

_APRIL GROUP

APRIL GROUP AVAILABILITY REPORT



AVAILABLE SPACE OVERVIEW

April Group take pride in owning and managing quality, legacy style assets designed to create long lasting communities and improve the wellbeing of the people who occupy them.

Our mission is to maximise the enjoyment of those who occupy our buildings – creative office spaces, luxury commercial spaces.

AVAILABILITY





Building	Address	Available Space	Page
Holt & Hart	50 Holt Street, Surry Hills	202.4sqm	3
80 Cooper	80 Cooper Street, Surry Hills	404sqm	4
Clarence Place	222 Clarence Street, Sydney	314.2sqm	5
255 Oxford	255c Oxford Street, Paddington Ground Floor Retail & level 1	1,150sqm	6
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HOLT&HART - 50 HOLT STREET, SURRY HILLS

Holt & Hart is an iconic building with a rich history. Originally owned by rag traders Holt & Hart, a successful local Sydney family, it's now home to some of the best fashion, design and creative businesses in Sydney including Cue Clothing Company. An exceptional business community.

The building offers 12 break-out areas and 4 secure boardrooms, shared through an efficient booking system. Top of the range kitchens and bathrooms occupy each of the 5 floors. There's also bike storage, end of trip facilities and a 24/7 building manager.

 <p>4.5*</p>	 <p>100%</p>	 <p>24/7</p>	 <p>4</p>
NABERS RATING	CARBON NEUTRAL	BUILDING MANAGER	RESTAURANTS

SPACE	Suite 4.11
AREA	202.4sqm
GROSS RENT	\$1,300/sqm
AVAILABLE	August 2023

KEY FEATURES

- > Open plan office space with polished concrete floors
- > Access to 12 breakout area's and 4 boardroom style meeting rooms
- > Bike storage & End of trip facilities
- > Prime Surry Hills location
- > Ground floor cafes, bars and restaurants
- > 5 min walk to Central Station & light rail



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80 COOPER STREET, SURRY HILLS



One of only a dozen large commercial buildings within the Surry Hills core, 80 Cooper St provides whole c.800sqm floors of creative office space designed for Sydney fashion in the 1970's..

Since 2018 the building has seen ongoing upgrades including façade, signage, all new operable windows, foyer, lift cars and each floor as they become available.

These changes have delivered an evolving home for creative and tech tenants including Billard Leece Architects, Canva and various Woolworth's tech divisions.

<p>4.5*</p>	<p>100%</p>	<p>24/7</p>
NABERS RATING	GREEN ENERGY	BUILDING MANAGER

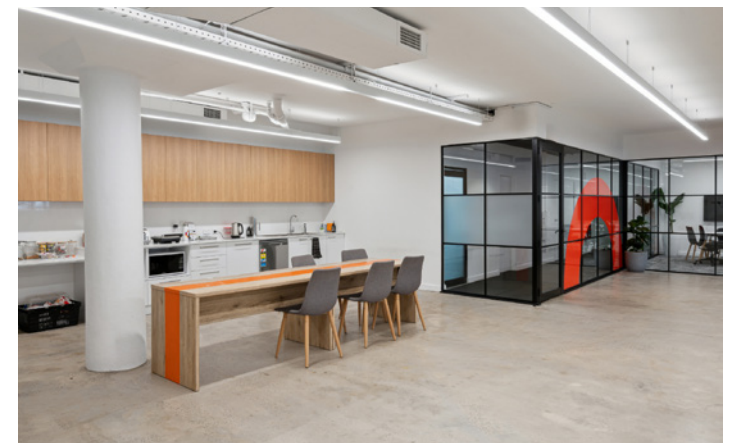
SPACE	Level 1
AREA	404sqm
GROSS RENT	\$1,000/sqm
AVAILABLE	September 2023

KEY FEATURES

- > Open plan layout
- > Polished concrete floors
- > 40 desks
- > Internal kitchenette
- > 1 x boardroom, 2 x meeting rooms

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CLARENCE PLACE - 222 CLARENCE STREET, SYDNEY



A standout building provides a standout opportunity for your retail or commercial business.

222 Clarence Place is a fully refurbished 8 storey office community redefining Parisian chic in the heart of the Sydney CBD.

A breathtaking sandstone facade with fully renovated heritage interiors provide one of the most stylish business addresses in the CBD with the convenience and foot traffic that comes with being 100, from the QVB and Town Hall Station

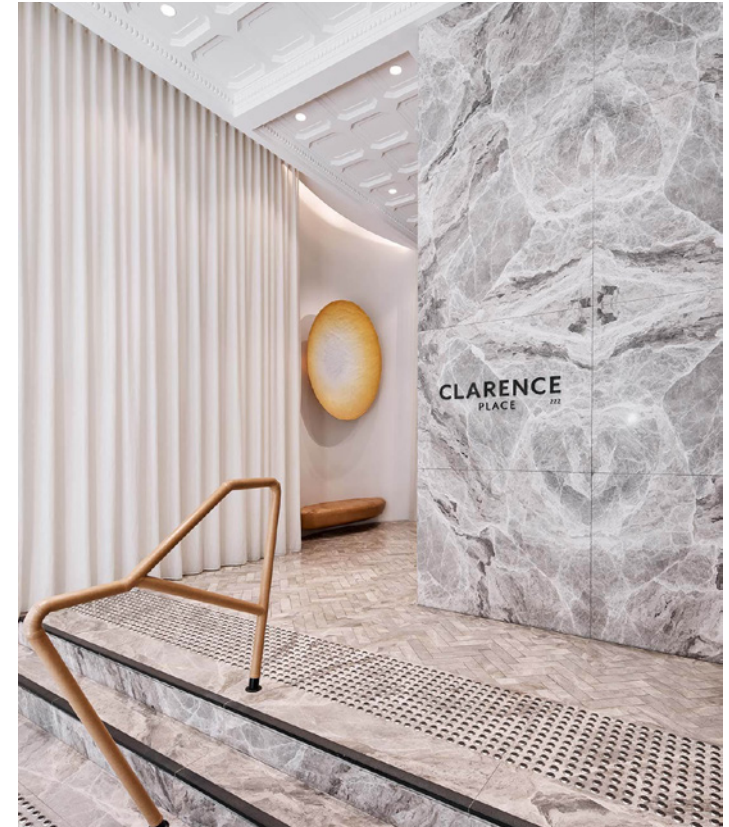
<p>5.5*</p>	<p>100%</p>	<p>24/7</p>	<p>1</p>
<p>NABERS RATING</p>	<p>GREEN ENERGY</p>	<p>BUILDING MANAGER</p>	<p>RETAIL STORE & CAFE</p>

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SPACE	Level 7
AREA	316.3sqm
GROSS RENT	\$1,275/sqm
AVAILABLE	December 2023

KEY FEATURES

- > Heritage sandstone facade
- > Herringbone parquet floors
- > Open plan warehouse style space
- > Internal luxury kitchen
- > Private bathrooms & shower on each floor
- > Individual AC system per suite
- > 100m from QVB and Town Hall Station
- > High security building
- > Full time building manager



255C OXFORD STREET, PADDINGTON



255 Oxford Street sits at the converted cusp of the city - commanding a position at the gateway to Paddington's historic heart. Create a new vision for your business and brand in a magnificently redesigned building that draws on the energy of the city and the prestige of Sydney's favourite shopping village.

Adjoining Paddington Reservoir Gardens, 255 Oxford Street provides efficient, well-maintained accommodation, with high ceilings and abundant natural light from floor to ceiling windows and significant skylights.

<p>4.5*</p>	<p>100%</p>	<p>24/7</p>
<p>NABERS RATING</p>	<p>GREEN ENERGY</p>	<p>BUILDING MANAGER</p>

SPACE	Ground Floor Retail
AREA	467sqm
SPACE	Level 1
AREA	1,150sqm
GROSS RENT	TBC
AVAILABLE	Q4 2023

KEY FEATURES

- > Brand new redevelopment
- > 40m Oxford St. Frontage
- > Abundant natural light
- > New back-lit glass facade
- > New floor to ceiling windows



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OUR TEAM



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ABOUT US

Our management team leverage their extensive network of tenant representatives and leasing agents when filling vacancy. However, our first port of call is to engage with our existing tenant network, who are often looking to occupy more space or know a like-minded tenant.

Our existing tenants stay with us, grow with us, and inspire a constant flow of new inquiry to us, which culminated in an average leasing downtime of 8 days across the portfolio throughout FY22.

Annual surveys are integral to understanding what our tenants want, particularly in a post COVID-19 landscape. Leaders and executives acknowledge that their staff are more likely to attend the office if the building has character and the space is surrounded by quality amenity.

Performance is stronger when teams collaborate in beautiful spaces. Survey results have indicated that the vast majority of our tenants have improved financial performance since COVID-19.



