

85 HARRINGTON
STREET

THE ROCKS

THE
HARRINGTON
COLLECTION

> GOLDEN AGE

 hannas

85 HARRINGTON STREET
THE ROCKS



FOR LEASE
DESIGN & BUILD OPPORTUNITIES
LOOKING FOR UNIQUE FLOOR PLANS OR COMMERCIAL SPACE
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CONTENTS

85 HARRINGTON STREET THE ROCKS



06	INTRODUCTION
08	THE OPPORTUNITY
14	LOCATION
22	FLOOR PLAN
26	DEVELOPERS
30	CONTACT

INTRODUCTION

Encouraged by PMNSW's vision to maximise economic outcomes, deliver community benefits in the Rocks and ensure this iconic heritage location remains a leader in commercial experience internationally. Hannas and Golden Age are pleased to offer 'The Harrington Collection' as an opportunity to connect the vibrant happenings of the narrow laneways and add commercial diversity to a timeless neighbourhood at 85 Harrington Street, The Rocks NSW, 2000

Designed by award winning architects fjcstudio, The Harrington Collection is a state of the art mixed-use development, presenting four distinctive stories as a seamless collection of moments, housed within an iconic address at The Rocks.

85 Harrington Street sits within this high end development and blends contemporary office accommodation with premium retail and iconic characteristics of the historical neighbourhood. The offering provides commercial space across a single level with street frontage and standalone access. Complementing the commercial space is over 1,000sqm of retail amenity.

Being the only brand new mixed use development in the area, The Harrington Collection will advantageously deliver contemporary and sophisticated retail, commercial, health & wellbeing and gallery opportunities amongst The Rocks' best offerings in the vibrant Sydney city centre.



A landmark opportunity
in one of Sydney's
most sought-after
neighbourhoods

THE OPPORTUNITY

Available for Lease is a 1,021sqm stand alone commercial floor featuring a brand new bespoke fit out. Reflecting the sophistication encompassed throughout the entire development, this floor provides premium accommodation meticulously designed and finished to the highest standards.

The sole commercial tenancy within this luxury mixed use development benefits from direct access to the precinct courtyard, exceptional street exposure, signage opportunities, floor to ceiling windows, exclusive bathroom amenities and premium end of trip facilities.

Address	Level 1, 85 Harrington Street The Rocks NSW 2000
Net Lettable Area	1,021sqm*
Net Rent	\$1,000/sqm per annum + GST
Outgoings	\$315/sqm per annum + GST
Condition	Brand new premium fit out
Availability	Available now
Amenity	Premium EOT facilities Exceptional retail and dining offerings Close proximity to main transport hubs

*approx.



Premium
Fit Out



Tightly Held
Rocks Location



Exclusive End of
Trip Facilities



Large Efficient
Floor Plate



Sophisticated
Retail Offerings



Impressive Street
Exposure



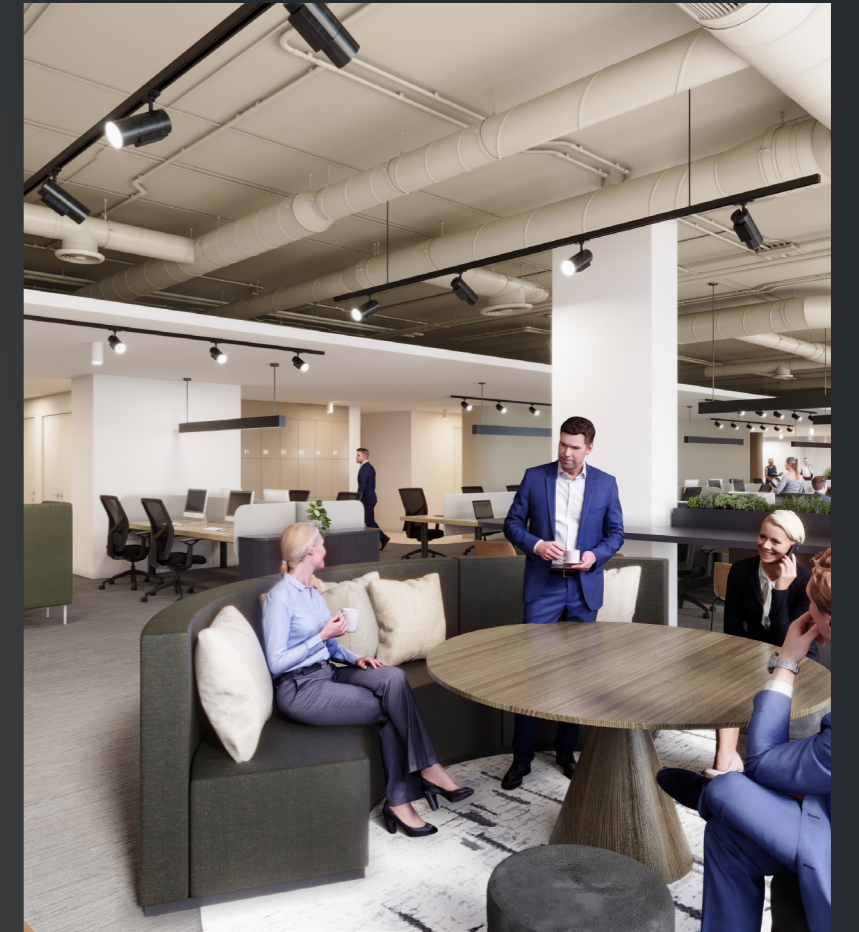
Exclusive
Commercial
Tenancy



Excellent Transport
Connections



Signage
Opportunities



INDICATIVE FIT OUT PLAN

LEGEND	
No. of Desks	96
Boardroom	1 x 16 person
Meeting Rooms	2 x 8 person
	2 x 6 person
Quiet Rooms	3
Informal Meeting Areas	3
Auditorium	1 x 40 person



PITT STREET
MALL
11MIN

MARTIN
PLACE
10MIN

QUAY QUARTER
PRECINT
8MIN

WYNYARD
STATION
8MIN

CIRCULAR
QUAY
3MIN

SALESFORCE
TOWER
2MIN



BARANGAROO
PRECINCT
11MIN



LOCATION

Nestled at the foot of the Sydney Harbour Bridge and on the western shores of Sydney Cove, The Rocks is the foundation place of Sydney and Australia, and of huge historical significance.

Often described as Sydney's 'outdoor museum', The Rocks' transformation into a coveted cultural hub which evolved without the destruction of the area's Old World charm and historic buildings from the eighteenth and nineteenth century. The neighbourhood is a creative hub, home to the Museum of Contemporary Art and its extensive exhibitions.

Featuring live music and activations, handcrafted jewellery and unique

homewares across more than 200 stalls, the bustling The Rocks Market attracts visitors every weekend with a diverse range of tastes and styles that proudly reflects Sydney's culture.

The district is activated throughout the year with exceptional events organised by PMNSW and the City of Sydney including Vivid Sydney and Bastille Festival.

An easy 15-minute stroll from Town Hall station, a three-minute walk the Circular Quay transportation hub and a short walk from Wynyard railway station, The Rocks' enviable connectedness is fabulously framed by the city's two most recognisable landmarks, Sydney Harbour Bridge and Sydney Opera House.

Today, The Rocks houses some of Sydney's finest restaurants, bars and boutique stores, enjoyed by a young and affluent residential population as well as 14.6 million visitors annually.



Immerse yourself in the heritage charm of The Rocks



Moments from Circular Quay transport hub



Wining and dining in cosmopolitan style



Thrive in Sydney's stunning outdoor spaces



Artist's Impression





Artist's Impression

DEVELOPERS



DEVELOPER

> GOLDEN AGE

Committed to delivering innovative and ambitious projects across Australia, Golden Age Group views quality of construction and quality of life as equal pillars of success. Since its inception in 2006, Golden Age has firmly cemented itself as an industry leader, bringing to life high-end commercial and iconic residential developments. With liveability and luxury design at the forefront, Golden Age Group is leading the way to create more jobs and stronger communities.

The major large-scale projects in progress are the strata office building 130 Little Collins Street in Melbourne CBD, Floret townhomes in Glen Waverley, Wembley Hill townhomes and a large-scale mixed-use project SKY SQR in Box Hill that build on the success of neighbouring Sky One completed in 2021.

Other achievements include Australia's slimmest skyscraper, Collins House, awarded "Best Mixed-use Development in Australia", one of Melbourne's tallest residential buildings in Melbourne CBD - Victoria One, the distinguished Sky Garden project above The Glen Shopping Center, the luxury Harrington Collection at The Rocks, Sydney, the introduction of iconic lifestyle hotel brand, Ace Hotel in Sydney's Surry Hills, to name a few.

Today, the company's property portfolio spans residential, hotel, mixed-use, commercial, industrial, and house and land packages.

goldenagegroup.com.au



DEVELOPER



With a legacy spanning more than 35 years, Hannas, a privately owned Sydney-based property development and civil infrastructure company, has delivered landmark projects across industrial, residential and commercial sectors, each with a core focus on design excellence, innovation and integrity.

Hannas' expertise is exemplified by a trail of successful endeavours catering to diverse sectors, including renewable energy infrastructure, oil and gas, water management, rail networks, roads, and heavy industry clients across New South Wales. Since 1988, Hannas has delivered over \$1 billion of civil infrastructure work, winning multiple awards before expanding into property development in the early 2000's. This includes one of Sydney's most iconic multi-residential developments, The Harrington Collection, which received a commendation in the 2023 UDIA NSW Awards For Excellence and was awarded Silver in the 2023 Better Future Sydney Designs Awards.

Firmly cementing itself as a pioneer within the industrial sector, Hannas' success is underpinned by its vision to modernise industrial development by taking the same aesthetic and premium style as residential projects. This approach saw Hannas achieve record off-the-plan rates for its Arc Lane project in Lane Cove West in 2022, as well as its Rockwater Brookvale project in Sydney's northern beaches in 2023. In 2024, Hannas launched Solus Industrial Byron Bay, a 17 lot subdivision offering purchasers a once-in-a-generation opportunity to shape the evolving narrative of Byron Bay's landscape.

Hannas takes pride in its development ventures that reinvent urban landscapes, delivering iconic projects while maintaining a strong pipeline of future developments and civil projects across Australia.

hannas.com.au



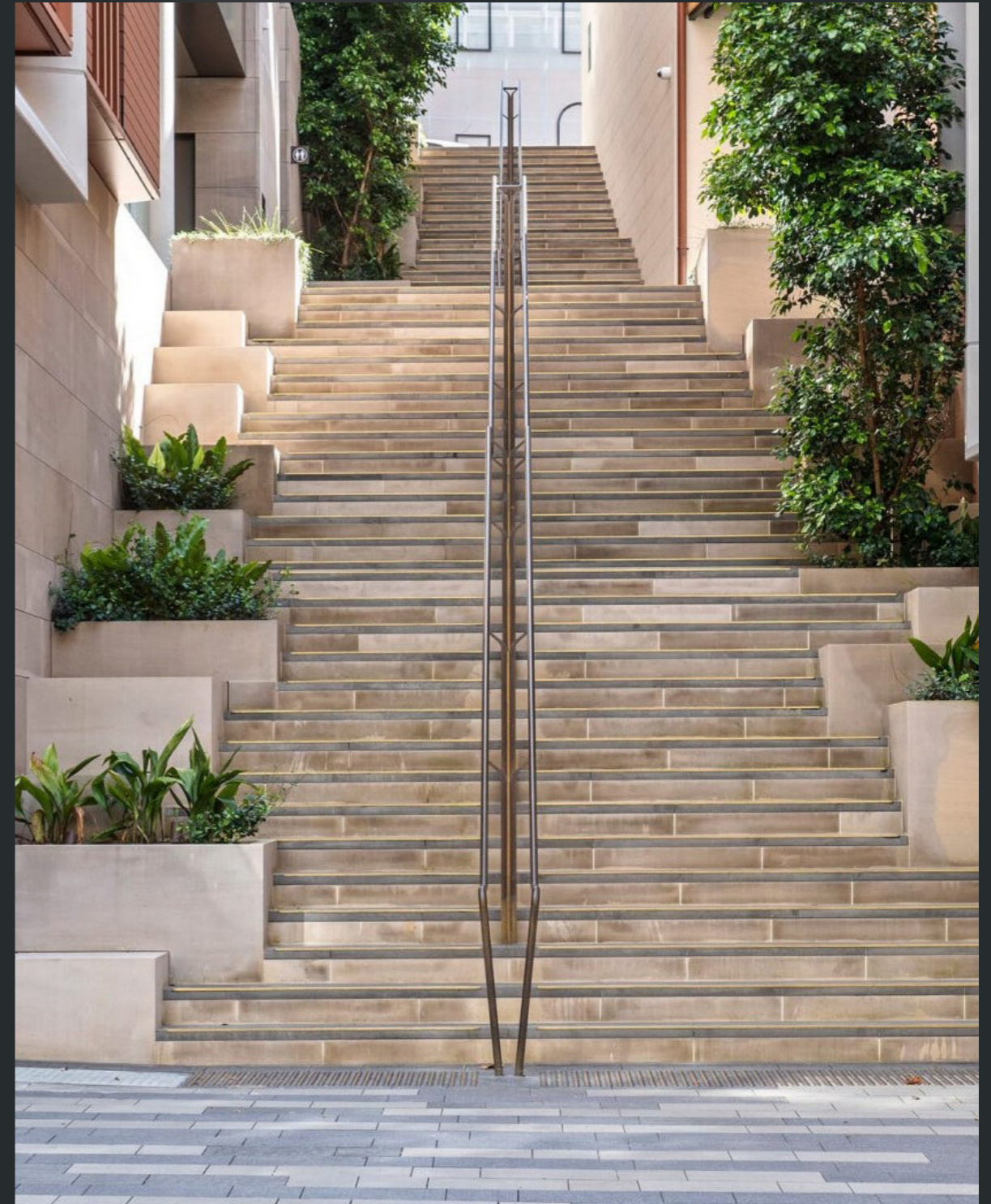
ARCHITECT & INTERIOR DESIGN *fjcstudio*

fjcstudio is a multidisciplinary, multi-award-winning design house that fuses the disciplines of architecture, interiors, landscape and urban design. With offices in Sydney, Melbourne and England's Oxford, the same unwavering passion sits at the core of all work: the dual pursuit of design excellence and enhancement of the public domain.

Embodying the shared values and aspirations

of each community they work with, fjcstudio focuses on the spatial and organic interconnections that occur between built form, people and place. It's what makes every project indisputably unique – most notably, Sydney's Waterfront Pavilion, EY Centre and Anadara, Baranagaroo.

fjcstudio.com





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This Information Memorandum is a high-level overview only of the project and the leasing opportunity. The Information Memorandum does not purport to contain all information required in connection with these matters. Potential tenants must undertake their own investigations and inquiries in connection with the project and the leasing opportunity.

The information in this Information Memorandum is general information only. Prospective tenants should not construe the contents of this Information Memorandum as legal, tax or investment advice.

Hannas, Golden Age Group, Golden Age and Hannas The Rocks Pty Ltd and their agents have not carried out an independent audit or independently verified any of the information, projections, assumptions and statements contained in this Information Memorandum. They do not give any warranty as to their accuracy, reliability, currency or completeness.

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