

## Spectrum, 56 Clarence Street, Sydney, NSW



Send a clear corporate message to your customers and competitors by taking up tenancy at Spectrum. Located above Wynyard Station in the western corridor of Sydney's CBD, in immediate walking distance of all rail and bus interchanges, shopping and gyms. This boutique CBD building is one of a handful designed to achieve a 4 Star Green Star and 4.5 Star NABERS rating. Approximately 5,000 sqm of office space and 160 sqm of ground floor retail are now ready.

LEVEL	SUITE	AREA sqm.	GROSS RENT sqm. P.A. (ex GST)	AVAILABILITY	TERM	FITOUT	COMMENTS
Level 2 (Under offer)	Half floor	230	\$635	Immediately	Negotiable	Integration by FKP available	High quality refurbished floor providing a spacious and efficient working environment with excellent natural light.
Level 3 (Under offer)	Half floor	215	\$635	Immediately	Negotiable	Integration by FKP available	High quality refurbished floor providing a spacious and efficient working environment with excellent natural light.
Level 4	Half floor	240	\$635	Immediately	Negotiable	Integration by FKP available	High quality refurbished floor providing a spacious and efficient working environment with excellent natural light.
Level 5	Whole floor	480	\$645	Immediately	Negotiable	Integration by FKP available	High quality refurbished floor providing a spacious and efficient working environment with excellent natural light.
Level 6	Whole floor	480	\$645	Immediately	Negotiable	Integration by FKP available	High quality refurbished floor providing a spacious and efficient working environment with excellent natural light.
Level 7	Whole floor	480	\$650	Immediately	Negotiable	Integration by FKP available	High quality refurbished floor providing a spacious and efficient working environment with excellent natural light.
Level 8	Whole floor	480	\$650	Immediately	Negotiable	Integration by FKP available	High quality refurbished floor providing a spacious and efficient working environment with excellent natural light.
Level 9	Whole floor	480	\$650	Immediately	Negotiable	Integration by FKP available	High quality refurbished floor providing a spacious and efficient working environment with excellent natural light.
Level 10	Whole floor	480	\$650	Immediately	Negotiable	Integration by FKP available	High quality refurbished floor providing a spacious and efficient working environment with excellent natural light.

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### **Naming/Signage Rights**

Available.

### **Location**

Sydney CBD western corridor with direct access to Wynyard rail and bus interchange and easy access to metro Sydney between Margaret and Erskine Streets.

### **Outgoings**

All rents are gross and inclusive of outgoings. The tenant is to pay a pro-rata share of increases in outgoings.

### **Car Parking**

Basement car parking with direct access to lobby and office floors. Available to tenants by negotiation and subject to availability. \$650 per bay pcm + GST + govt levies.

### **Fitout**

FKP is offering integrated fitout solutions to tenants offering a complete turn key accommodation solution. Subject to council approval the building is capable of vertical integration with internal staircases for the multi floor occupier.

This information is correct as at 1 March 2010. All tenancies are approximate and subject to change.

### **Contact**

#### **FKP**

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[www.56clarence.com.au](http://www.56clarence.com.au)

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