

73
MILLER

In brilliant
contrast



73

Iconic views

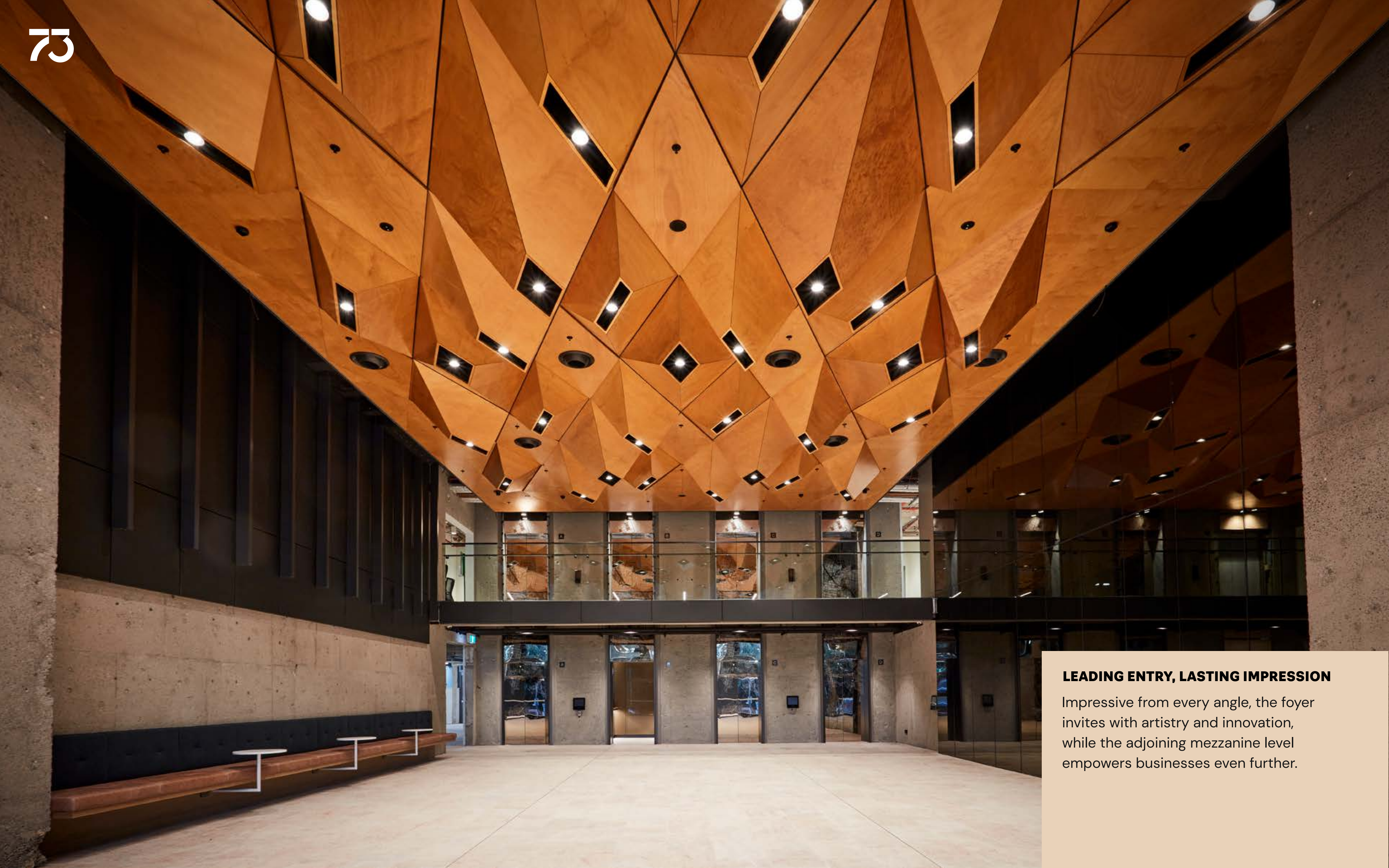


VIEW FROM LEVEL 11 TERRACE



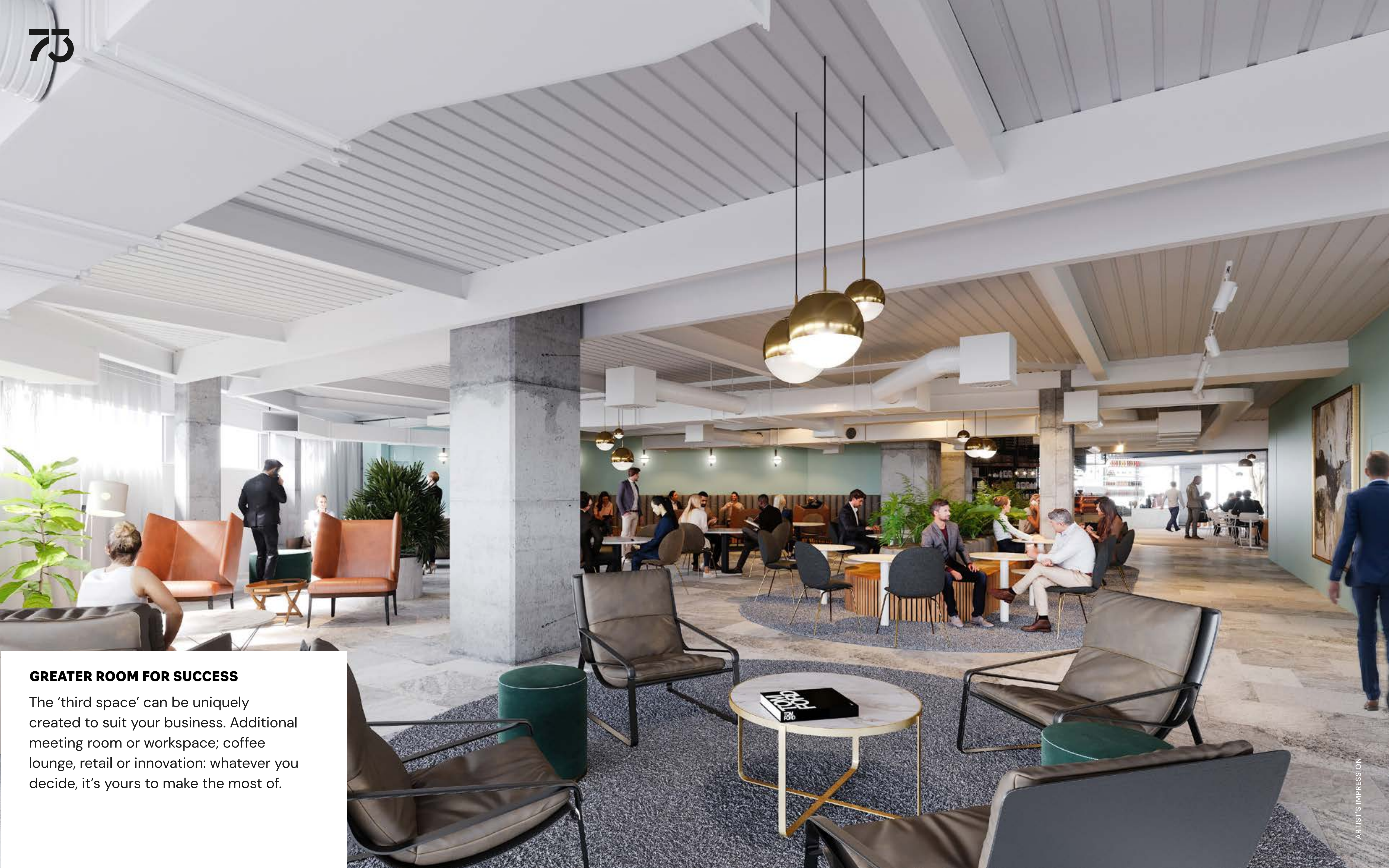
A COMMANDING POSITION

Boasting expansive views towards the CBD, Darling Harbour and beyond, the Level 11 deck is a breathtaking space for employees and events. A space that can be transformed to suit outdoor entertaining with lush greenery, it's next-level extraordinary.



LEADING ENTRY, LASTING IMPRESSION

Impressive from every angle, the foyer invites with artistry and innovation, while the adjoining mezzanine level empowers businesses even further.



GREATER ROOM FOR SUCCESS

The 'third space' can be uniquely created to suit your business. Additional meeting room or workspace; coffee lounge, retail or innovation: whatever you decide, it's yours to make the most of.



**BUSINESS CONNECTIONS,
SOCIAL NETWORKS**

Always social, 73 Miller engages with a spectrum of choice. The activated laneways, pop-ups and exciting 'hole-in-wall' retail attracts staff from early morning until after dark.



OPEN FOR BUSINESS

Welcoming and vibrant, Gas Lane is ideal for morning meetings/late-afternoon coffees at your door. Next to the Greenwood Hotel, with space for new retail, outdoor seating and greenery, it's certain to become a favourite spot.



INNER SOPHISTICATION AND SOARING VIEWS

Open and inviting, each floor allows for agile-based working, while the views simply speak for themselves.



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CYCLING TO WORK

FRESH END-OF-TRIP FACILITIES

Centrally located and newly created, 73 Miller's end-of-trip facilities offer ample space and smart functionality to ensure every day is made that much more seamless.



ST LEONARDS PARK



**136
bike
stations**

**136
lockers**


**14
showers**





EASY COME, EASY GO


Surrounded by transport, you, your clients and your staff are connected from the word 'go' – to the CBD, Macquarie Park and further afield. Coupled with onsite parking and outstanding amenity, 73 Miller makes doing business easier for everyone.


TRANSPORT


-  Train Station

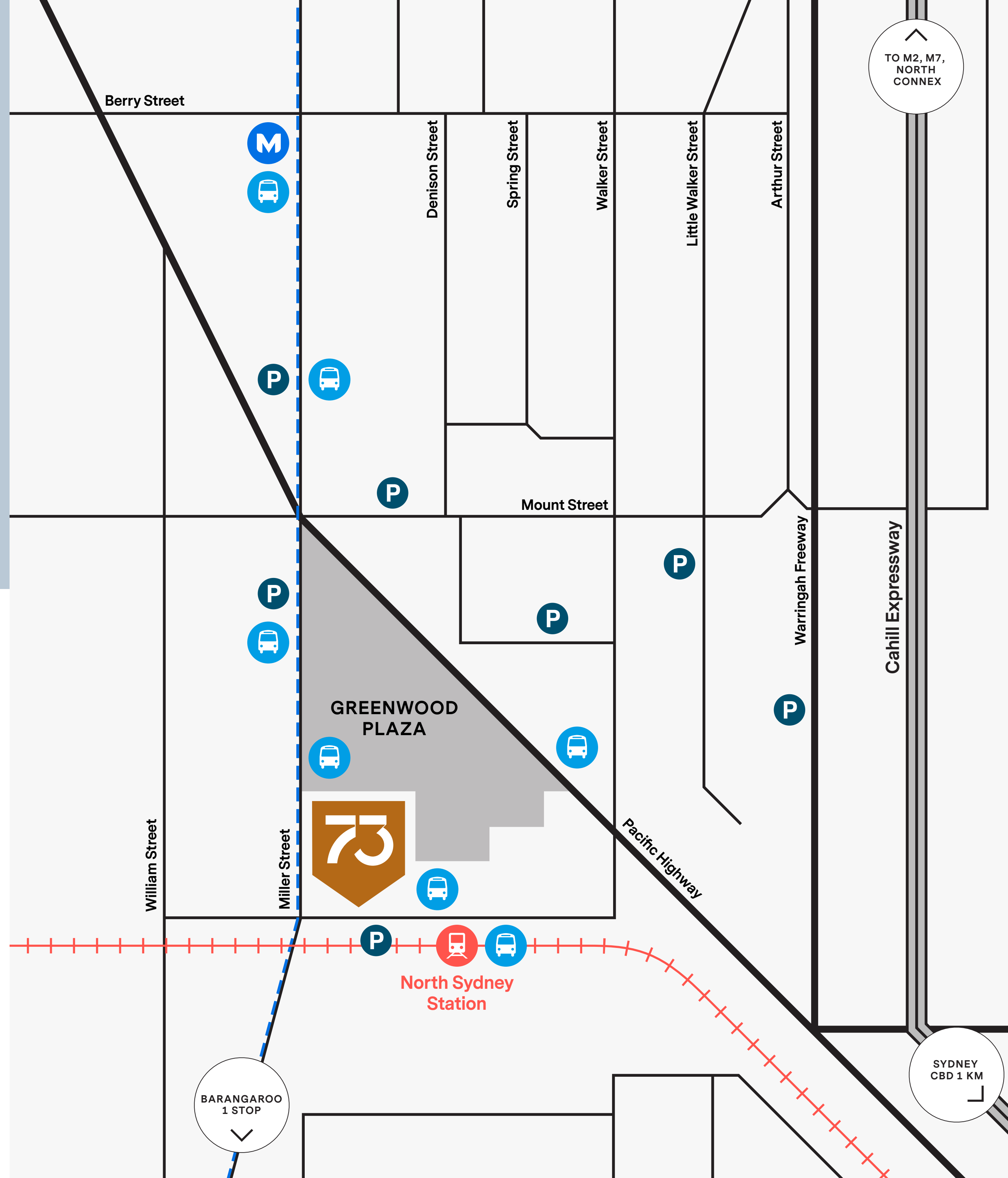
-  Metro Station

-  Bus Stop

-  Parking

-  Train line

-  Metro Line (under construction)



1 North Sydney Station
1 min on foot

6 Metro Station
6 mins on foot

7 Sydney CBD
7 mins by train

9 Lavender Bay Wharf
9 mins on foot

14 Chatswood
14 mins by car

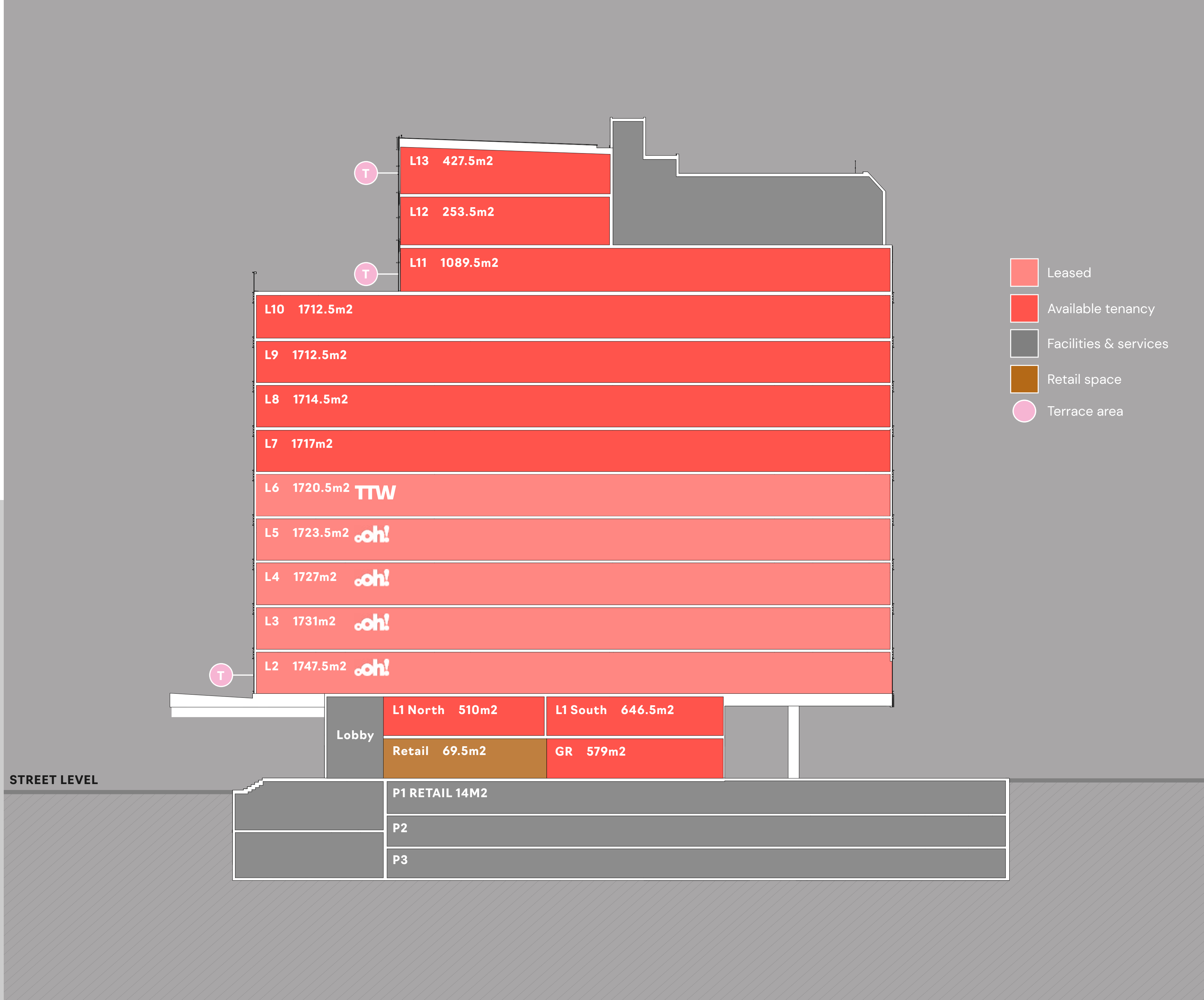
16 Macquarie Park
16 mins by car

MOVE IN AND MAKE YOUR MARK

With 13 floors, three balconies and new floorplates designed with floor-to-ceiling glass, this is an outstanding opportunity to make your mark on North Sydney.

Features:

- Total NLA 19062m²
- A-grade asset
- Open, innovative foyer
- Great natural light on all four sides
- Floor-to-ceiling glass
- Large 1,700m² floorplates
- Modern end-of-trip facilities.



STREET LEVEL



ABW - 1:10

STAFF - 170

LAYOUT SUMMARY

01	RECEPTION
01	CAFE
02	LOUNGE
01	LOCKER AREA
01	COMMS ROOM
01	STORE ROOM
01	UTILITIES
01	MAIL ROOM
<hr/>	
80	COLLABORATIVE SEATS
32	HIGH FOCUS DESKS
08	TOUCH DOWN SEATS
14	QUIET ROOM SEATS
08	PHONE PODS
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142	DEDICATED SEATS
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80	OPEN COLLABORATIVE SEATS
54	MEETING ROOM SEATS
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134	OPEN MEETING SEATS
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276	TOTAL WORKPOINTS
<hr/>	
170	TOTAL STAFF
<hr/>	
TYPICAL NLA PER FLOOR	1700m2
DENSITY	1:10



CORPORATE - 1:15

STAFF - 115

LAYOUT SUMMARY

- 01 RECEPTION/ WAITING AREA
- 01 CAFE/ BREAKOUT

- 01 BOARDROOM [18-20P]
- 04 MEETING ROOM [8P]
- 04 SMALL MEETING ROOM [4P]

- 106 WORKSTATIONS [1600W]
- 08 OFFICES

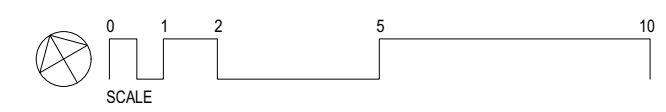
- 06 QUIET ROOM
- 07 OPEN COLLABORATION AREAS

- 01 STORAGE AREA
- 01 COMMS ROOM
- 02 UTILITIES

115 TOTAL STAFF

TYPICAL NLA PER FLOOR 1700m2

DENSITY 1:15



HIGH-LEVEL TECH SPECS

GENERAL

- Building Grade – PCA A Grade
- Services Ratio – Designed to 1:10
- NABERS Energy – Designed to 5 Stars
- NABERS Water – Designed to 3 Stars
- Green Star – Designed to 5 Stars

AIR CONDITIONING

- Variable Air Volume System with Central air handling plant
- Smardt-PowerPax Chillers
- Designed to cater for base building lighting load of 10W/m²
- Designed to Equipment load of 12W/m²

ELECTRICAL

- Tenant lighting and power availability of equal to or greater than 50VA/m²
- Energy efficient LED lighting throughout the building

INFORMATION AND COMMUNICATION TECHNOLOGY

- NBN infrastructure for base building and tenants
- Battery backup for essential services
- 100% Mobile Phone Coverage to NLA

INDOOR ENVIRONMENT

- Carpet Tile Make – Interface Carpet Tile Type – Riverside carpet tile as part of the On Line Collection (250x1000mm)
- Blind Make – Verosol Blind Type – Charcoal color, Ambience roller blind with headbox (duo screen)

LIFTS

Passenger Lifts	PCA Grade A
Lift Number	3 Passenger Lifts
Goods Lift	1 Goods Lift
Passenger Lift Capacity	≥ 20 persons Min
Up Peak:	
Waiting Interval	≤ 30 seconds
Handling Capacity	≥ 13%

CORE PERIMETER

The core to perimeter is as follows :

- Southeast, Northwest: 24m
- Southwest: 26m
- Northeast: 21m

ON FLOOR AMENITIES

- Female: 5 WC Cubicles & 2 Wash Hand Basins
- Male: 3 WC Cubicles , 3 Urinal units and 2 Wash Hand Basins

ACCESSIBLE FACILITIES

- PWD bathrooms on all floors
- Ambulant bathrooms located in both male and female bathrooms

LOADING BAY DETAILS

- Dedicated loading bay is located on P1 with the following dimensions; 2.4 meters wide x 5.4 meters long x 3.1 meters high

FIRE SERVICES

- Sprinkler and EWIS systems throughout, 2 WIP phones per floor, Hydrants and extinguishers provided as required
- Emergency egress via two fire isolated stairwells

EMERGENCY POWER

- Base Building Emergency diesel generator for essential services
- Pad site for tenant back up diesel generator

HYDRAULICS

- Tenant connection to gas and grease waste line available on each floor

SECURITY

- Proximity card reader access control system and CCTV throughout



ESR Australia is wholly owned by ESR, the largest Asia-Pacific focused logistics real estate platform with assets under management exceeding A\$37.3 billion and approximately 18.4 million square metres in GFA of properties completed, under development and on land held for future development.

The Australian team have deep expertise across the industrial and office real estate markets. A fully integrated service offering is delivered by an experienced in-house team, achieving strong customer outcomes through tenant-driven development solutions, active asset management and a strategic approach to property investment management.

ESR's Australian business was built through the acquisitions of Commercial and Industrial Property (CIP) and Propertylink. The combined business has developed over \$2.5 billion of real estate assets since 2006 and currently has over \$2.7 billion of assets under management across the industrial and office sectors.

For more information, or to discuss
leasing opportunities, please contact:

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In brilliant **contrast**

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