



**CENTRAL
SQUARE**

323 CASTLEREAGH



Central Square is the place where the chemistry of the unexpected activates new thinking.

A destination for those eager to shape the future. It's where unexpected collisions of thought, industry, culture, people and flavours open everyone up to a world of inspiration so your teams can generate the next breakthrough idea.





Building Highlights



Artist's Impression

Central Station upgrade. Credit: Sydney Metro

01

EDGY ECO REFURBISHMENT

Welcoming eco-luxe designed spaces where your team can bump-into, breakout, and revive.

02

RARE ISLAND SITE

Unexpectedly glorious light and views to watch the lower CBD transform and grow around you.

03

ADVANTAGEOUS FUTURE PRECINCT

Position yourself now next to the upcoming Tech Central Precinct, where new ideas bloom and top talent abounds.



323 Castlereagh end-of-trip facilities





04

ULTRA-FLEXIBLE FLOORPLATES

Endless fit-out configurations with the ability to scale up or down quickly in the fast-changing world.



BETA Events, Sydney

05

LEADING AMENITY CHOICE

A superabundant source of inspiration—from hip to quirky to traditional. Faster, easier commutes with a range of doorstep travel options.

06

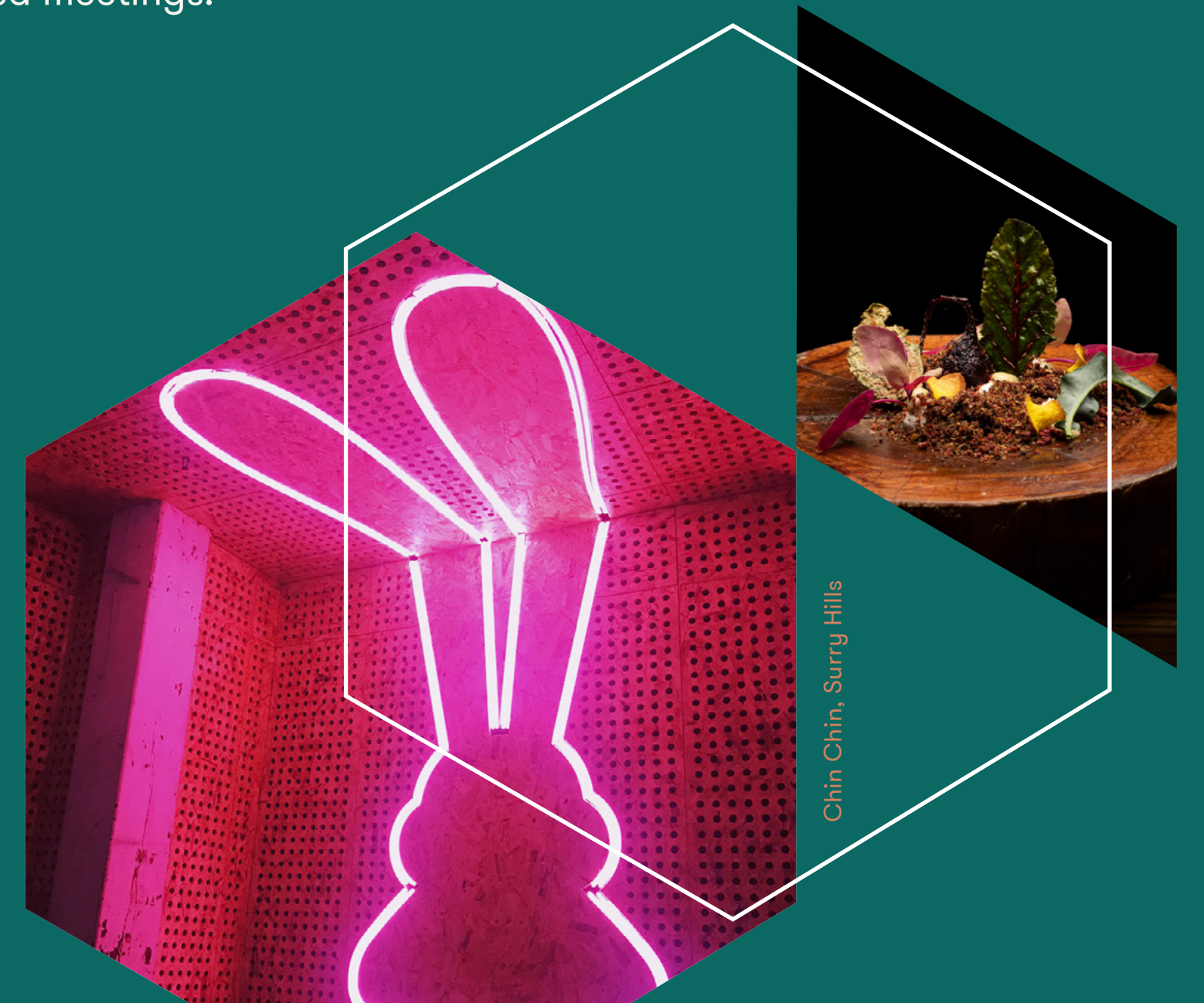
SUPPORTIVE, RESPONSIVE LANDLORD

Outpace the fast rate of change with a nimble team who works in tandem with you.

07

KEEP COVID SAFE

Meticulous building maintenance with doorstep parkland and open spaces for socially distanced meetings.



Chin Chin, Surry Hills

nel. Restaurant, Sydney



SURRY HILLS

**CENTRAL
PRECINCT**

CHINATOWN

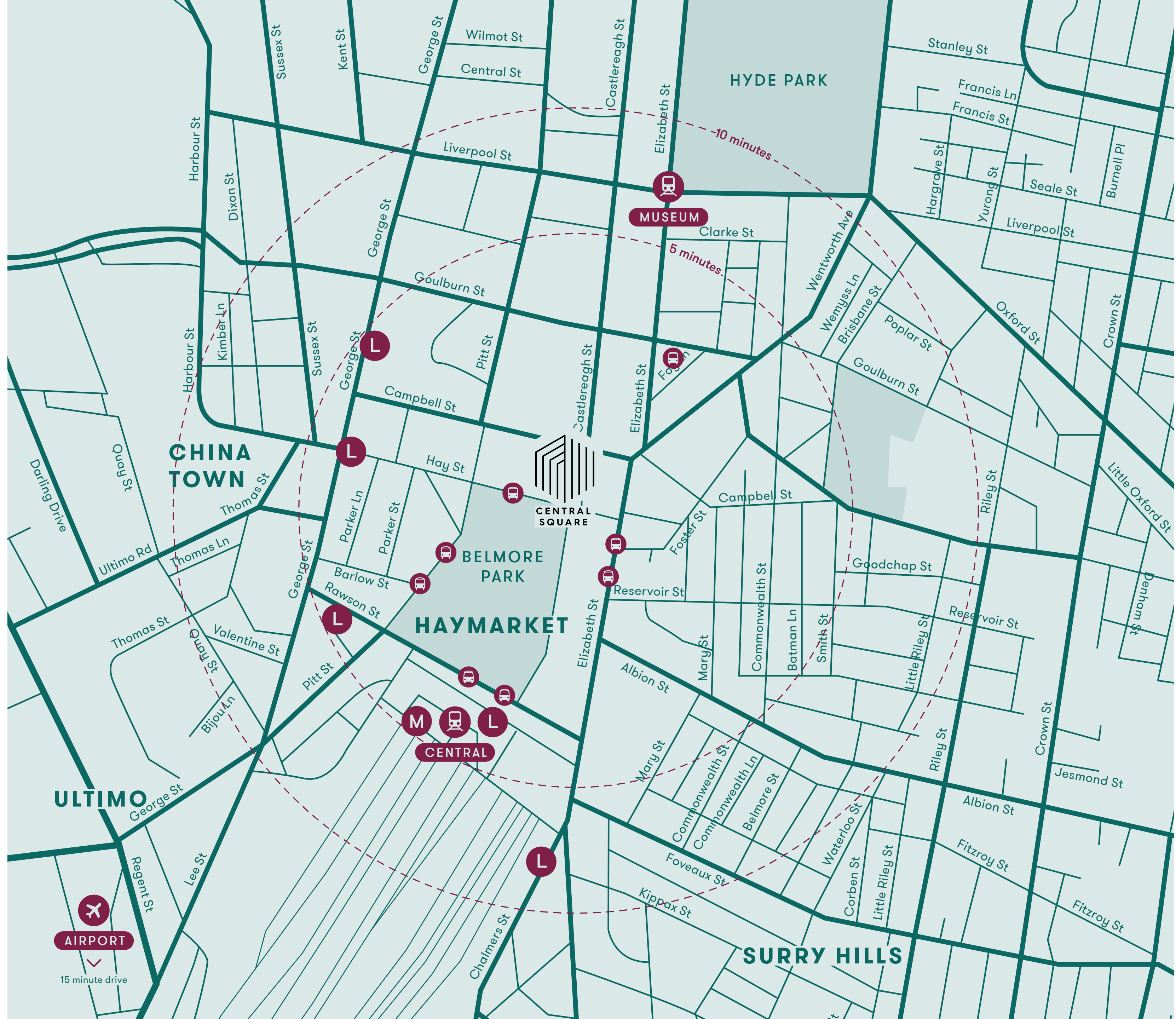
CBD

Dial up the pulse or slow it right down—no matter which way you turn, you'll find anything you want within the compass of a few square blocks.





A walkable playground of inspiration





A walkable playground of inspiration

◆ TASTE THE WORLD

- 01 Harry's Singapore Chilli Crab
- 02 Masuya
- 03 'Chon Siam
- 04 Spice I Am
- 05 Madame Nhu
- 06 Capital Thai
- 07 Encasa
- 08 Miss Carter
- 09 New Thainatown
- 10 Bad Hombres
- 11 Chat Thai
- 12 Zilver
- 13 678 Korean BBQ
- 14 Din Tai Fung
- 15 Chin Chin
- 16 Butter Surry Hills
- 17 Masala Bow
- 18 Firedoor
- 19 Harry's Café de Wheels
- 20 Zhang
- 21 Sea Bay
- 22 David's Kitchen
- 23 Mazzaro
- 24 Claire's Kitchen at Le Salon

- 25 At Thai
- 26 Fishbowl
- 27 Basket Brothers
- 28 Nel
- 29 Kwila Coffee
- 30 Boon Cafe
- 31 The Associate
- 32 Single O Surry Hills
- 33 Toast Cafe
- 34 Coffee Art Studio
- 35 STC Cafe
- 36 Starbucks Haymarket
- 37 Paramount Coffee Project
- 38 Joe Black Cafe

■ LET ME ENTERTAIN YOU

- 01 Goros Karaoke
- 02 Ultra Bar
- 03 Capitol Theatre
- 04 Dynasty Karaoke
- 05 The Nolza
- 06 10 Comics
- 07 Golden Age Cinema
- 08 D1 Karaoke
- 09 K1 Karaoke Lounge
- 10 Side Bar

- 11 Break The Code Escape Room
- 12 Sydney Karaoke
- 13 Club3wm
- 14 Panda Fridays
- 15 C-Bar
- 16 The Wild Rover
- 17 Suey Sins
- 18 Soultrap Bar
- 19 Surry Hills Hotel
- 20 Hollywood Hotel
- 21 Tio's Cerveceria
- 22 The Bear Bar
- 23 The Palace Hotel
- 24 Mr B's Hotel
- 25 Haymarket Hotel
- 26 The Civic Hotel
- 27 Ultra Bar
- 28 Maloney's
- 29 Martini Bar
- 30 The Cidery Bar
- 31 Jungle Sydney
- 32 Royal Albert Hotel
- 33 Sydney Brewery
- 34 Hotel Downing
- 35 Laughing Buddha
- 36 Market City Tavern

- 37 Rosie Campbell's
- 38 The Soda Factory
- 39 Side Bar
- 40 Cheers Bar
- 41 Keg & Brew
- 42 The Porterhouse Irish Pub
- 43 Button Bar

◆ REST, TRAIN, EXPLORE

- 01 Oaks Castlereagh Suites
- 02 Veriu Central
- 03 Zara Tower
- 04 Chamberlain Hotel
- 05 Metro Hotel
- 06 Sydney Central Inn
- 07 Space Q Capsule Hotel
- 08 LagreeFIT
- 09 Axis Pilates
- 10 Barry's Bootcamp
- 11 Anytime Fitness
- 12 Trination Fitness
- 13 Paramount Recreation Club
- 14 Corporate Fitness Centre
- 15 F45 Training
- 16 Body Mind Life
- 17 The Yoga Factory

- 18 Sky-lab
- 19 Barre Body
- 20 Central Yoga School
- 21 KX Pilates
- 22 Bikram Yoga Darlinghurst
- 23 Centre for Contemporary Asian Art
- 24 Capitol Theatre
- 25 Flex by ISPT
- 26 SMC Conference Centre
- 27 Beta Events
- 28 Capitol Square
- 29 Technocity
- 30 World Square
- 31 Market City
- 32 Shopping Barrio Chino
- 33 Chambers Arcade
- 34 Paddy's Markets



Naturally inviting collisions



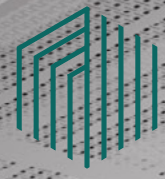
From the welcoming concierge and cosy booths to tech-enabled benches, and a hip café—every aspect of the new lobby is designed to facilitate creative collisions. It's a place where a chance encounter leads to a long-term partnership. Where a conversation over coffee leads to a breakthrough idea. Or where you can simply bask in the leafy outlook and enjoy space and time to think.



“Central Square’s elegant lobby refurbishment harnesses the concept of biophilia to connect your people to nature. Bringing the outside in has proven wellbeing and productivity benefits, including enhancing mood and creativity and reducing stress.”

Michelle Latham, Brass Tacks Interior Design





All space, light and flexibility



Want to boost inspiration and energy? Every floor is steeped in natural light through generous windows on four sides. And with minimal columns and a central core, look forward to efficient workspaces with ample areas for creative collaboration across generous open space.



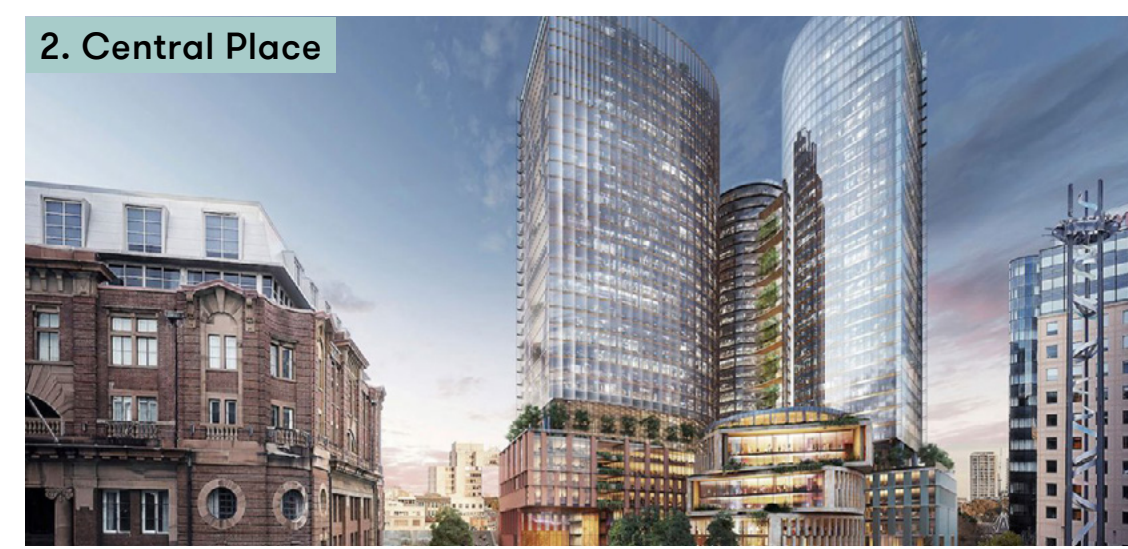
Progress in full view

From your commanding position on the upper floors, sweeping panoramas capture every aspect of our city across Central, the CBD, the Eastern Suburbs, Anzac Bridge, Port Botany and beyond.

It's the sense of space, light and unfolding stories of progress that make Central Square's views an astounding multi-dimensional experience.



Central Precinct – Sydney’s Future Innovation Ecosystem



Credit: Sydney Metro.



Prioritising workplace wellness

Central Square's new end-of-trip facilities are designed to fully support an active and healthy lifestyle, providing amenities for physical well-being.

With employee wellbeing programs so high on the agenda right now, your people will enjoy seamless transitions between work and play. These eco-designed hotel-style facilities include:

- / Changing rooms
- / Secure lockers
- / Showers with complimentary products
- / Ironing facilities
- / Hairdryers
- / Complimentary daily fresh towel service.



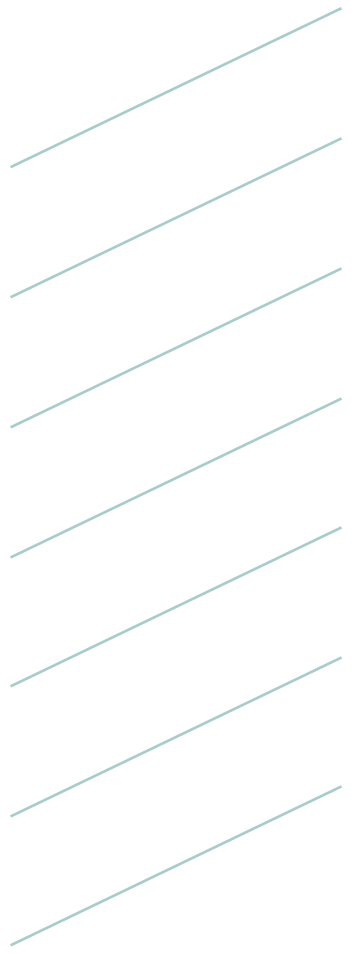
306



15



102





centred.

Sydney's newest luxury Ideaspace to activate new thinking.

More than meeting rooms for hire, Centred is a sophisticated and elevated experience. Professionally delivered by Accor, it's the place that enhances your image while you centre your teams, stimulate ideas, distil thoughts, and achieve great things.

Located on the Lower Ground at 323 Castlereagh Street, Centred spaces are available to hire for:

Board Meetings | HD Video Conferencing | Offsite Interviews |
Product Launches | Ideation Sessions | Events and Conferences |
Podcast Recordings | Panel Discussions | Cocktail Events |
Team Building and Training | Workspace Solutions | Wellness Sessions |
Tenant Lounge | Photography Shoots

[FIND OUT MORE](#)





It's all here

ADDRESS Central Square, 323 Castlereagh Street, Sydney, NSW 2000.

LOCATION Corner of Castlereagh and Hay Streets, opposite Belmore Park and within short walking distance to Central Station.

NLA 25,300sqm.

WALKABLE AMENITIES The city's best-served area with a phenomenal choice of amenities in every direction.

FLOORPLATE SIZE 1,150sqm efficient, open-plan floorplates with supreme fit-out flexibility and ability to scale.

EXPANSION OPPORTUNITIES Ability to expand and interconnect floors.

SIGNAGE Available to Major Occupier.

END-OF-TRIP FACILITIES Hotel-style facilities include spacious changing rooms, 15 showers, 306 lockers and 102 bike racks.

LOBBY REFURBISHMENT Full architectural lobby refurbishment with new arrival experience, multi-use seating and on-site café.

NABERS 5.5 Star NABERS Energy & 5 Star NABERS Water.

PARKING Basement parking for 98 cars.



Settle into this landmark, and you're positioned to take full advantage of the upcoming Central Precinct. Your new neighbourhood is part of the planned Sydney Innovation and Technology Hub—complete with a new retail, entertainment and dining precinct. And you're squarely in the centre of it all.



Stacking Plan Availability

23	829sqm	Leased
22	1,148sqm	Leased
21	1,158sqm	Leased
20	1,155sqm (Full floor)	Available Immediately
19	1,155sqm	Leased
18	777.60sqm Available Immediately	304.60sqm Leased
17	1,155sqm	Leased
16	246.20sqm	Leased
15	111.2 sqm Available Immediately	977.80 sqm Leased
14	500sqm	Leased
13	1,129sqm	Leased
12	1,073sqm	Leased
11	238.5 sqm Available Immediately	812.1 sqm Leased
10	1,131sqm	Leased
09	1,131sqm	Leased
08	1,131sqm	Leased
07	1,131sqm	Leased
06	1,131sqm	Leased
05	1,131sqm	Leased
04	1,131sqm	Leased
03	1,131sqm	Leased
02	1,131sqm	Leased
01	1,138sqm	Leased
G	1,048sqm	Cafe & Existing Tenant
LG	587sqm	End-of-Trip & Centred
B1-B	92 Bays	Basement Parking

Signage Rights (STCA)

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G
LG
CAR PARK

High Rise
L12 - L23

Low Rise
L1 - L11



Time is of the essence. Limited space is now available. Don't miss out on this exceptional opportunity for your organisation.



Make a positive change today.



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