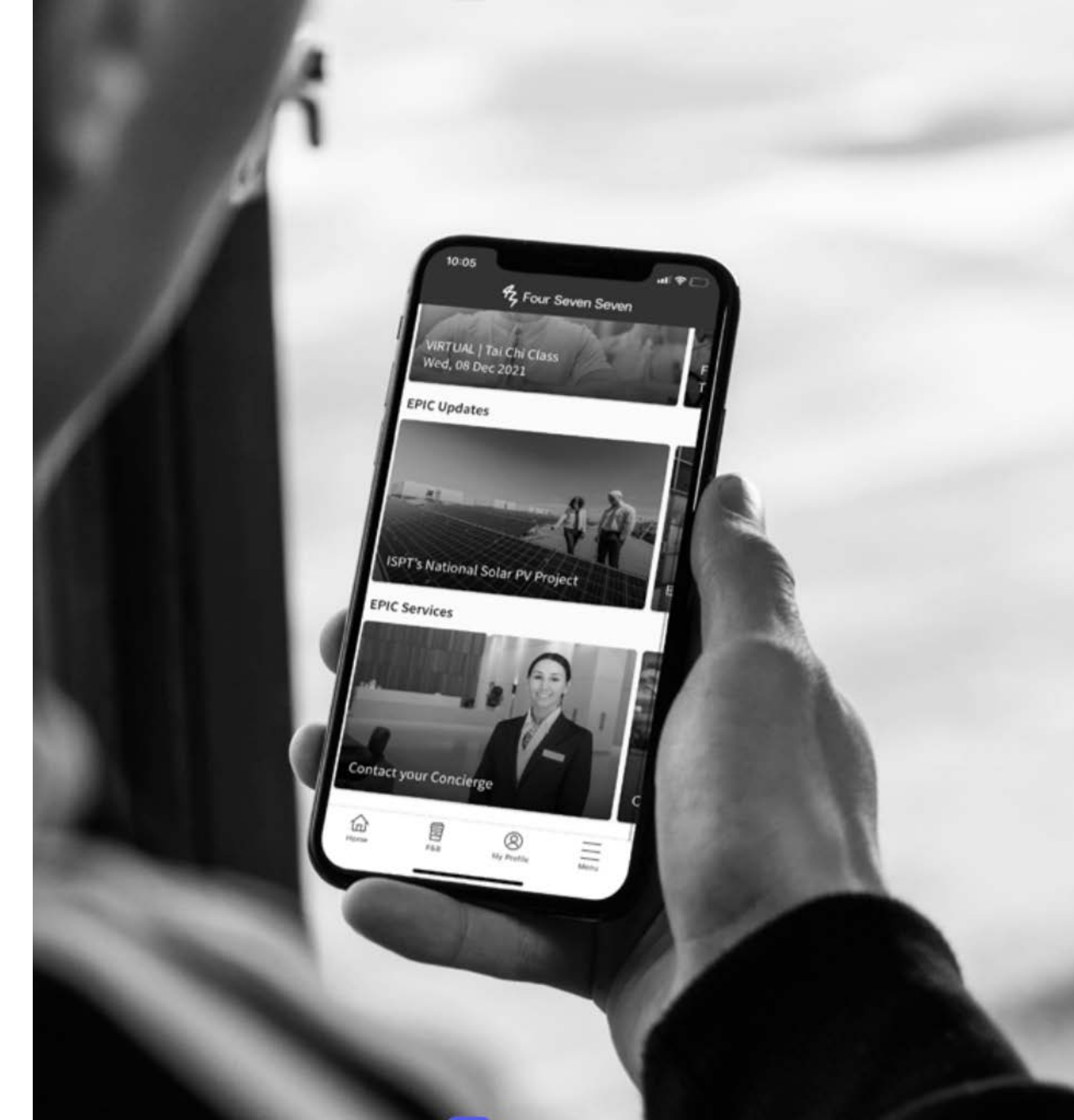
Social impact
lorem ipsuym dolores



NAIDOC Week
Smoking Ceremony, Tea Making Workshop

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CENTRAL TO EXPERIENCE



EPIC is a new app designed to elevate connectivity and enhance the experience of anyone in an IFM workplace community. EPIC lets you interact with your building's features and facilities. Book a Flex Meeting room, a virtual wellbeing class or arrange a welcome tour all through the app. EPIC's intuitive technology puts the building in the palm of your hand.

EPIC



2.6M+ SQM

National Footprint

\$20B

Funds Under Management

139

Properties

4,840+

Customers

100% Carbon Neutral

First Australian property company to attain this status in 2020.

Carbon Positive From 2025

Setting new standards by generating our own carbon offsets.

CENTRAL TO GROWTH

At IFM, we are building on a 30 year foundation — creating opportunities for communities to connect, partners to grow and for our planet to thrive.

IFM is open to flexible lease structures that accommodate the changing needs of our customers. This is supported by Flex by ISPT – a national network of team working, meeting, conference and event spaces for customer use. We are passionate about helping our tenant partners enter the burgeoning tech sector and is committed to building fit-outs that appeal to the industry and allow groups to establish themselves in the expanding Sydney tech precinct.

IFM Investors 

CENTRAL TO THE ENVIRONMENT

477 is proudly sustainable from its highly rated NABERS Indoor Environment credentials, to its carbon neutral strategy. Long term, reliable and renewable energy is a focus for all of IFM's buildings – and 477 is no exception. As a part of IFM's NSW power purchase agreement, this building benefits from a base building powered by 100% renewables. Remaining future focused, aware and informed is critical to all members of the 477 business community.

Environmental ratings and achievements:



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