

118

118 MOUNT STREET
NORTH SYDNEY



Front & Centre

With breathtaking views across Sydney Harbour, and an iconic fjmt design, 118 Mount Street is a distinctive new landmark on the North Sydney skyline. Innovative, inspiring and sustainable, this reimagined workplace celebrates a new North Sydney.

118

The Perfect Fit

“This is a new landmark commercial tower defined as much by its high-tech innovation as its welcoming, human scale. Our holistic concept for a workplace and identity includes the integration of sustainable design and the natural landscape to create a harmonious, wellness-focused environment.”

RICHARD FRANCIS-JONES
FJMT DESIGN DIRECTOR

118





 ZURICH



The Building

BEAUTIFUL AND INTELLIGENT

118 Mount Street offers the unique combination of cutting-edge design and spectacular views.

Architecturally defined by its elegant silhouette, this is a sophisticated asset that offers uninterrupted vistas through floor-to-ceiling windows. The combination of abundant natural light, access flooring and a side core design creates a bright and uncluttered work environment on all levels.

TENANT-FOCUSED TECHNOLOGY

The 118 Mount Street building app simplifies the workday. From ordering coffee and food from the lobby café to managing dry cleaning services, mail and online order deliveries, the app enhances the employee experience.

This interactive tenant platform provides updates on monthly activations and ESG initiatives, such as honey harvesting from the rooftop bees. The app also keeps tenants informed on local news, giveaways, events and exclusive offers. Connect to the building management team and other tenants effectively and conveniently with this intuitively designed app.

Address	118 Mount Street, North Sydney
Location Overview	<ul style="list-style-type: none"> – Overlooking Sydney Harbour – Convenient access to Sydney Harbour Bridge – Ultimate visibility and exposure – Part of revitalised North Sydney
Building Credentials	PCA A-Grade
Environmental Credentials	Climate Active Carbon Neutral Certification
Building Overview	<ul style="list-style-type: none"> – Office: 20,370sqm – Retail: 35sqm – Total: 20,405sqm approx.
End-of-Trip	<ul style="list-style-type: none"> – 190 bikes – 202 lockers – 14 showers
Lobby	<ul style="list-style-type: none"> – Café – Terrace – Business lounge
Parking	33 car bays
Major Occupier	Levels 2 and 12 – 27 committed by Zurich Australia
Architect	fjmt
Developer	Zurich Australia Property Holdings
Builder	Roberts Pizzarotti

THE SUSTAINABLE APPROACH

ESG initiatives throughout 118 Mount Street unlock opportunities, mitigate risks and prioritise people and the environment.

This Climate Active Carbon Neutral building has achieved multiple benchmarks, including a 5.5-star NABERS Energy rating, a 4.5-star NABERS Water rating and a 6 Star Green Star efficiency rating.

Beehives on the rooftop demonstrate a commitment to sustainability in a unique, meaningful and impactful way. The hives have also increased engagement at the workplace by creating a shared interest for the 118 Mount Street business community.



5.5 Star

NABERS Energy rating

Buildings with high energy ratings provide significantly reduced operational costs and low levels of carbon emissions.



4.5 Star

NABERS Water rating

This high rating is based on water used and recycled, proving an ongoing commitment to reducing environmental impacts.



6.0 Star

Green Star Performance

This rating represents world leadership in environmentally sustainable building practices – a testament to the building's quality and design.



Neutral

Climate Active Carbon Neutral

118 Mount Street follows best practice to reduce and offset carbon emissions.



Highlights

Remarkable

Floor to ceiling windows frame expansive harbour views from one of the best positions in North Sydney.

Vision

A side core design and access flooring allows each 810sqm level to be a light-filled space with unimpeded views.

Spacious

118 Mount Street has been intelligently crafted to provide 20,405sqm of A-grade office space with 33 car spaces, 14 showers and 202 lockers.

Convenient

A sophisticated lobby café and business lounge provide employees with a stylish backdrop for work lunches or casual meetings.

Sustainable

Designed to capture renewable energy, this environmentally sustainable building offers reduced energy expenditure and healthy workspaces.

Smart

An engaging new building app allows tenants to order coffee and food from the lobby café, organise deliveries, book into onsite yoga classes and receive building updates.

Connected

North Sydney Station and the future Victoria Cross Metro are both just a five minute walk from your doorstep.

Balanced

High-quality end-of-trip facilities, including 190 bike racks, encourage employees to establish a positive work-life balance.



Location

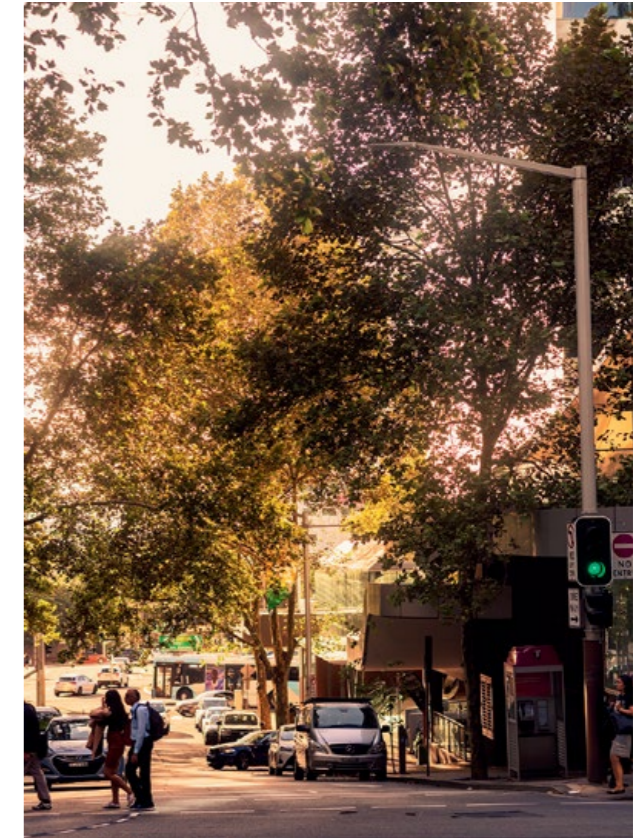
THE PERFECT AREA

118 Mount Street is only a two-minute walk to some of the best food the city has to offer. North Sydney's cafés and restaurants serve everything to perfection: quick espresso, fine dining, tapas, or classic cocktails with a twist. Characterised by a laid-back aesthetic and an innate sense of chic, this bustling suburb offers menus to suit every taste.

For time outdoors, swimming at North Sydney Olympic Pool in the morning or running over the Sydney Harbour Bridge at lunch helps employees achieve the perfect work-life balance.



Stroll the streets of North Sydney and enjoy a glimpse of current and future trends, with television networks and cutting-edge galleries, all calling the new North Sydney home.



North Sydney is a hotbed of seasonal and locally sourced cuisine, with rooftop bars and laneway popups dishing up the most fashionable fare.

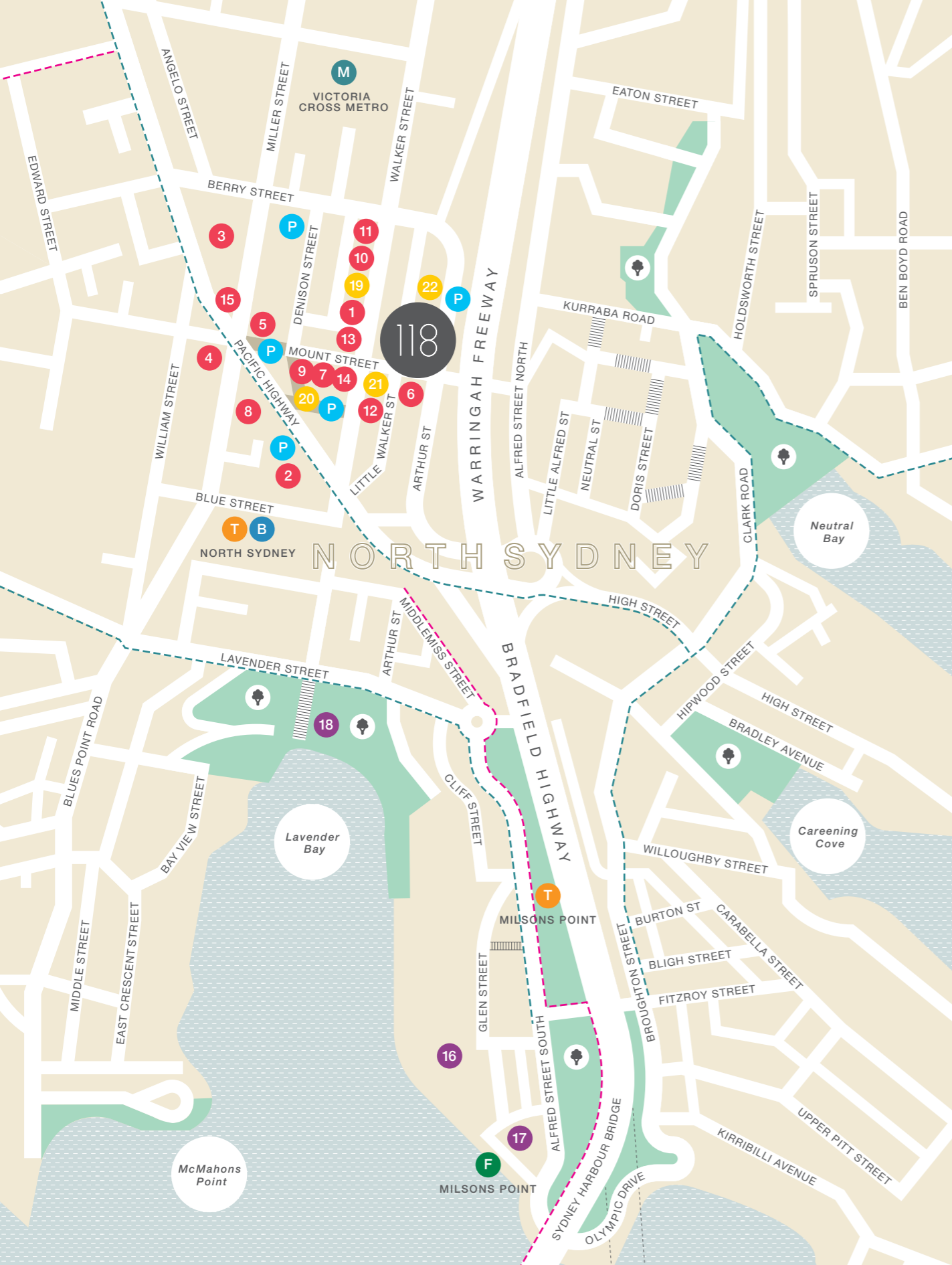


Location

THE NEW NORTH SYDNEY

North Sydney is a mini-metropolis that is home to all the amenity an employee could need. Its streets are lined with everything from gyms and salons to supermarkets and artisan bakers, all against the iconic backdrop of the Sydney Harbour Bridge.

118 Mount Street is also just a short distance to the CBD, making it accessible for meetings in the city or nearby Chatswood and Macquarie Park.



Cycle Paths

- Existing Cycle Path
- Proposed Cycle Path

Food & Retail

- 1 *Firehouse Hotel*
86 Walker Street
North Sydney
- 2 *Greenwood Plaza*
36 Blue Street
North Sydney
- 3 *Northpoint Tower*
100 Miller Street
North Sydney
- 4 *Treehouse Hotel*
60 Miller Street
North Sydney
- 5 *Bourke Street Bakery*
17/105 Miller Street
North Sydney
- 6 *Home Espresso*
3/107 Mount Street
North Sydney
- 7 *Terrace Hotel*
83 Mount Street
North Sydney
- 8 *Rengaya Shop*
1/101 Miller Street
North Sydney
- 9 *Bacino Bar*
2/83 Mount Street
North Sydney
- 10 *Charlie & Franks*
110 Walker Street
North Sydney
- 11 *Five Points Burgers*
124 Walker Street
North Sydney
- 12 *Coles*
99 Walker Street
North Sydney
- 13 *Glorietta*
100 Mount Street
North Sydney
- 14 *RAFI*
99 Mount Street
North Sydney
- 15 *Green Moustache*
100 Miller Street
North Sydney

Leisure

- 16 *Luna Park*
1 Olympic Drive
Milsons Point
- 17 *North Sydney Olympic Pool*
4 Alfred Street
Milsons Point
- 18 *Wendy Whiteley's Secret Garden*
Lavender Street
Lavender Bay

Gyms & Childcare

- 19 *Fitness First*
100 Walker Street
North Sydney
- 20 *Fitness First*
1 Elizabeth Plaza
North Sydney
- 21 *F45 Training*
LG/99 Walker Street
North Sydney
- 22 *Guardian Childcare & Education*
4/132 Arthur Street
North Sydney

Transport

- T *North Sydney Station*
Blue Street
North Sydney
- Milsons Point Station*
Alfred Street
Milsons Point
- M *Victoria Cross Metro Station (Open 2024)*
Miller Street
North Sydney
- B *North Sydney Bus Exchange*
Blue Street
North Sydney
- F *Milsons Point Ferry*
Broughton Street
Milsons Point

118 MOUNT STREET

NORTH SYDNEY

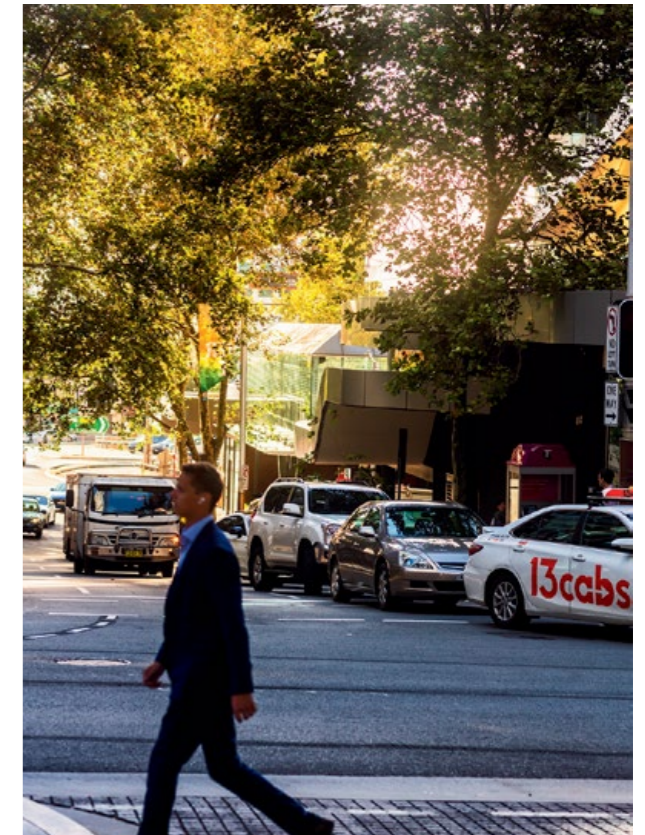
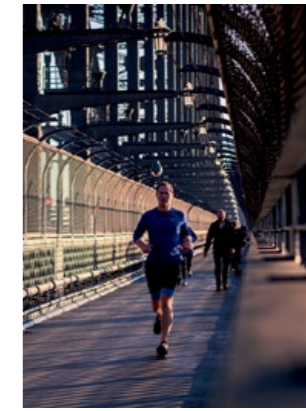
- 1 Victoria Cross Metro
- 2 Greenwood Plaza
- 3 North Sydney Station
- 4 Milsons Point Ferry



Connected

ROAD, RAIL OR WATER

118 Mount Street is a highly connected address with easy access to buses, ferries and trains, including the new Victoria Cross Metro rail. North Sydney Station is just a 400m walk away, and local bus stops are even closer, taking employees to the CBD in under 15 minutes. The North Sydney Council is also committed to a range of bike path projects that will make cycling a safe and easy choice.



A Bold Statement

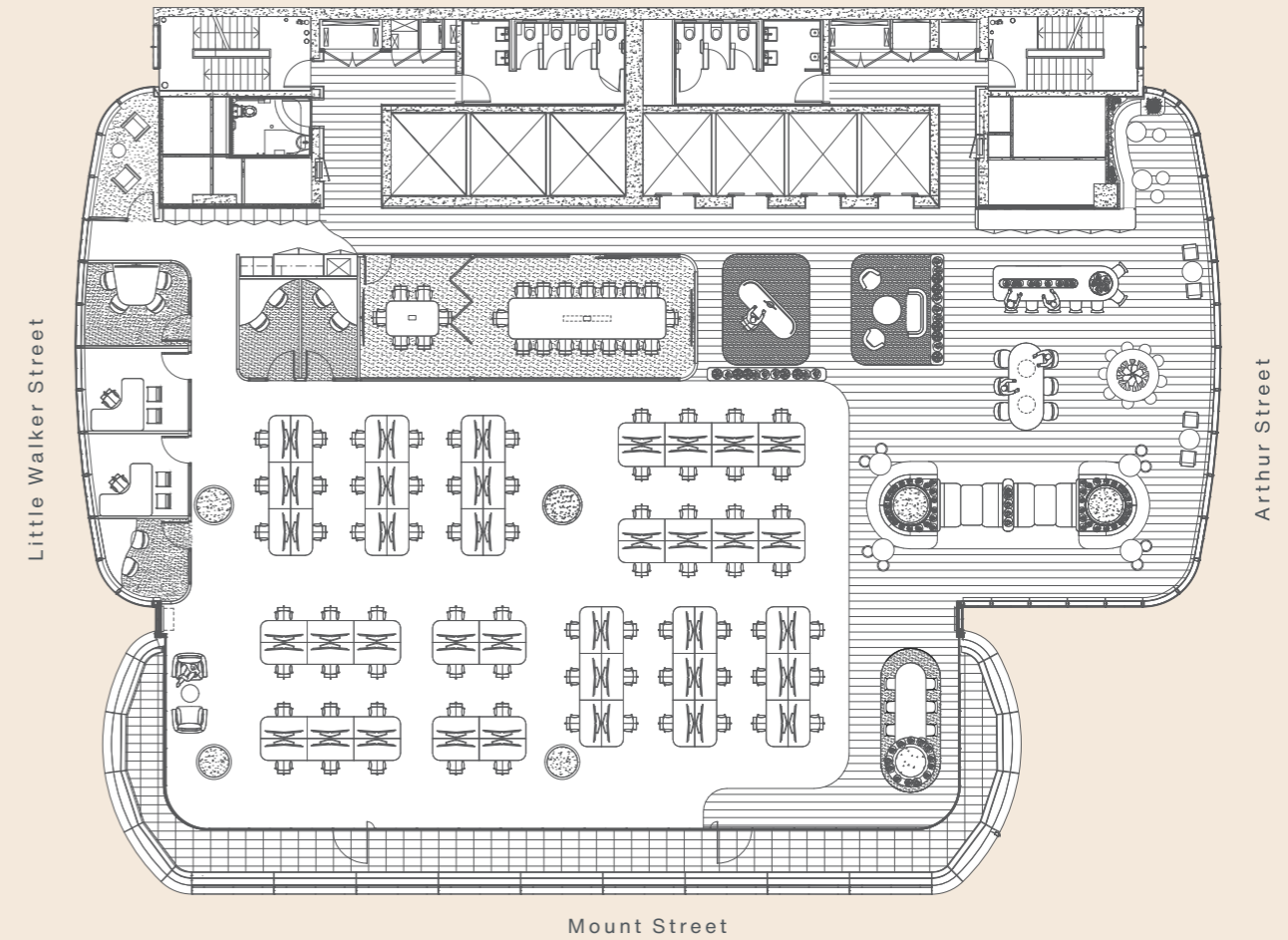
SIGNATURE DESIGN

The interior design fuses raw and refined elements; exposed ceilings are softened by curved modern furniture and leafy planter boxes. Floor-to-ceiling windows illuminate these sophisticated spaces and offer views across North Sydney to the harbour.



Single Floor Tenancy Fitout Plan

Breakdown	
NLA	756sqm
Balcony	65sqm
Ratio	1:10.3



Concierge Desk	2 x Office	48 x Lockers
Waiting Lounge Area	Kitchen & Breakout	Storage
1 x 16 Pax Boardroom	72 x Sit to Stand Workstations (1600 Long)	Banquette Seating
1 x 6 Pax Meet	44 x Fixed Workstations (1600 Long)	Meeting Booths
1 x Zoom Room	Utilities / Comms	High Counter Collab
3 x Quiet Room	High Backs	



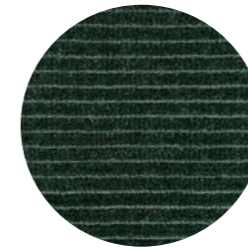
Materials & Finishes

A CONTEMPORARY PALETTE

Fjmt conceived interior spaces that feature an elegant collection of materials. Timber and marble are complemented by deep green and grey furnishings, while beautifully textured tiling adds a luxurious accent.



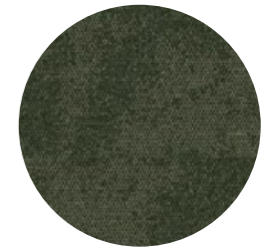
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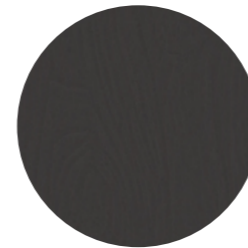
ERA – WILTON
YEAR 27



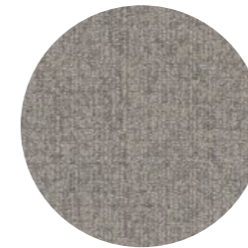
POLYTEC NOTAIO
WALNUT



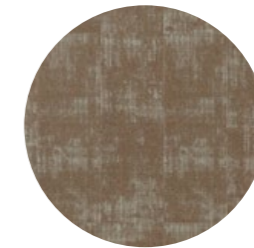
INTERFACE COMPOSURE
EUCALYPTUS



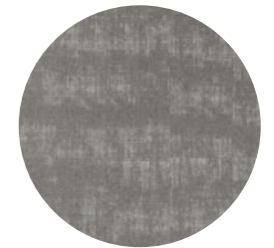
POLYTEC BLACK
PLYWOOD



INTERFACE ASH
BASEBUILD CARPET



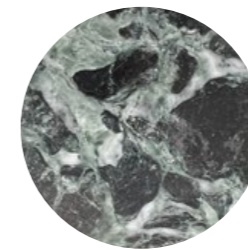
GH COMMERCIAL FIELD
OF VIEW DARK



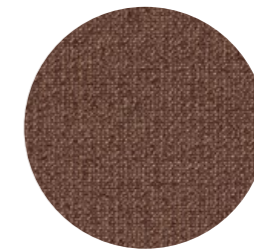
GH COMMERCIAL FIELD
OF VIEW NUANCE DARK



INSTYLE ZEN
TAPESTRY



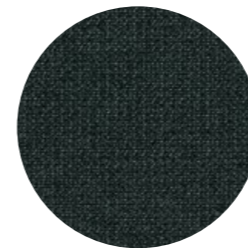
SNB STONE
VERDE ALPI MARBLE



MAHARAM MANTLE
ROCKY



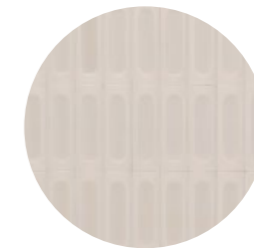
WARWICK COPELAND
EUCALYPTUS



MAHARAM MANTLE
PARSLEY



PELLE LEATHERS VERSATILE
VINYL – DELTA



SKHEME MURI 3D DIMPLE
– EGGSHELL



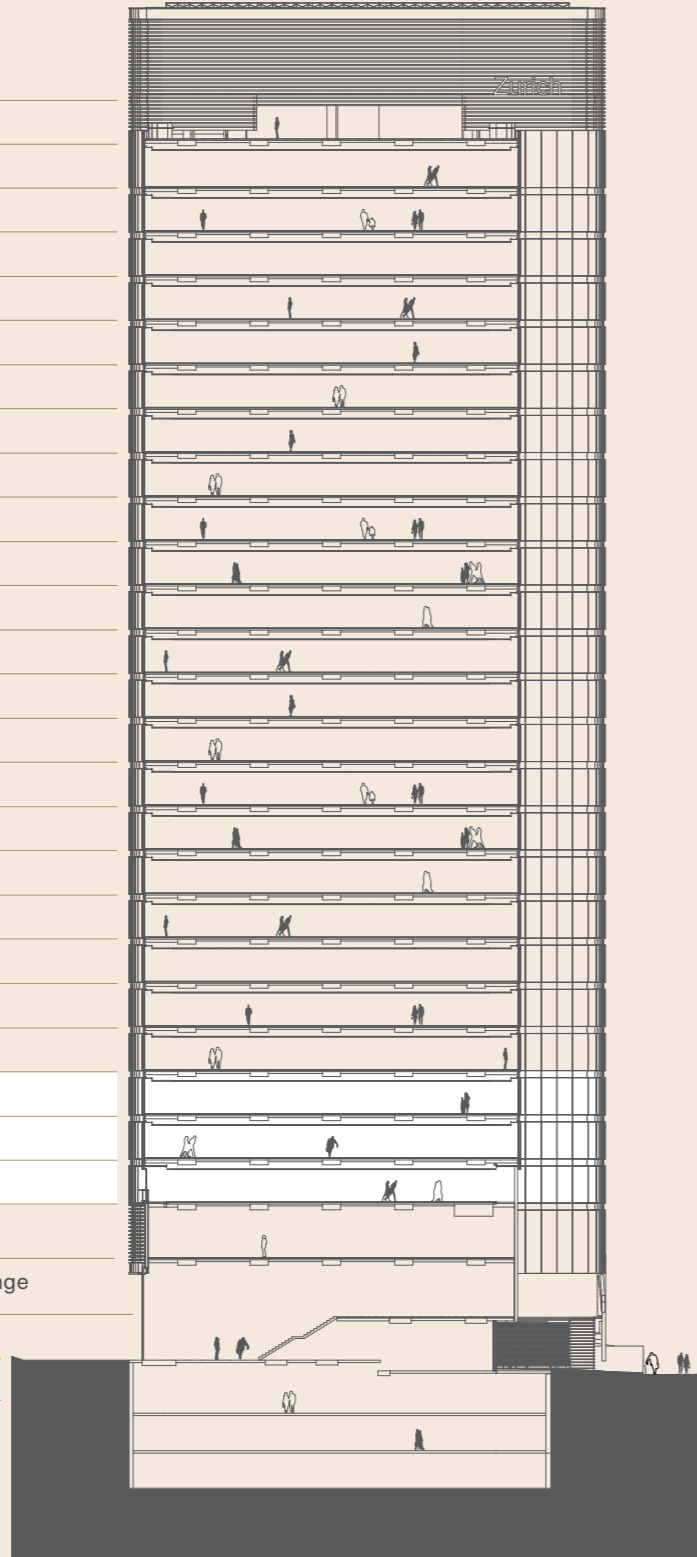
GREENERY
THROUGHOUT



The Opportunity

Level 27	Zurich Australia (Terrace & Plant)
Level 26	Zurich Australia
Level 25	Zurich Australia
Level 24	Zurich Australia
Level 23	Zurich Australia
Level 22	Zurich Australia
Level 21	Zurich Australia
Level 20	Zurich Australia
Level 19	Zurich Australia
Level 18	Zurich Australia
Level 17	Zurich Australia
Level 16	Zurich Australia
Level 15	Zurich Australia
Level 14	Zurich Australia
Level 13	Zurich Australia
Level 12	Zurich Australia
Level 11	Leased
Level 10	Leased
Level 9	Leased
Level 8	Leased
Level 7	Leased
Level 6	Leased
Level 5	Available 810sqm
Level 4	Available 810sqm
Level 3	Available 756sqm + 65sqm Terrace
Level 2	Zurich Australia
Level 1	Main Lobby, Cafe, Terrace & Business Lounge
Entry	
Car Parking & End-of-Trip Facilities	

Please Note:
 – Brand new contemporary whole floor fitout on Level 3
 – All areas subject to survey



BREATHING ROOM

The lobby is an inviting and contemporary space that features sculptural light elements and cascading greenery. With its natural materials and leafy nooks, the lobby provides a charming environment for meetings away from the office.

An expansive lobby café and terrace offer convenient and beautifully appointed spaces for leisurely lunches or a quick espresso.





SUSTAINABILITY AT THE FOREFRONT

118 Mount Street has been designed to be an energy efficient building that provides healthy work environments.



Certification	<ul style="list-style-type: none"> – 5.5-star NABERS Energy rating – 4.5-star NABERS Water rating – Climate Active Carbon Neutral Certification – 6 Star Green Star Performance
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Building and Construction Methods	<ul style="list-style-type: none"> – 95% of the steel used in construction has been sourced from a Responsible Steel Maker. – 60% of all reinforcing base and mesh has been produced using energy-reducing processes. – 95% of timber used during construction is either re-used or FSC certified. – 90% of permanent formwork, cables, pipes flooring and blinds contain zero PVC. – 9% of construction materials used in the building are reused or recycled and have obtained an Environmental Product Declaration. – 90% of waste generated during construction and demolition has been diverted from landfill. – 75% of the building's surface materials feature a high solar reflectance index in order to minimise the heat island effect.
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Energy Efficiency	<p>When compared to a reference building, the design of 118 Mount Street reduces:</p> <ul style="list-style-type: none"> – energy consumption by 4% – greenhouse gas emissions by 32% – peak electricity demand by 25% <p>The photovoltaic array system provides 23kW of electricity, helping to reduce the operational carbon footprint of the building. The system generates enough electricity to run approximately 43 fridges for a year.</p>
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Water Efficiency	<p>The roof-level rainwater tank allows for the re-use of up to 800KI of water for toilet flushing each year. This is equivalent to the daily water consumption of 850 households.</p> <p>When compared to a reference building, 118 Mount Street is designed to reduce the building's potable water consumption from taps, toilets, appliances and the HVAC system by 30%.</p>
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Thermal Comfort	96% of the building area will achieve a high degree of thermal comfort for 98% of standard operating hours.
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Intelligent Lighting	The illuminance design is above the Australian standard to ensure that lighting glare is eliminated in working areas.
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Fresh Air	<p>Outdoor air is cycled through the building at double the rate required by Australian standards.</p> <p>95% of all paints, adhesives, sealants and carpets are low-VOC emitting materials.</p>
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Transport	<p>118 Mount Street has a Walk Score of 100 and is classified as a 'Walker's Paradise' due to its proximity to public transport, shops and dining.</p> <p>Multiple charging stations are available for electric and hybrid vehicles.</p>
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Wellbeing	End-of-trip facilities include 14 showers, 190 bike racks, 202 lockers, a complimentary towel service and other amenities. Regular onsite yoga classes will improve employee productivity, health and job satisfaction.
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Technical Summary

Mechanical Services & Controls

Air Conditioning	<ul style="list-style-type: none"> – Low temperature VAV design – The building is served by two mechanical plantrooms – Level 2 contains air handling units (AHU's) servicing the habitable spaces from ground level to 14 – The plantroom on the roof contains the major mechanical plant and AHUs servicing the habitable spaces from level 15 to 27
Control systems	Building Management and Control System
Fresh Air Quantity	Each floor has 11 Litres/per second (per Green Star requirement)
Tenant Condenser Water Allowance	20W/sqm total heat rejection

Lifts

Number of Lifts	<ul style="list-style-type: none"> – 4 x low rise passenger lifts (Level 0 to Level 16) which includes a combined goods/passenger lift – 3 x high rise (Level 0 to Level 2 and Level 16 to Level 27) which includes a combined goods/passenger lift – 1 x car park lift that services Basement Level 3 to Level 1
Type	KONE – Destination Control System (DCS)
Capacity	<ul style="list-style-type: none"> – 4 x low rise @1800kg and 3m/s – 3 x high rise @1800kg and 5m/s
Security	Destination Operator Panels (DOP's) located in lobbies

Electrical Services

Power Available	<ul style="list-style-type: none"> – Consumer mains rated at 2 x 1,166amps – Essential services – Hours services only – 80A, 3 phase supply to 1 tenant distribution board per office floor
Standby Power	550kVA diesel generator serving life safety and house essential services

Lighting

Type	Recessed LED troffer light with backlit technology and LED downlight with pure aluminium reflector and return air slots
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Amenities

Male Bathrooms	<ul style="list-style-type: none"> – 2 x dual flush pans/floor – 1 x dual flush ambulant/floor
Female Bathrooms	<ul style="list-style-type: none"> – 3 x dual flush pans/floor – 1 x dual flush ambulant/floor
DDA Bathrooms	Located on all levels
Shower Facilities	14 showers and 202 lockers are located in the end-of-trip facilities on basement levels 1 and 2
Bicycle Parking	Located in basement areas and ground floor to accommodate a total of 190 bicycles

Access Floor

Void Height	165mm (H) with 133mm void
System	Steel Cementitious Ultra Fix System 3.0kN
Grid	600mm x 600mm

Parking

Capacity	33 car spaces / 2 loading spaces / 4 motorbike spaces
Access	Via Arthur Street – incorporating a Traffic Management System (TMS)
Maximum Height Clearance	<ul style="list-style-type: none"> – Car park area = 2.0 metres – Loading dock = 3.4 metres (loading dock incorporates a electric turntable)
Electric Vehicle Charging	7 EV stations throughout the carpark

Security / Access

Access Control	Tenant access available 24hrs via access card
Alarms	Back to base alarm monitoring
CCTV	All external areas, car park, lifts and main lobbies

Communications

Main Distribution Frame	<ul style="list-style-type: none"> – 8 x 24C OSC fibre optic cables – Base building service: tenants responsible for cabling and active equipment installation
Intermediate Distribution Frame	<ul style="list-style-type: none"> – Base building service: tenants responsible for cabling and active equipment installation – Dual dedicated tenant communications risers – Free to air television available – Field distributor frames every fourth level
Cable Television	MATV
NBN Connection	Available to each floor

Ceilings

System	SAS 300 metal pan ceiling system
Grid	Approx: 300mm x 300mm

Floor-to-Ceiling

Height	2.7 metres
Slab to slab	3.65 metres

Façade

Type	<ul style="list-style-type: none"> – True floor-to-ceiling – High Performance, double glazed for thermal and acoustic comfort
Mullion Space	1,450mm typical mullion spacing on southern façade

Fire Protection

Type	Automatic Fire Indicator Panel (FIP) and Emergency Warning Intercommunication System (EWIS)
Other	Sprinkler system, hydrant/hose reels and extinguishers installed on each floor

Hydraulic Services

Trade waste for Retail Levels	Available
Natural Gas Supply	Serving hot water boilers for Heating Ventilation & Air Conditioning System, gas fired domestic hot water units

In the words of our tenants

“118 Mount Street boasts stunning views of Sydney Harbour with an abundance of natural light, creating a premium and energising atmosphere. The modern, state-of-the-art end-of-trip facilities are second to none. Moreover, the building’s strategic location adds further value, making it a highly desirable business address. There is an array of amenities just a few steps away. Its green design and ongoing commitment to sustainability are a much welcomed necessity for a better and brighter future. Our dealings with Colliers Management have been friendly and seamless.”

Finclear
Wealth Management Infrastructure

“Little Duck Cafe was opened at 118 Mount Street in 2021. The sky lobby café boasts breathtaking views, looking over the iconic Sydney Harbour Bridge, adding a touch of inspiration to the workday. Its central location close to North Sydney train station is a strategic advantage for accessibility, and the generous natural light throughout the space contributes to a pleasant and inspiring atmosphere. We’re especially grateful to the Colliers management team who have always been helpful, supportive and lovely to deal with. We are very happy to be a tenant here.”

Little Duck Cafe
Lobby





The New World

118 Mount Street is designed for the new world and a new way of working. Create an inspiring work environment for your teams to move forward with fresh ideas and a proactive collaborative culture.

118

This global real assets investment management firm creates sustainable solutions that enable its people and communities to thrive. As an independently operated affiliate of CBRE Group, Inc (NYSE:CBRE), it harnesses the research, investment sourcing and resources of the world's largest commercial real assets investment firm.

On March 31, 2024, the firm had \$144 billion in assets and over 100,000 employees serving clients in over 100 countries.

For further information about CBRE Investment Management, please visit: cbreim.com

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*Assets under management (AUM) refers to the fair market value of real assets-related investments with respect to which CBRE Investment Management provides, on a global basis, oversight, investment management services and other advice and which generally consist of investments in real assets; equity in funds and joint ventures; securities portfolios; operating companies and real assets-related loans. This AUM is intended principally to reflect the extent of CBRE Investment Management's presence in the global real assets market, and its calculation of AUM may differ from the calculations of other asset managers.
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