



BELLEVUE  
LANE



BELLEVUE  
STREET

## 29-37 BELLEVUE STREET

MULTI-LEVEL OFFICE  
BUILDING

### SUMMARY OF AREAS

LEVEL	SHEET	LETTABLE AREAS
GROUND FLOOR	(SHEET 2)	95.4 m <sup>2</sup>
LEVEL 1	(SHEET 3)	419.0 m <sup>2</sup>
LEVEL 2	(SHEET 4)	418.3 m <sup>2</sup>
LEVEL 3	(SHEET 5)	418.5 m <sup>2</sup>
LEVEL 4	(SHEET 6)	418.4 m <sup>2</sup>
LEVEL 5	(SHEET 7)	418.3 m <sup>2</sup>
LEVEL 6	(SHEET 8)	418.4 m <sup>2</sup>
LEVEL 7	(SHEET 9)	418.4 m <sup>2</sup>
LEVEL 8	(SHEET 10)	138.1 m <sup>2</sup>
TOTAL AREA		3,162.8 m <sup>2</sup>

CLIENT:

XCOMMERCIAL

### SUMMARY OF AREAS

29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

DATE:	27/08/2025	REV:	0
REF:	93802	DRAWN:	NB
SURVEYED:	NB	CHECKED:	DB
SCALE:	NTS @ A3	SHEET:	1 OF 10

**REALSERVE**

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START  
CONFIDENT.

- NOTES:
- 1. AREAS MARKED AS \* INDICATE INACCESSIBLE AT TIME OF SURVEY
  - 2. AREAS NOTED AS EXCLUSIVE USE ARE INCLUDED AS PER CLIENT INSTRUCTION



SCHEDULE OF AREAS

GROUND FLOOR	
OFFICE	57.8 m <sup>2</sup>
AMENITIES/LOBBY	37.6 m <sup>2</sup>
TOTAL AREA	95.4 m <sup>2</sup>

LETTABLE AREA



THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

METHOD OF MEASUREMENT

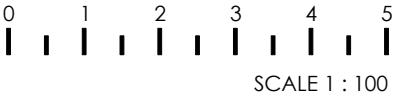
AREAS HAVE BEEN CALCULATED IN ACCORDANCE AND UNDER INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (2008)

(SURVEY DATE 27/08/2025)

GUIDELINES USED  
NET LETTABLE AREA

ALL PARTIES USING THE AREAS EXPRESSED HEREIN, SHOULD AGREE WITH THE BOUNDARY DEFINITIONS, THIS PLAN WAS PRODUCED FOR THE CALCULATION OF FLOOR AREAS ONLY

- LEGEND
- INT - INTERNAL FACE
  - EXT - EXTERNAL FACE
  - G/L - GLASS LINE



CLIENT:

XCOMMERCIAL

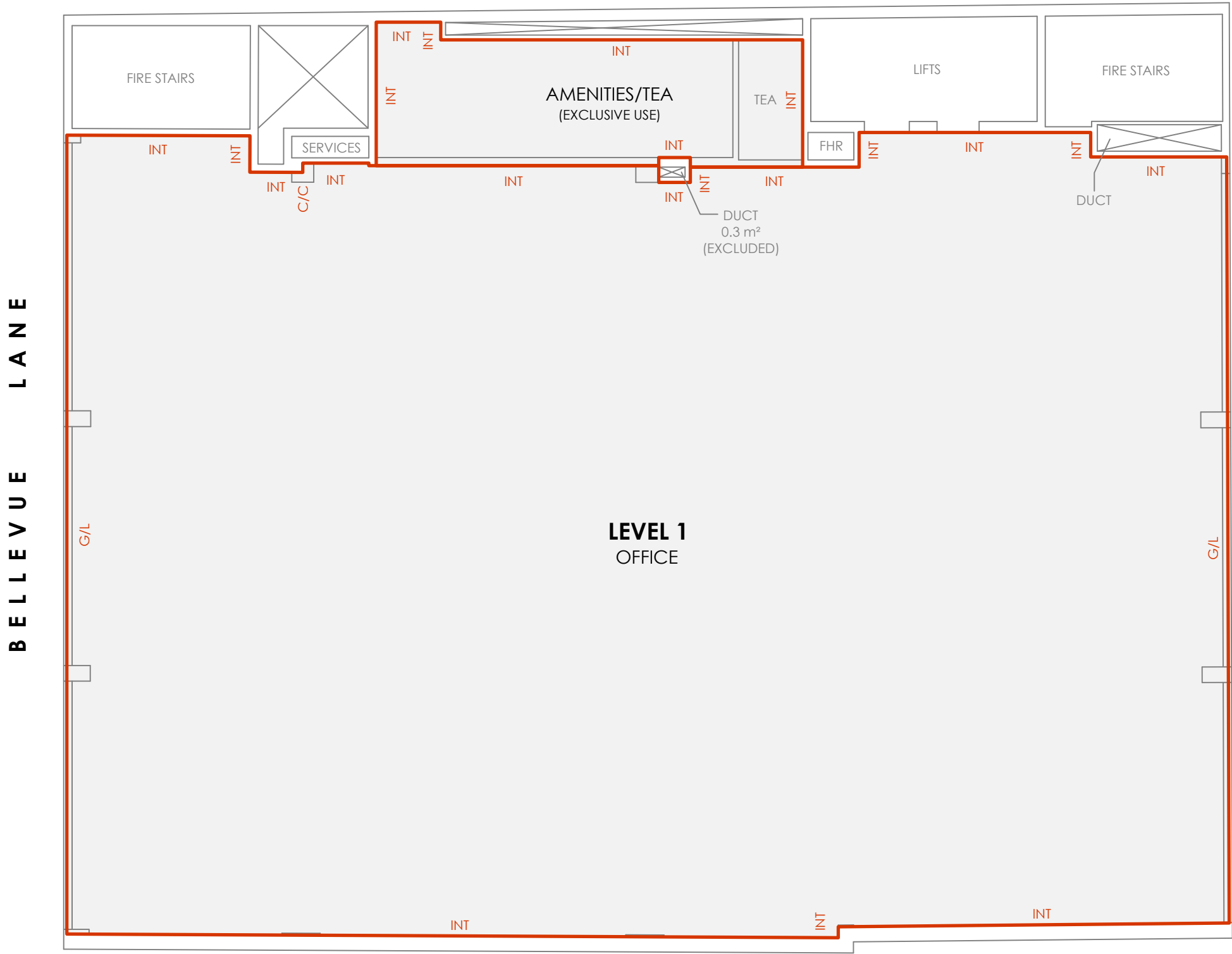
LETTABLE AREA PLAN  
GROUND FLOOR, 29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

DATE: 27/08/2025 REV: 0  
REF: 93802 DRAWN: NB  
SURVEYED: NB CHECKED: DB  
SCALE: 1:100 @ A3 SHEET: 2 OF 10

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START  
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SCHEDULE OF AREAS

LEVEL 1	
OFFICE	395.1m²
AMENITIES/TEA	23.9 m²
TOTAL AREA	419.0 m²

LETTABLE AREA



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METHOD OF MEASUREMENT

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- LEGEND
- INT - INTERNAL FACE
  - G/L - GLASS LINE
  - C/C - CENTRELINE OF COLUMN



CLIENT:

XCOMMERCIAL

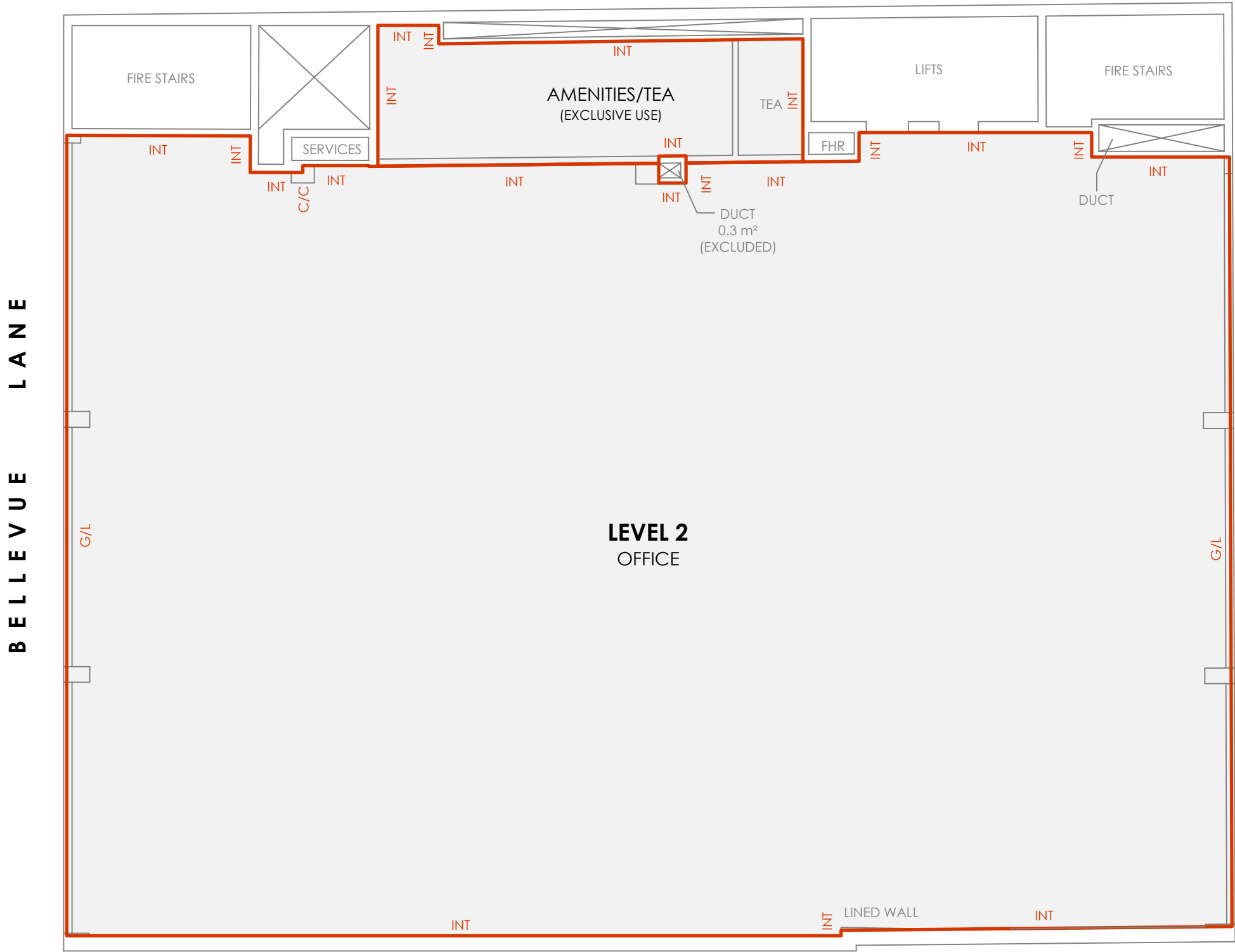
LETTABLE AREA PLAN  
LEVEL 1, 29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

DATE: 27/08/2025 REV: 0  
REF: 93802 DRAWN: NB  
SURVEYED: NB CHECKED: DB  
SCALE: 1:100 @ A3 SHEET: 3 OF 10

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SCHEDULE OF AREAS

LEVEL 2	
OFFICE	395.3 m²
AMENITIES/TEA	23.0 m²
TOTAL AREA	418.3 m²

LETTABLE AREA



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  - G/L - GLASS LINE
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CLIENT:

XCOMMERCIAL

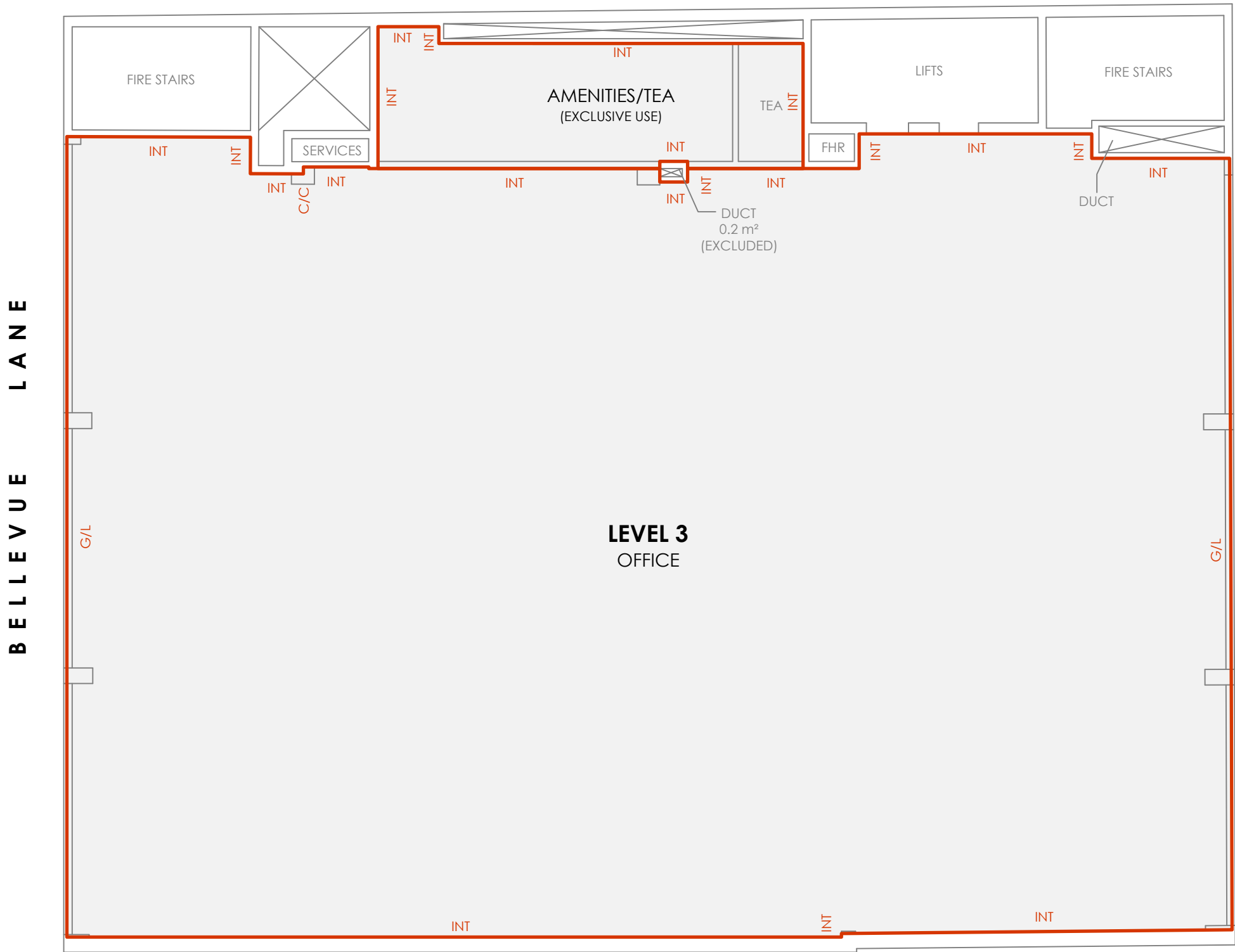
LETTABLE AREA PLAN  
LEVEL 2, 29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

DATE: 27/08/2025 REV: 0  
REF: 93802 DRAWN: NB  
SURVEYED: NB CHECKED: DB  
SCALE: 1:100 @ A3 SHEET: 4 OF 10

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SCHEDULE OF AREAS

LEVEL 3	
OFFICE	395.0 m²
AMENITIES/TEA	23.5 m²
TOTAL AREA	418.5 m²

LETTABLE AREA



THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

METHOD OF MEASUREMENT

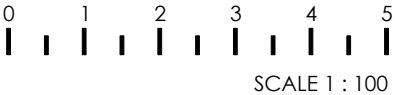
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CLIENT:

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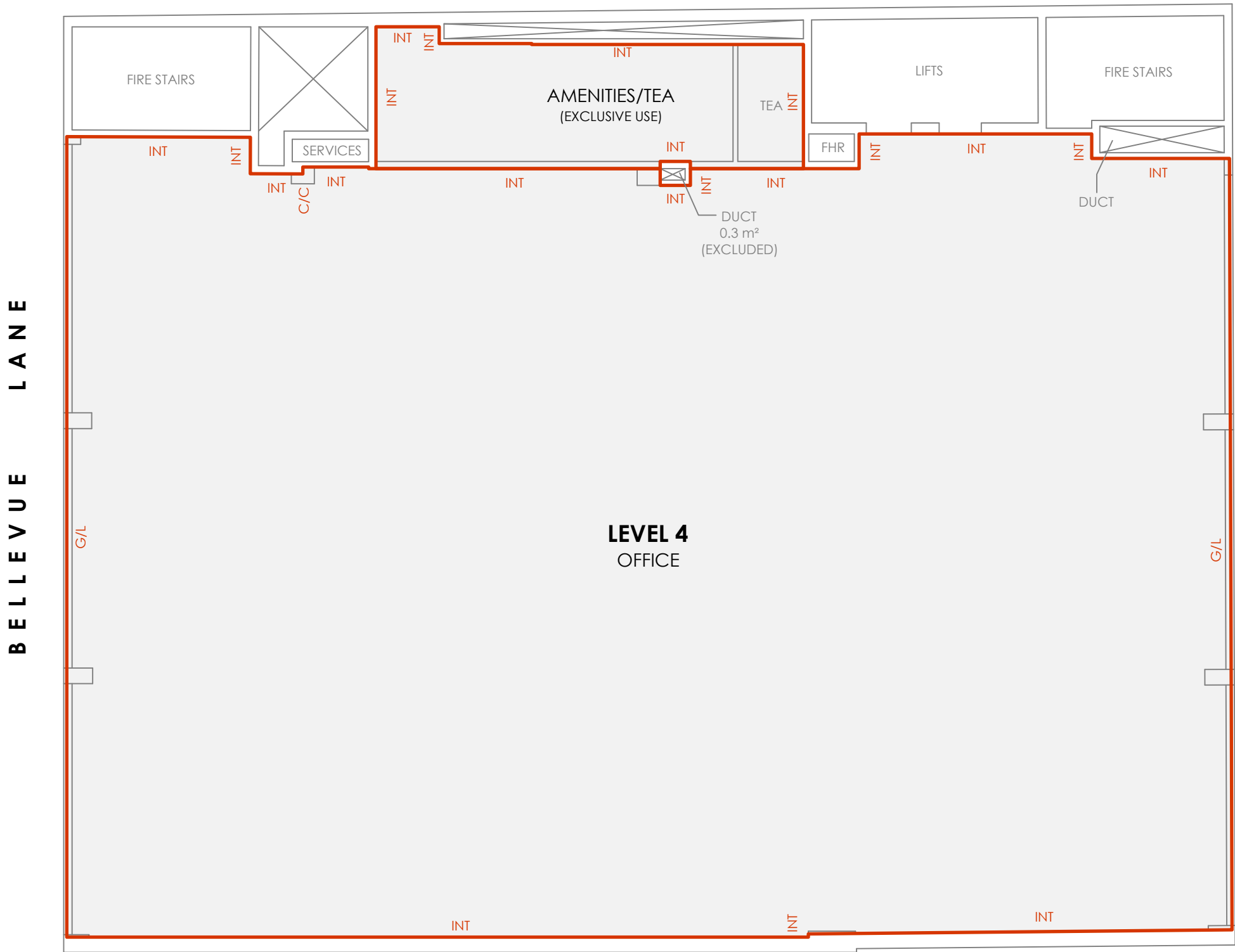
LETTABLE AREA PLAN  
LEVEL 3, 29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

DATE: 27/08/2025 REV: 0  
REF: 93802 DRAWN: NB  
SURVEYED: NB CHECKED: DB  
SCALE: 1:100 @ A3 SHEET: 5 OF 10

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SCHEDULE OF AREAS

LEVEL 4	
OFFICE	394.9 m²
AMENITIES/TEA	23.5 m²
TOTAL AREA	418.4 m²

LETTABLE AREA



THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

METHOD OF MEASUREMENT

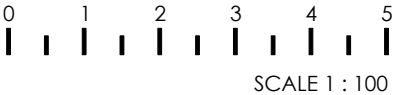
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- LEGEND
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  - G/L - GLASS LINE
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CLIENT:

XCOMMERCIAL

LETTABLE AREA PLAN

LEVEL 4, 29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

DATE: 27/08/2025 REV: 0

REF: 93802 DRAWN: NB

SURVEYED: NB CHECKED: DB

SCALE: 1:100 @ A3 SHEET: 6 OF 10

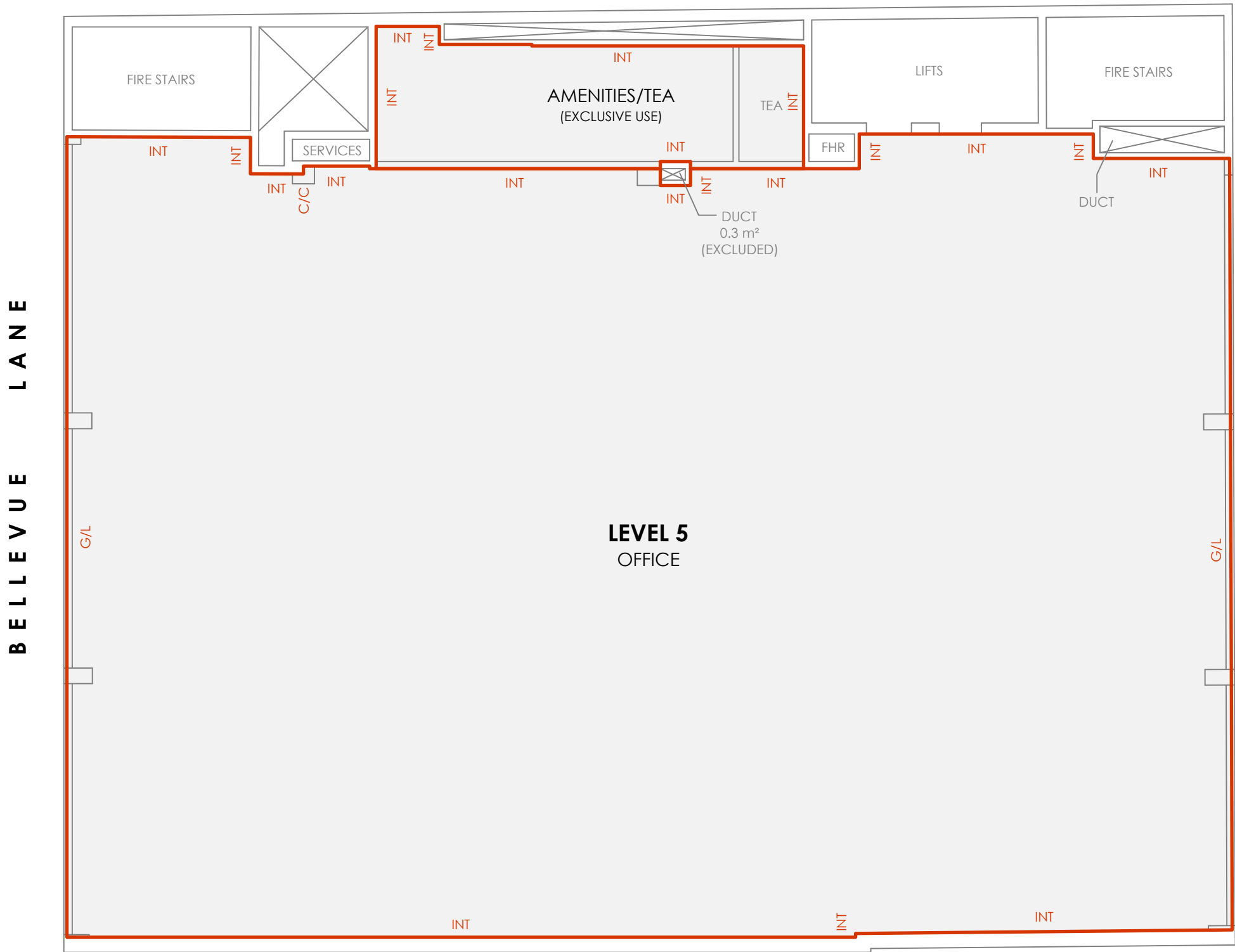
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**SCHEDULE OF AREAS**

LEVEL 5	
OFFICE	395.0 m <sup>2</sup>
AMENITIES/TEA	23.3 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>418.3 m<sup>2</sup></b>

**LETTABLE AREA**



THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

**METHOD OF MEASUREMENT**

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(SURVEY DATE 27/08/2025)

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- LEGEND**
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CLIENT:

**XCOMMERCIAL**

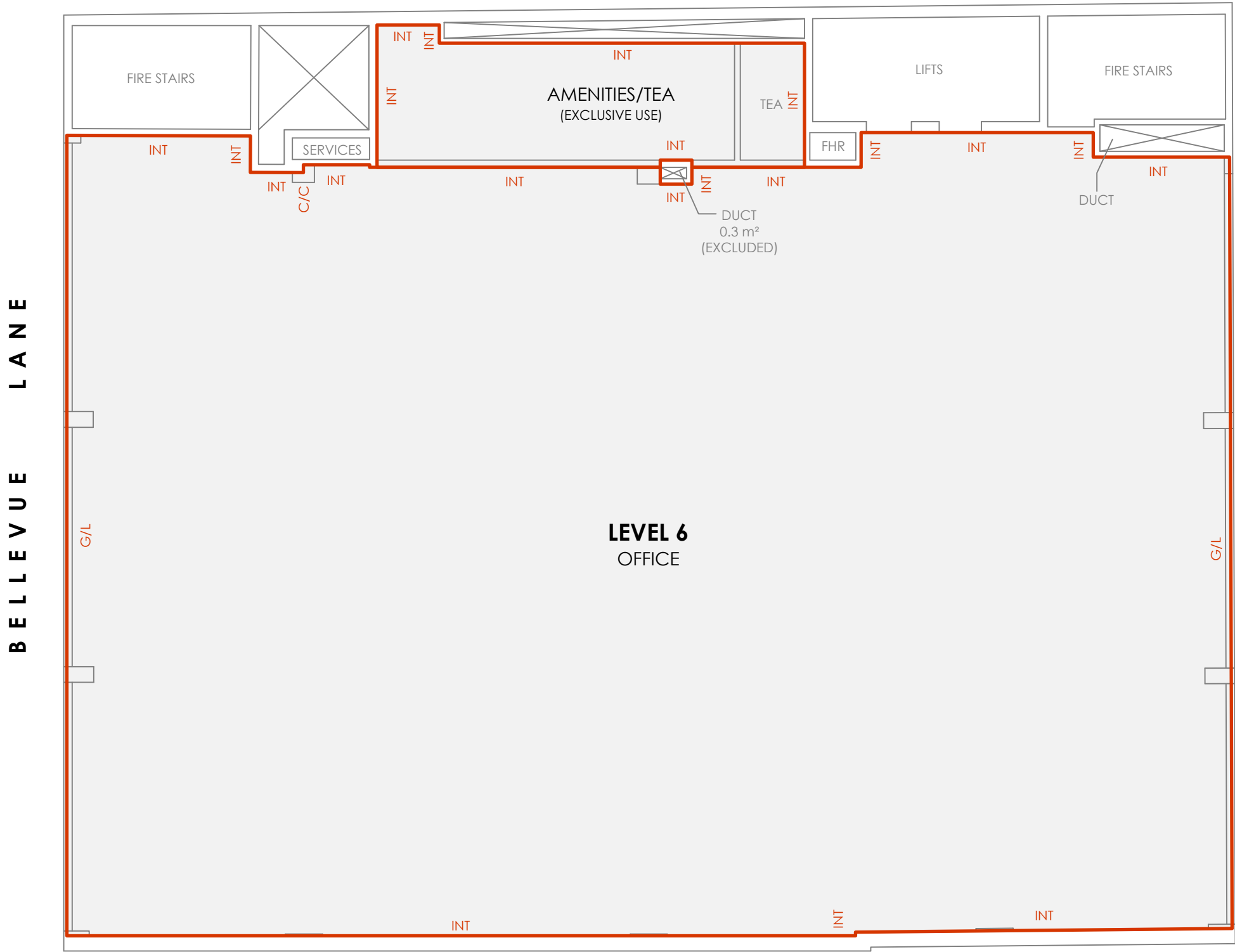
**LETTABLE AREA PLAN**  
LEVEL 5, 29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

DATE: 27/08/2025 REV: 0  
REF: 93802 DRAWN: NB  
SURVEYED: NB CHECKED: DB  
SCALE: 1:100 @ A3 SHEET: 7 OF 10

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SCHEDULE OF AREAS

LEVEL 6	
OFFICE	394.9 m²
AMENITIES/TEA	23.5 m²
TOTAL AREA	418.4 m²

LETTABLE AREA



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CLIENT:

XCOMMERCIAL

LETTABLE AREA PLAN  
LEVEL 6, 29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

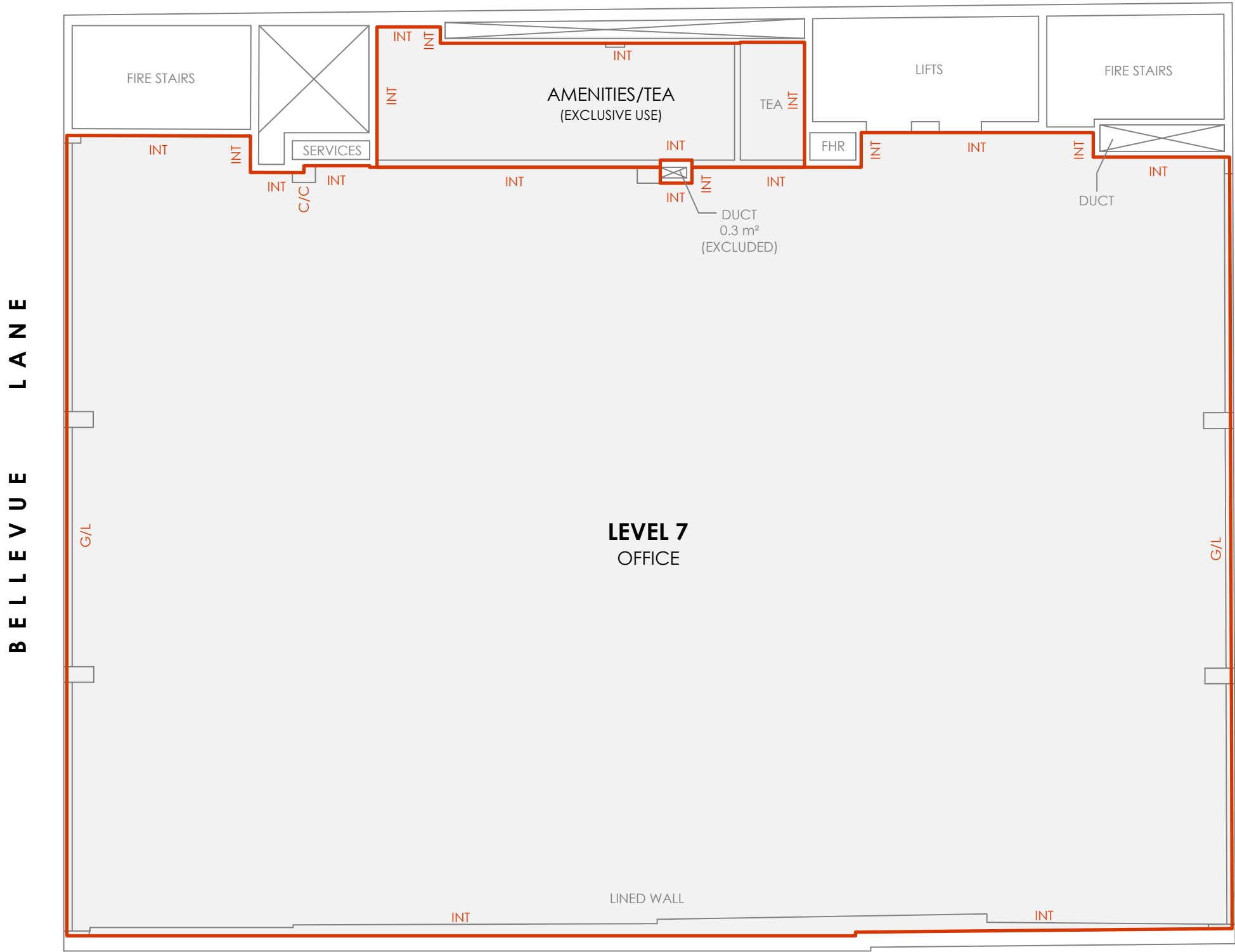
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REF: 93802 DRAWN: NB  
SURVEYED: NB CHECKED: DB  
SCALE: 1:100 @ A3 SHEET: 8 OF 10

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**SCHEDULE OF AREAS**

LEVEL 7	
OFFICE	394.9 m²
AMENITIES/TEA	23.5 m²
<b>TOTAL AREA</b>	<b>418.4 m²</b>

**LETTABLE AREA**



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**METHOD OF MEASUREMENT**

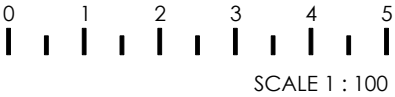
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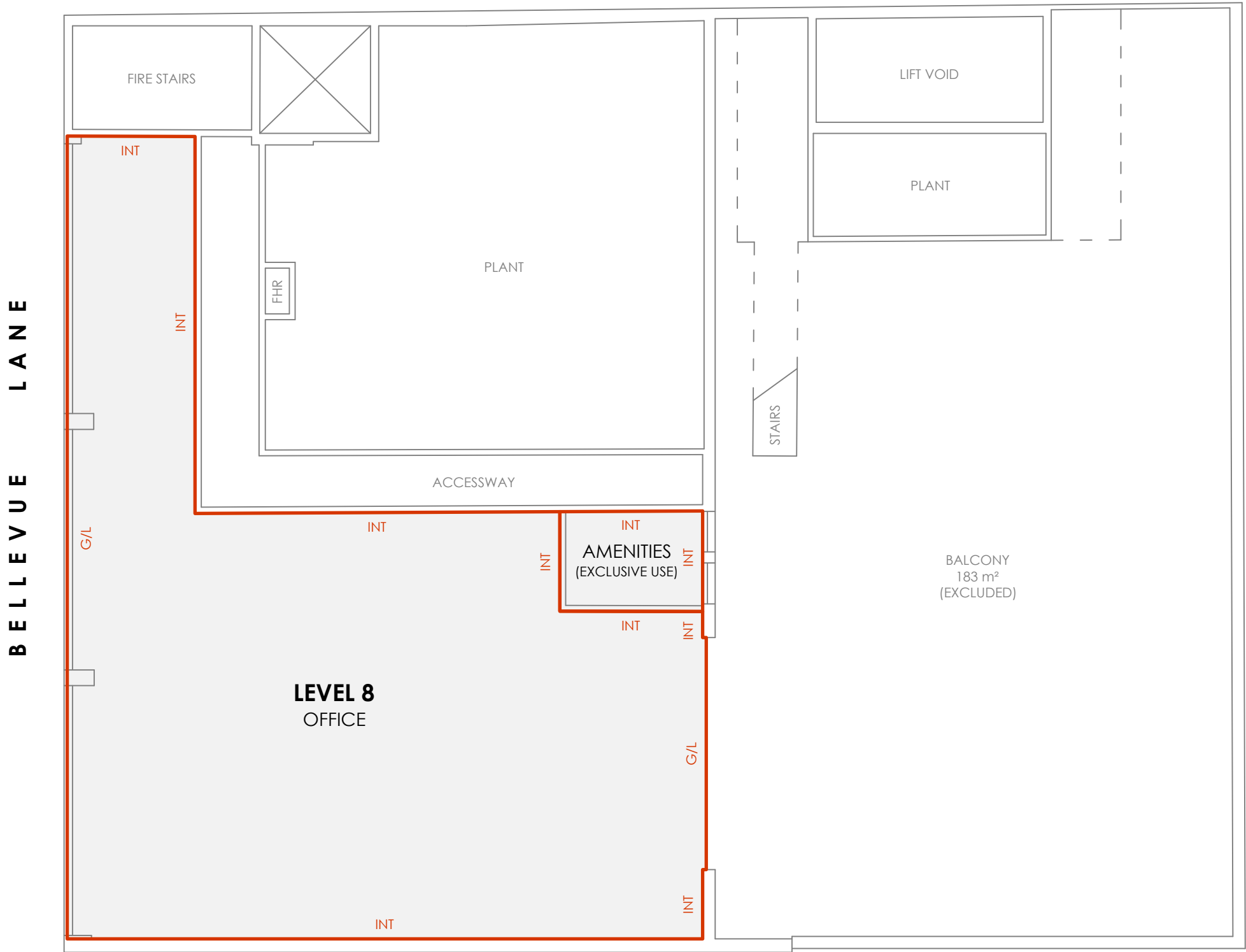
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LEVEL 7, 29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

DATE: 27/08/2025 REV: 0  
REF: 93802 DRAWN: NB  
SURVEYED: NB CHECKED: DB  
SCALE: 1:100 @ A3 SHEET: 9 OF 10

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BELLEVUE STREET

SCHEDULE OF AREAS

LEVEL 8	
OFFICE	131.9m <sup>2</sup>
AMENITIES/TEA	6.2m <sup>2</sup>
TOTAL AREA	138.1m <sup>2</sup>

LETTABLE AREA



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METHOD OF MEASUREMENT

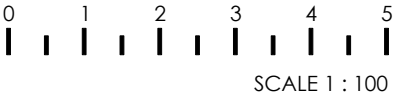
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INT - INTERNAL FACE  
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CLIENT:  
**XCOMMERCIAL**

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LEVEL 8, 29-37 BELLEVUE STREET,  
SURRY HILLS, NSW

DATE: 27/08/2025 REV: 0  
REF: 93802 DRAWN: NB  
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SCALE: 1:100 @ A3 SHEET: 10 OF 10

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