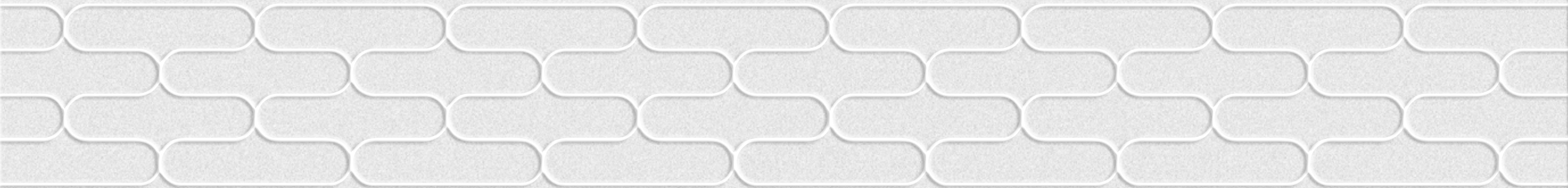


H₂9

29-41 HUTCHINSON STREET, SURRY HILLS







Built for Success, Designed for Growth.

Step inside H29, an iconic address that ignites ideas and fosters creativity.

Welcome to a hub of artistry and innovation in the heart of Sydney's Surry Hills. This newly transformed, architecturally designed building seamlessly blends the charm of its Art Deco heritage with cutting-edge, state-of-the-art facilities across four dynamic levels.

An iconic space, it offers premium corporate and creative environments, adorned with finishes that exude sophistication and style. Perfectly suited for the modern business tenant, the building is designed to inspire and impress, resulting in an atmosphere that elevates both employee satisfaction and client engagement. Elevate your brand, forge success and prepare to thrive in a space where heritage meets modern luxury.

[View Video](#) ▶

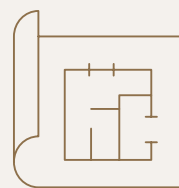
An alluring blend of heritage character and modern convenience, H29 offers a rare and iconic creative haven.



Highlights: At a glance

EST. 1947

Designed by Eric M Nicholls, partner to Walter Burley Griffin, the original designer of Canberra



3,505m²

Total available space

Fitted suites from

100m²



2010

PRIME
SURREY HILLS
LOCATION

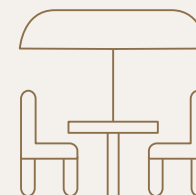


FOUR LEVELS

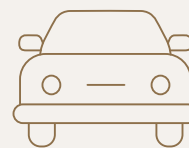
OF OPPORTUNITY



LARGE OUTDOOR
ENTERTAINMENT
COURTYARD OFF
THE GROUND FLOOR



PREMIUM
END-OF-TRIP
FACILITIES



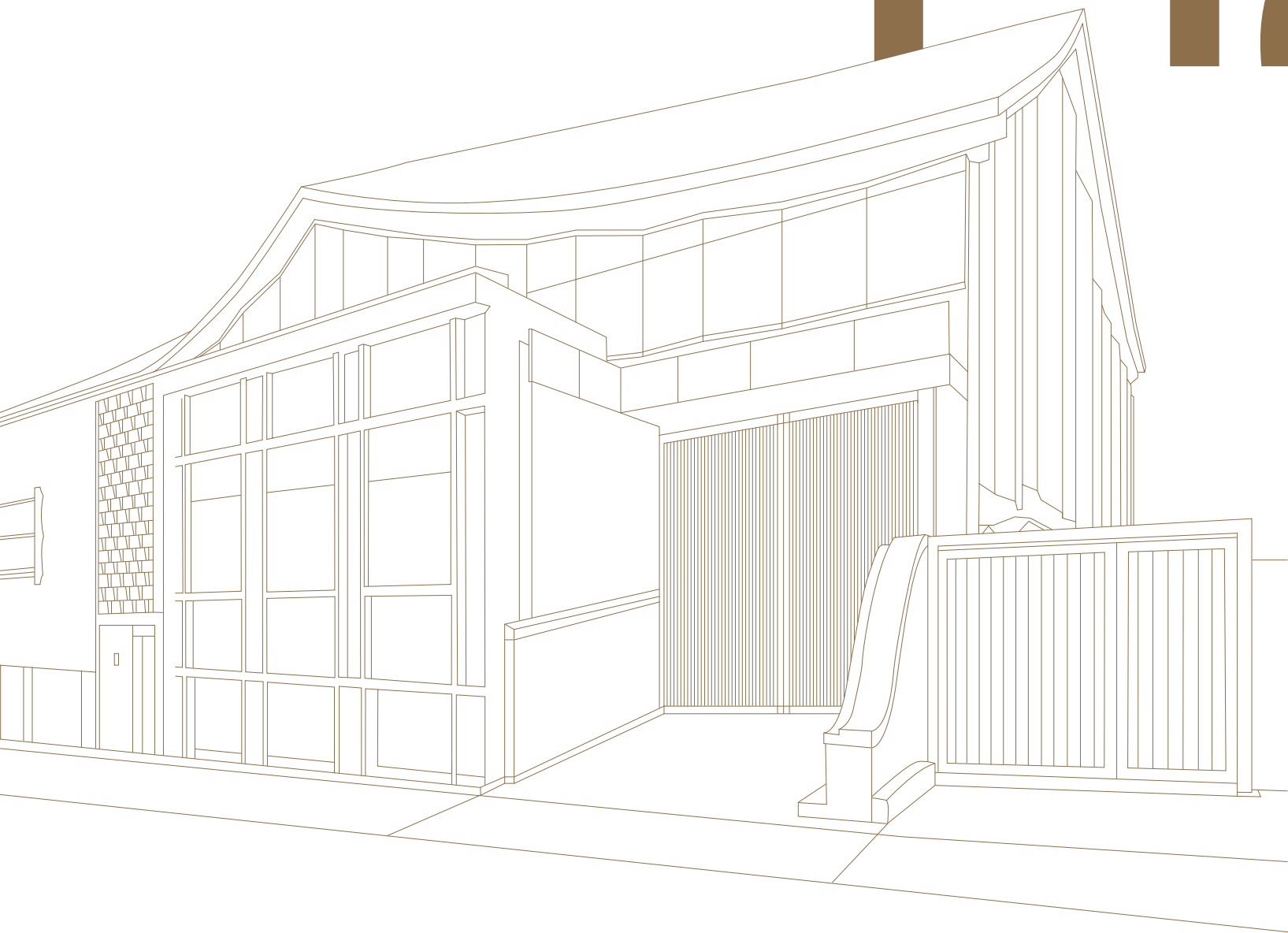
UP TO 15
SECURE
CAR SPACES



EIGHT MINS

WALKING TIME TO SURREY
HILLS LIGHT RAIL STATION

In summary



PROPERTY ADDRESS
29–41 Hutchinson Street, Surry Hills, NSW 2010

LOCAL COUNCIL
City of Sydney

BUILDING GRADE
A Grade

LEVELS
4

- SERVICES**
- State-of-the-art Fujitsu air conditioning
 - 30 x Bike racks
 - 4 x End-of-trip showers

CAR PARKING
Up to 15 undercover and secure spaces, including loading and disabled, with direct access through the building

BUILDING AREA

Ground	Level 1	Level 2	Level 3	Total
1,207m ²	901m ²	828m ²	569m ²	3,505m ²

Surry Hills: The place to be

Located in Sydney's creative centre, H29 is nestled within Surry Hills, the historical hub for the city's most prolific makers. From award-winning agencies, designers and architects to entertainment and dining hotspots, this is a precinct renowned for its opportunity and visionary excellence.



Avner's



The Standard Store



Filter Fine Art



Maison Balzac

Surry Hills: Welcome to the neighbourhood



With a dynamic New York-esque vibe, Surry Hills has long been renowned for its eclectic mix of former rag-trade warehouses, galleries, creative spaces, bars and restaurants. Populated by notable media and technology tenants, the suburb is set to receive an even bigger boost following the completion of the Central Station technology precinct: a \$3 billion, Silicon Valley-style tech hub development project.

In addition, a surge of creative and design specialists have set up home in the area, making Surry Hills one of Sydney's highest-growth commercial precincts with an ever-evolving demographic.



Humans of Surry Hills

Hear it from the locals, in their own words, why the neighbourhood is the premier destination for creativity, collaboration and excellence.

'Fast Ed' Halmagyi

AVNER'S FOUNDER & FORMER
BETTER HOMES AND GARDENS
PRESENTER

What do you love about working in Surry Hills?

We have an incredibly diverse community who work at Avner's. We've got people from 10 nationalities out of 16 people, and that diversity is very reflective of Surry Hills itself. We also have a very progressive mindset on how we approach the world. Individually we are very community focused, and that's a characteristic I like in our staff. There's a lovely fit between who the community are and who we are as a business.

What's the suburb's point of difference?

It's constantly developing and evolving. The sheer number of places making things by hand - clothes, leather, toys and food - is incredible. There are some 32 businesses within three blocks of us making things from scratch. There are always new adventures with great food, cookies, bars, couture and clothing.

Favourite spot for after-work drinks?

There's only one pub I really love spending time at, and that's The Carrington [565 Bourke St]. That's because at Avner's we are dog crazy. We make our pastrami in-house and when we slice it, all the trimmings go to dog after dog after dog! Go down to The Carrington after work and there are like 50 dogs in there and it's just the best.

What words best describe the area?

Happier every day.



Chris Howatson

HOWATSON+COMPANY CEO

How long have you been in the area?

We've been in Surry Hills since we founded the company in February 2021. We were in Commonwealth Street, and have just moved to our own building in Fitzroy Street.

What's your favourite thing about working in Surry Hills?

Surry Hills is the creative heart of Sydney. Around every corner, or behind an unassuming doorstep, there's a new start-up, Australia's best tech companies, advertising agencies and fashion studios. It's an inspiring community to be a part of and contribute to.

What does the precinct have to offer that other's don't?

I grew up in Brisbane and Surry Hills always seemed quintessentially Sydney to me. Small houses built on top of each other, service lanes devoid of town planning and a diverse community of residents, creative businesses, restaurants and theatres. Sydney has many villages, but none like Surry Hills.

How do you travel to work and how long does the commute take you?

I live in Coogee so it's a fast drive in, but we have people all over Sydney and the walk from Central is easy and peaceful.

Best barista in Surry Hills?

I don't drink coffee, but Paramount Coffee Project [80 Commonwealth St] does great smoothies (premade in their fridge).

Favourite spot for after-work drinks?

The bar in our building! But venturing out, The Cricketers Arms [106 Fitzroy St] on a balmy night - doors open and the Swans crowd in - is a great spot.

Go-to spot for a quick bite or takeaway?

It's hard to beat the green apple salad with Vietnamese pork from Bat + Bun [379B S Dowling St].

How does being located in Surry Hills benefit your business/staff?

Surry Hills is a creative environment for creative people. It's close to everything, but able to stand apart with its own identity and energy.



Serafin Martinez

MARTINEZ ART DEALER FOUNDER & PRINCIPAL

What's the suburb's point of difference?

The diversity of cultures within an open-minded residential community; the high concentration of creative, fashion and tech industry businesses; and some of the best and most high profile restaurants, bars and cafes in Sydney, making it a foodie hotspot. It's adjacent to The Entertainment Quarter, parks, the Sydney Cricket Ground and Allianz Stadium.

What's the neighbourhood vibe?

Funky and eclectic. Every day is different, just like a box of chocolates, as they say.

What's your favourite thing about working in Surry Hills?

The inner-city location allows my clients from all around the Sydney metropolitan area, from interstate and overseas to easily make a private appointment to

visit my gallery

Do you live in the area?

My husband and I live above my gallery, which is in a converted 1920s warehouse, one of the many historic buildings in the area. It's been creatively adapted for modern commercial and residential uses. Being in Surry Hills, we're walking distance to everything we could possibly want: the CBD, parks, pools, Sydney Harbour and a short drive to beaches.

Do you exercise around here too?

Yes, at Pro Train Fitness, a private members-only gym where I have three sessions a week.

What words best describe the area?

Exuberant, exciting, alternative.

Tré Boyd

MAISON BALZAC
BOUTIQUE MANAGER

Have you been working in Surry Hills long?
About one year.

What's your favourite thing about working in the area?

Being among tree-lined, leafy streets, especially Bourke Street where the boutique [I work at] is located. No matter the season, the trees make it such a beautiful suburb.

What's the suburb's point of difference?

The vibrancy of having food, art, culture, shopping and workspaces all in one place



without being in a big shopping/business complex. It's so refreshing.

How do you travel to work each day?

I walk to and from work. It takes me 20 minutes each way.

Best place to grab a coffee?

Our neighbours, Artificer Coffee [547 Bourke St]. The owner and staff are lovely. My go-to is a skim latte.

How about after-work drinks?

Jane [478 Bourke St] for martinis and oysters. They also have a daily Australiano happy hour. Otherwise, Armoriga [490 Crown St] for a champagne at the bar.

And for lunch?

A.P Bakery [80 Commonwealth St] on the rooftop of Paramount House, particularly on a sunny day, or French bakery Lavie & Belle [425 Bourke St] for a baguette.

What's the neighborhood vibe?

Very relaxed and friendly - there's a real sense of community and support from locals. Plus, a great cafe/food culture and, of course, some great boutiques. I think Surry Hills has a lot to offer everybody.

How does the location suit your company and your people?

It's a central suburb, without the intensity of the CBD. It's an easy commute and has access to so much.

What words best describe the area?

Contemporary, eclectic, community.



Sali Sasi

WRAPD FOUNDER &
BAR COPAINS, BESSIE'S
& ALMA'S BAR DIRECTOR &
HEAD OF MARKETING

What's the neighbourhood vibe?

I love that Surry Hills is a suburb filled with down-to-earth, easygoing people. You often see cafes filled with creative work meetings.

What does the precinct have to offer that others don't?

It has great mix of independent businesses that attract creatives and professionals. Everything is within walking distance, which creates a great buzz on the street.

Favourite spot for drinks?

I'm a bit biased, but I love Bar Copains [67 Albion St]. Sitting in the leafy alfresco area, sipping on wine with snacks is my ideal knock-off.

Prime position, effortless access

Position your workplace in an enviable location that boasts effortless access to Sydney's most notable districts.

SYDNEY CBD 10 mins

PADDINGTON 4 mins

DARLINGHURST 5 mins

REDFERN 7 mins

WATERLOO 8 mins

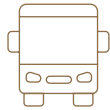
ALEXANDRIA 13 mins

KENSINGTON 8 mins

BONDI BEACH 12 mins

AIRPORT 15 mins





BUS
3 MINS

Numerous stops along
Foveaux, Crown and
Flinders Streets
(nearest stop Flinders
St before Albion St)



TRAIN
12 MINS
Central Station



LIGHT RAIL
8 MINS
Surry Hills



Transport

Surry Hills delivers convenience and easy accessibility to all of Sydney via Central Station, an expansive bus network and the recently completed light rail system.

The surrounding infrastructure boom is on course to continue and regenerate the area. In addition to the redevelopment of Central Station, the soon-to-open Metro fast-rail system will dramatically decrease journey times from the city to its surrounds.



Convenience counts

Surry Hills is a cultural hotspot with a diverse food and bar scene, avant-garde galleries, boutique clothing stores, heritage pubs and community landmarks that cement the neighbourhood's reputation as a cutting-edge destination in its own right.

- EAT**

 - Vacanza Pizzeria
 - Jane
 - Nour
 - Pelligrino 2000
 - Don't Tell Aunty
 - Armorica
- QUICK BITES**

 - Bills
 - Sth Dowling Sandwiches
 - Bourke Street Bakery
 - By Kai
 - Dad and the Frog Café
 - Avner's
- DRINK**

 - The Clock Hotel
 - The Cricketer's Arms
 - Bar Copains
 - The Beresford
 - The Dolphin Hotel
 - Four Pillars Laboratory
- SERVICES**

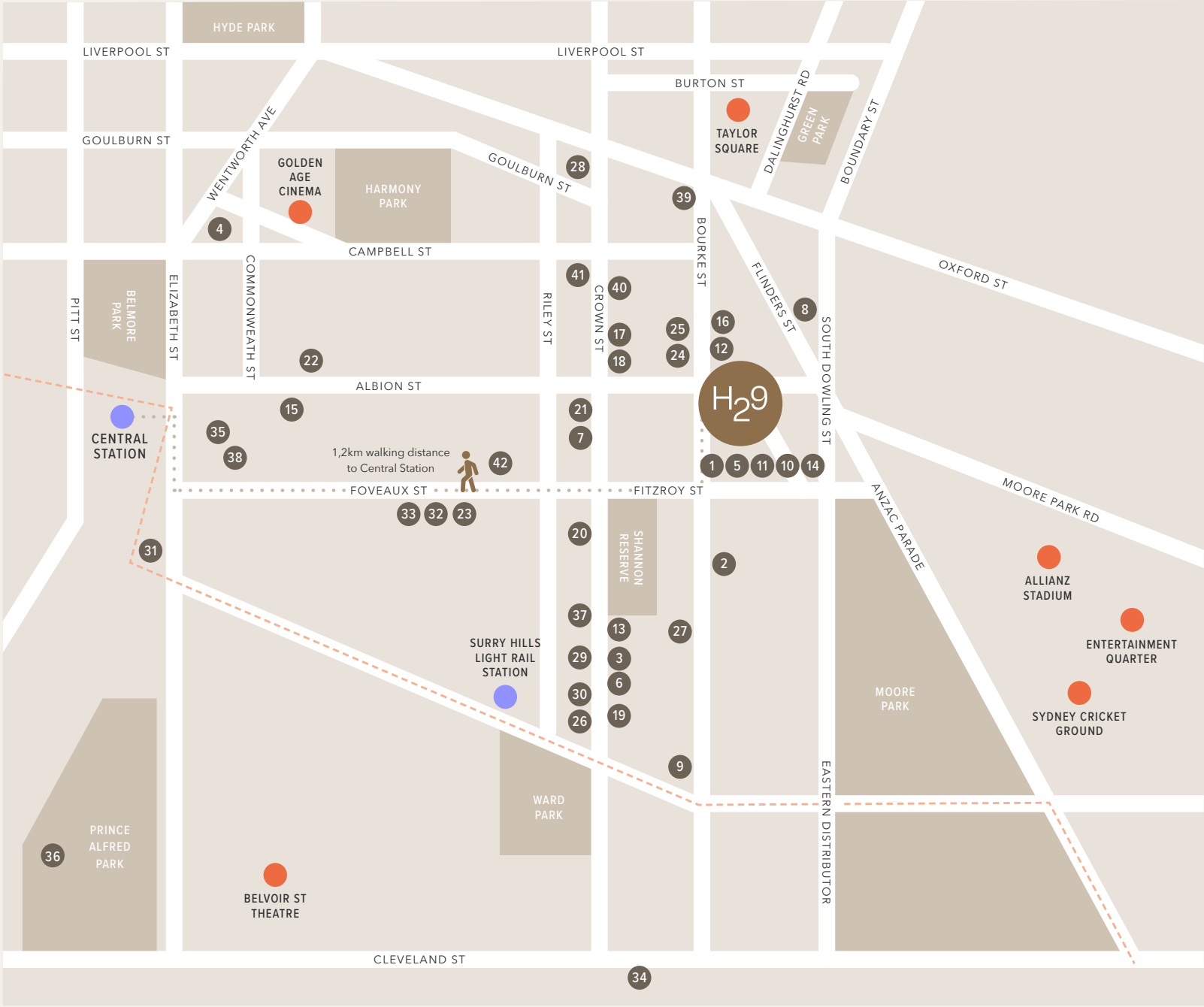
 - Australia Post
 - SHNC Long Day Care
 - Crown St Medical Centre
 - Crystalbrook Albion
 - Tran Bros DC
 - Woolworths Metro
- RETAIL**

 - Formaggi Ocello
 - Title
 - Maison Balzac
 - HAY Sydney
 - The Standard Store
 - Native Drops
- FITNESS**

 - One Playground
 - KX Pilates
 - The Bunker
 - Yoga Loft Sydney
 - S30 Surry Hills
 - Prince Alfred Park Pool
- WELLNESS**

 - MANKiND
 - Capybara Bathing
 - A_STUDIO Breathwork
 - Bionik Wellness
 - Infinity Skin Clinic
 - Salon Lane
- LEGEND**

 - TRAIN STATIONS
 - MAP HOTSPOTS
 - PARKS
 - ENTERTAINMENT



INTRODUCTION

PLACE TO BE

LOCATION

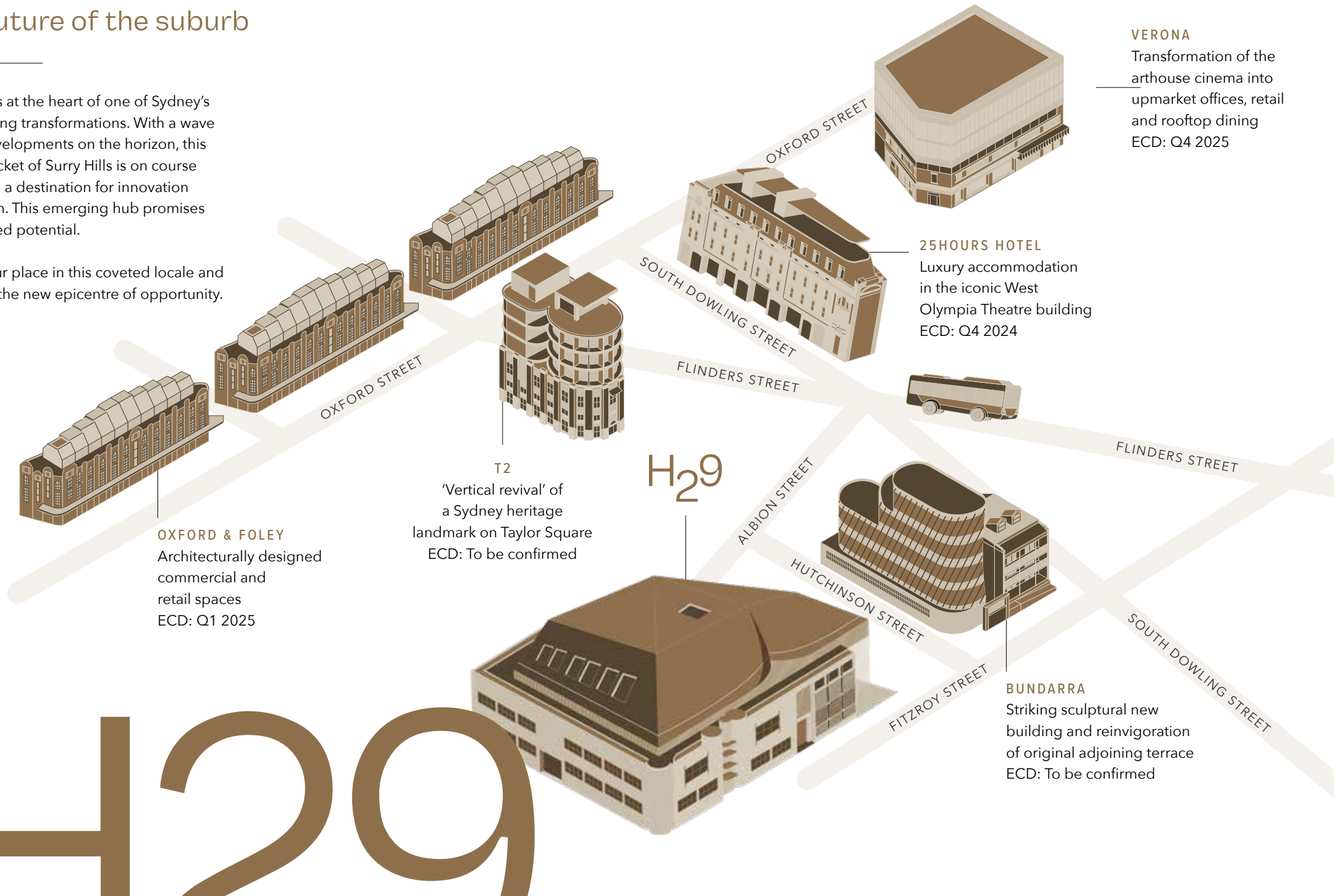
BUILDING

TEAM

The future of the suburb

H29 stands at the heart of one of Sydney's most exciting transformations. With a wave of new developments on the horizon, this vibrant pocket of Surry Hills is on course to become a destination for innovation and growth. This emerging hub promises unparalleled potential.

Secure your place in this coveted locale and be part of the new epicentre of opportunity.





“It is so wonderful to see my father’s work be preserved so carefully and beautifully. This new refurbishment has enhanced and rejuvenated this incredible Art Deco piece of history and has brought it to the modern age”

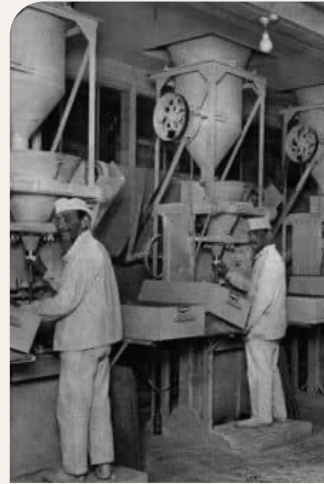
– MARIE NICHOLLS, ERIC NICHOLLS
DAUGHTER (ORIGINAL ARCHITECT OF H29.)

A rich heritage

H29 has a diverse history. It was first occupied by Coty – one of the world’s largest beauty companies, whose brands include Burberry, Calvin Klein, Gucci and Tiffany & Co – as its manufacturing hub. The building was then HQ for a large international manufacturer for 40 years. Now, it has been completely rebuilt, blending heritage features with modern, stylish fixtures and facilities.

1946

Wire manufacturer commissions Nicholls to design a wire factory at 35-41 Hutchinson Street.



1956

Coty acquires four neighbouring lots with a driveway and commissions Nicholls to design the Art Deco addition.



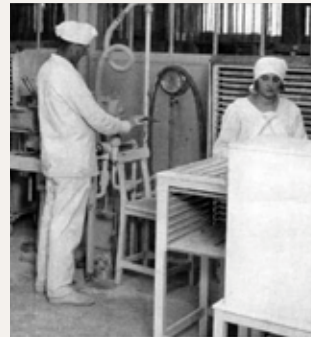
1932

Australian architect Eric M. Nicholls becomes prominent American architect Walter Burley Griffin’s business partner.



1947

The building sells to Coty UK Ltd and becomes a cosmetics and perfume production mill.



1977

Coty sells the factory to ARC Fashion Group for its clothing manufacturing operations.

2018

Designs to transform the factory begin with SJB architects. In collaboration with BKA Architecture, the new building includes the original Art Deco façade.





Architecture

Award-winning practice **SJB** has designed H29's state-of-the-art four story reconstruction with careful consideration, paying homage to existing historical elements and adding a contemporary twist.

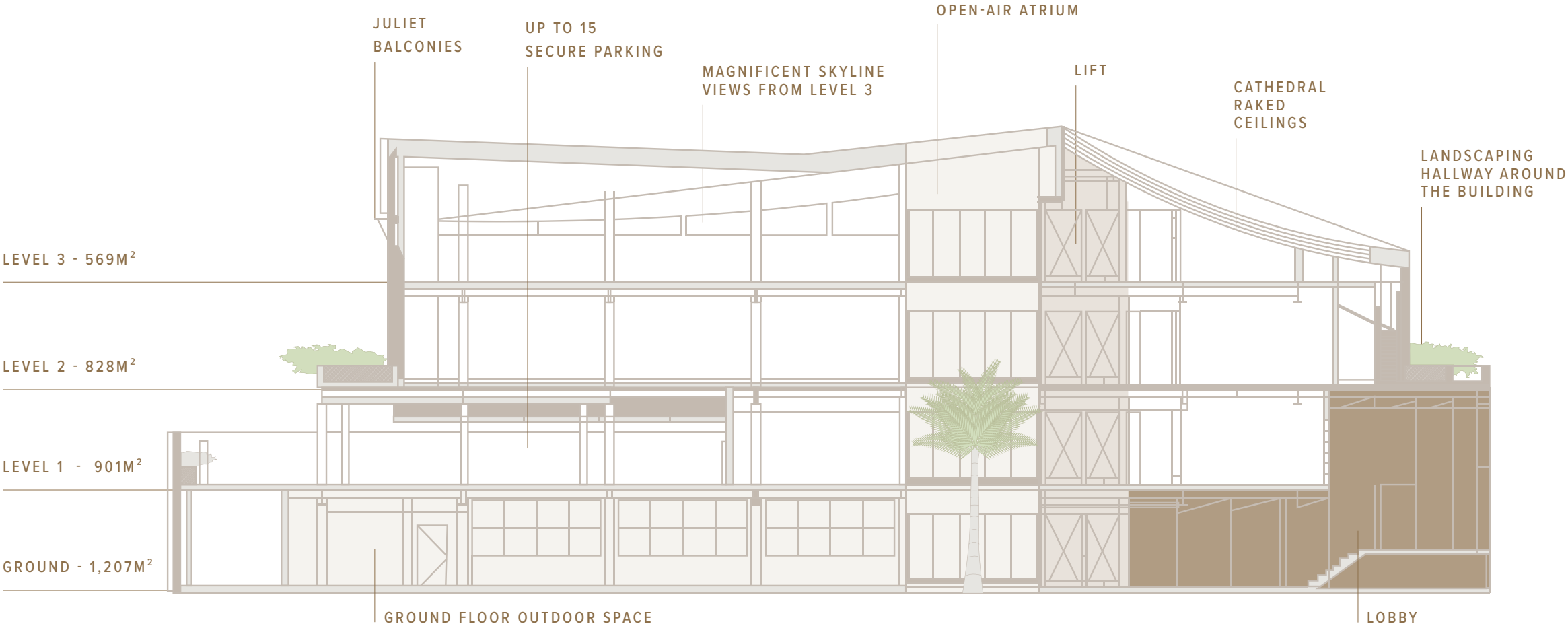
Orwell Constructions in collaboration with **BKA Architecture** and **Primus DMS** have now completed the construction and restoration of the heritage-listed facade. The result? An iconic building that has masterfully blended classic charm with convenience, making it an iconic landmark in the suburb.

This seamless integration of old and new creates a unique and inspiring environment, reflecting the vibrant spirit of the community and offering a dynamic setting for modern businesses.





THE OPPORTUNITY



Design features

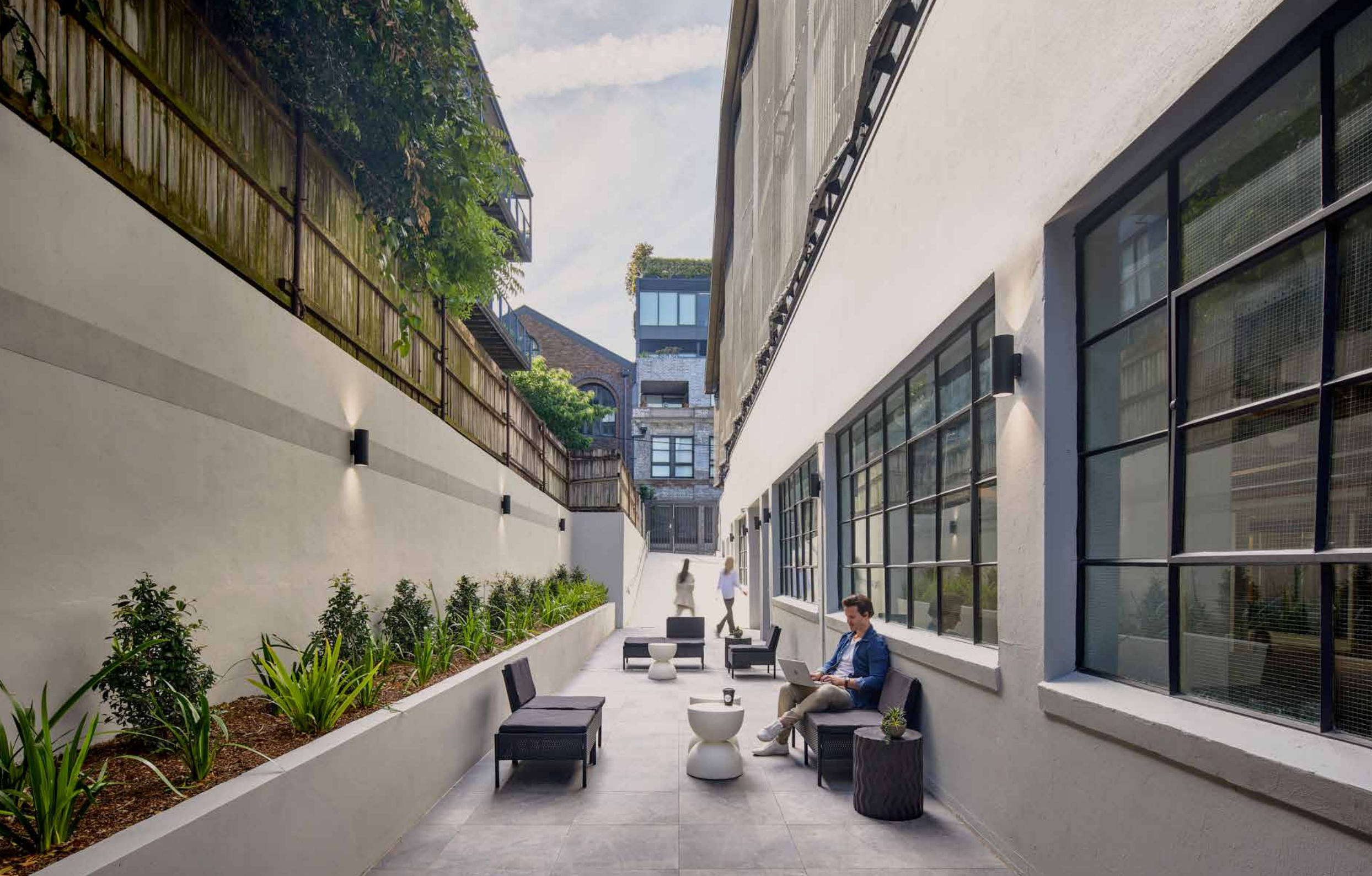


A large outdoor entertainment courtyard off the ground floor and multiple breakout areas allow for utmost flexibility, while contemporary open-plan layouts are surrounded by Art Deco heritage features.

The building boasts an internal light well and atrium at its centre, flooding the space with abundant natural light. Dramatic high cathedral raked ceilings enhance the sense of openness, while the extra-large windows allow air and light to flow freely throughout.

Complementing this airy design, green landscaping and planting installations add a touch of nature, creating a harmonious and inviting environment that inspires productivity and wellness.

The building also offers secure undercover car parking with convenient internal access.



Indicative floor plans

GROUND FLOOR
TOTAL NLA = 1,207M²

Tenancies 3

TENANCY G1 (332M²)

Boardrooms 1	Workstations 18
Meeting rooms 1	Hot desks 6
Offices 3	Casual meeting areas 2
Kitchen 1	Waiting areas 1
Outdoor space 1 (108m ²)	

TENANCY G2 (319M²)

Boardrooms 2	Kitchen 1
Meeting rooms 2	Workstations 16
Offices 2	Waiting areas 1

TENANCY G3 (348M²)

Boardrooms 1	Workstations 20
Meeting rooms 1	Hot desks 15
Offices 2	Waiting areas 1
Kitchen 1	



Indicative floor plans

LEVEL 1
TOTAL NLA = 901M²

Tenancies 3

TENANCY 4 (38M²)

Workstations 4

Kitchen 1

TENANCY 5 (300M²)

Boardrooms 1

Workstations 22

Meeting rooms 1

Hot desks 11

Offices 3

Waiting areas 1

Kitchen 1

TENANCY 6 (363M²)

Boardrooms 1

Hot desks 5

Kitchen 1

Casual meeting areas 1

Offices 3

Waiting rooms 1

Workstations 28



Indicative floor plans

LEVEL 2
TOTAL NLA = 828M²

Tenancies 5

TENANCY 7 (68M²)

Meeting rooms 1
Kitchen 1
Workstations 4
Hot desks 4

TENANCY 8 (260M²)

Boardrooms 1
Meeting rooms 1
Offices 4
Kitchen 1
Workstations 14
Hot desks 6

TENANCY 9 (123M²)

Boardrooms 1
Offices 1
Kitchen 1
Workstations 10
Hot desks 6

TENANCY 10 (100M²)

Offices 1
Kitchen 1
Workstations 8
Hot desks 4
Casual meeting areas 1

TENANCY 11 (188M²)

Boardrooms 1
Offices 2
Kitchen 1
Workstations 18
Hot desks 6
Casual meeting areas 1



INTRODUCTION

PLACE TO BE

LOCATION

BUILDING

TEAM

Indicative floor plans

LEVEL 3
TOTAL NLA = 569M²

Tenancies 1

TENANCY 12 (580M²)

Boardrooms 3

Offices 2

Kitchen 1

Workstations 28

Hot desks 12

Casual meeting areas 3

Waiting areas 2





H29

Enjoy the infinite potential
of this blank canvas to
build your business.



End-of-trip facilities

A range of modern amenities ensures a seamless transition into your workday. As well as undercover secure car spaces, H29's end-of-trip facilities also include showers and lockers. Bicycle hangers further encourage staff to take the green option and cycle to work.

- 01. Up to 15 car parking spaces
- 02. 30 bike racks
- 03. 3 shower/change cubicles
- 04. 30 lockers
- 05. 1 fully accessible toilet/shower room
- 06. Brass finishes throughout
- 07. Ironing board
- 08. State-of-the-art Fujitsu air conditioning

Technical specs

BASE BUILDING INCLUSIONS

- Signature building and lobby design
- Flexible open-plan layouts
- Cathedral/raked roof line
- Internal glass light-well atrium
- Feature lobby lighting
- Sensor/timer lighting to all common areas
- Internal and external landscaping with automatic irrigation
- Feature skylights on Level 3 with sweeping Southern skyline views
- Breakout areas and large courtyard
- Art Deco heritage features
- Restored heritage façade and entrance stairwell
- End-of-trip facilities including showers, bicycle storage and lockers
- On-site secure car and motorbike parking
- Security card access/intercom
- Phone and data cabling system, NBN
- Hot and cold water reticulation
- Fire protection services, occupant warning system
- Fire sprinklers throughout and 2 x internal fire stairwells
- Minimum 4-star NABERS rating
- AC/Mechanical services to all floors
- Luxe amenity facilities on each level (male/female/accessible bathrooms)
- Garbage room
- Lift and accessible lift
- 3 phase power
- Main electricity switchboard and distribution boards
- Building signage rights (subject to terms)



The team

This building is the result of a collaborative vision from a distinguished team of industry leaders that are highly respected within their individual disciplines.

Together, they have skilfully preserved the Art Deco heritage while seamlessly integrating premium modern features. This impeccable team has created an innovative, sophisticated offering that blends elegance with functionality and precision, and modern luxury, making it perfect for creative and professional tenants looking to stand out from the crowd.



ARC FASHION GROUP

Arc Fashion Group, a family-owned developer, has been a major local and offshore supplier for some of Australia’s largest women’s clothing brands. For over 45 years H29 operated as their hub.



SJB ARCHITECTS

Founded in Melbourne in 1976, SJB is a multi-studio collective of experts in architecture, urban design, interiors and planning with a passion for discovering unexplored solutions that exceed expectations.



BKA ARCHITECTURE

Mid-sized studio BKA delivers thoughtful architecture and interior design across various design sectors, including commercial, community and multi-residential developments. The firm has won several awards.



PRIMUS DMS

Primus DMS provide expert property development management services. They offer comprehensive skills from concept to completion aiming to maximise development potential and add value whilst minimising risk.



ORWELL CONSTRUCTIONS

Orwell Constructions is a dynamic, Sydney-based company specialising in residential and commercial projects. As a privately held business, its owners and directors are actively involved in every project.

H₂O

KARBON[®] COMMERCIAL

James McCourt
0411 785 961
james.mccourt@karboncommercial.com.au

Andrew Martin
0424 473 681
andrew.martin@karboncommercial.com.au

DISCLAIMER: The information in this document is for marketing purposes only. It has been prepared as a source of general information for prospective tenants and does not take any person's particular circumstances into account. While all reasonable care has been taken to ensure that the information in this document is correct at the time of printing, neither Karbon Commercial, Arc Fashion Group nor any other person guarantees, warrants or makes any representation, either express or implied, as to the accuracy or completeness of this document or any information, statement, graphic representation or diagram contained in it. This document does not form part of any contract. Designed by STREAM Creative.

