

200 GEORGE

THE FUTURE OF WORKPLACE IS HERE

200 George Street Project Overview

Completed in June 2016, 200 George Street is a brand new office precinct and new symbolic landmark for Sydney.

Set across 37 storeys and offering 39,200 square metres of premium grade office space, the building's distinctive design from architects Francis-Jones Morehen Thorp (FJMT) features shimmering, golden curves that enhance the spectacular views of Sydney Harbour and contribute an iconic and sculptural form to the city skyline, achieved by a world first high performing closed cavity façade with timber blinds which gives the building its unique appearance.

Home to Mirvac and EY's Sydney headquarters, among other high calibre tenants, the building is one of the first of a new breed of 'Smart Buildings' in Australia, featuring technologies that monitor air quality, power and water usage, enabling adjustment according to the needs of the building and its occupants.

Use of market-leading technology and working principles has created a building which accommodated workspaces highly responsive to its workforce. The floor plates have been designed to allow teams to connect horizontally and allow

vertical links to promote collaboration, integration and enable flexible working within the headquarters.

Enjoying a prime location at the heart of Sydney's leading business and cultural hub, the building is seamlessly connected to bus, rail, bicycle lanes and ferry transport and soon to be light rail. The building also supports environmentally sustainable commuter options with 257 secure bicycle spaces for tenants and 54 visitor bicycle parking spaces.

The installation of five retail tenancies on the ground floor will deliver an array of food options, as well as public art, leisure and events spaces, creating a lively, social meeting place for workers and the wider Sydney community and activating the surrounding laneways beyond nine-to-five. The new precinct actively contributes to the ongoing transformation and reinvigoration of the wider Circular Quay precinct, as the area re-establishes itself as Sydney's premium destination for commerce, entertainment and tourism.

QUICK FACTS

- › The building is jointly owned by Mirvac Property Trust (50.1%) and M&G Real Estate (49.9%).
- › 37 storeys high, including 38,650 square metres of PCA premium grade office space
- › 13 tower passenger lifts, 2 car park passenger lifts, 1 goods lift
- › 63 car parking spaces
- › 257 tenant lockers, 317 bicycle spaces and 50 visitor bicycle spaces
- › One of the first Australian workplaces to feature 'Smart Building' initiatives
- › EY have committed to ~26,000sqm NLA (~66%)
- › 5.5 star NABERS Energy Rating
- › 4.5 star NABERS Water Rating
- › Developer: Mirvac Projects Pty Ltd
- › Principal Contractor: Mirvac Construction Pty Ltd
- › Architect: Francis-Jones Morehen Thorp (FJMT).