

# THE HARRINGTON COLLECTION

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85 Harrington Street  
The Rocks  
(Ground & Level 1)



**CBRE**





THE HARRINGTON  
COLLECTION



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## THE HARRINGTON COLLECTION

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# EXECUTIVE SUMMARY

Taking centre stage on Harrington Street, this recently completed mixed use development integrates seamlessly with this historical foreshore precinct.



Total Commercial Office 1,016 m<sup>2</sup>\*

The Rocks is in the midst of one of the most exciting periods of growth with premier new mixed use developments presenting opportunities for new businesses, hotels, restaurants, cafes and retailers to take advantage of the ongoing rejuvenation and gentrification of Sydney's most prestigious harbourside locations.



Total Retail Tenancies 909 m<sup>2</sup>\*



Total Stratum Area 1,925 m<sup>2</sup>\*

I.B Property & CBRE exclusively offer 'The Harrington Collection' at 85 Harrington Street, The Rocks for sale by way of International Expressions of Interest.



8 Retail Tenancies & a single whole floor office tenancy ready to occupy

EOI Closing Thursday, 24 August 2023 at 4pm (AEST)

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\* Artist's Impression - Potential office fitout









# INVESTMENT HIGHLIGHTS



Brand new mixed-use building completed 2022



One of the longest ground leases within The Rocks precinct (~97 years) complemented with a peppercorn ground rent



Vacant possession allowing for either owner occupation, tenanted investment or a combination of



Largest whole floor office stratum within Sydney CBD



Centrally located benefiting from proximity to Circular Quay, Martin Place and Barangaroo



Ability to create a unique destination – mix of commercial and retail





## THE HARRINGTON COLLECTION

The Rocks has entered a new golden era with city living and lifestyle amenity being a key focus for living, working and play. The Rocks delivers on all fronts, boasting ease of access to Sydney Harbour, including major upgrades of the Circular Quay transport and tourism hub, central connectivity and some of the best global retail brands, restaurants, and hotels in the precinct.

The Harrington Collection blends contemporary living with premium retail and iconic characteristics of the historical neighbourhood. The offering provides 1,925m<sup>2</sup> of retail and commercial space across two levels, the major of which has street frontage and standalone access.

# THE ROCKS

The Harrington Collection is positioned in Sydney CBD's premier and tightly held foreshore precinct, benefitting from billions of dollars invested in the immediate precinct.



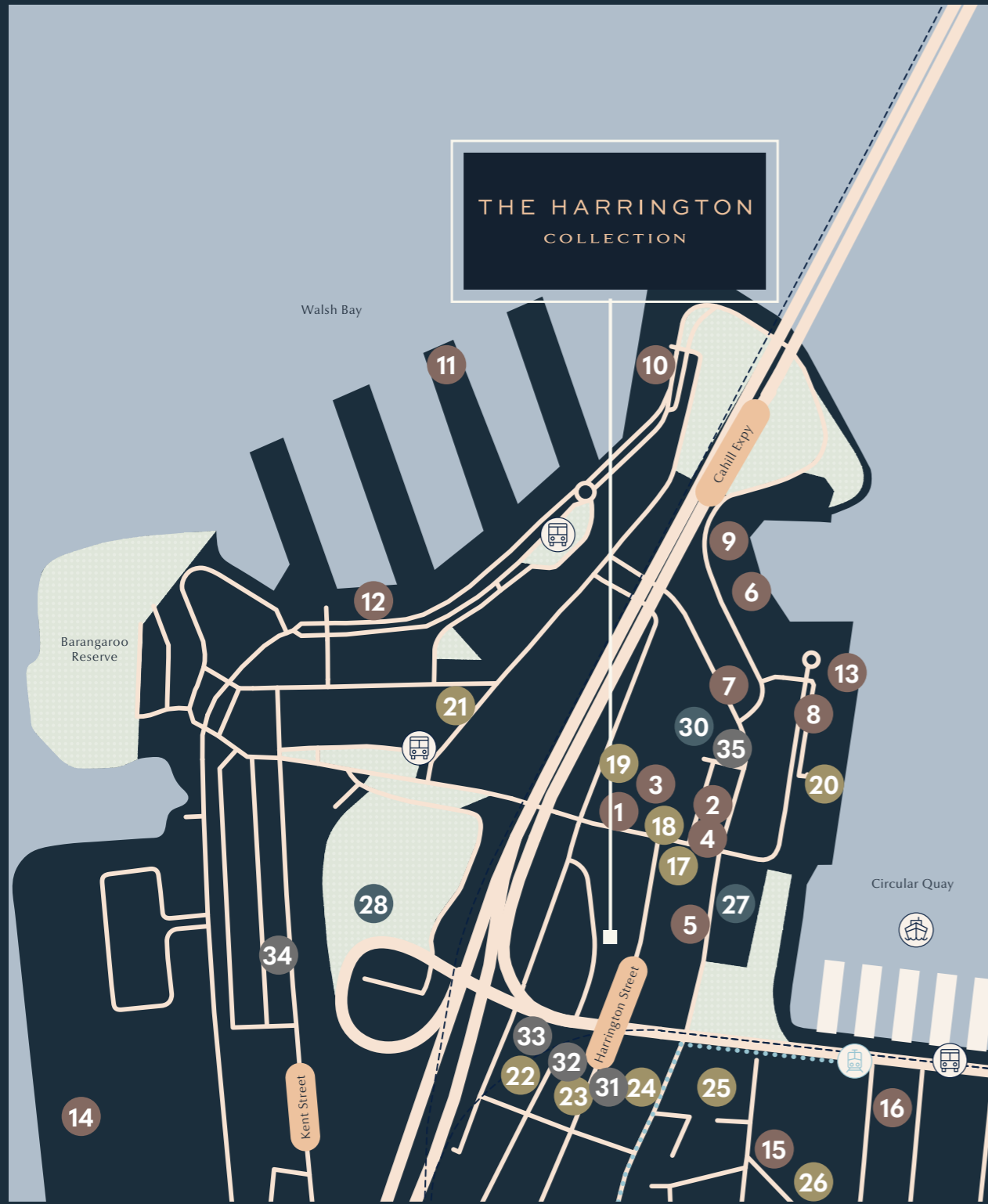


*World renowned location*

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\*Outline indicative only





## Restaurants

- 1. Sake Restaurant
- 2. Pancakes On the Rocks
- 3. El Camino Cantina
- 4. Pony Dining
- 5. Le Foote
- 6. 6HEAD
- 7. Ribs & Burgers
- 8. The Squire's Landing
- 9. The Dining Room
- 10. The Gantry
- 11. The Theatre Bar
- 12. Ventuno Restaurant
- 13. Quay Restaurant
- 14. Nobu
- 15. Tapavino
- 16. Cafe Sydney



## Bars

- 17. Endeavour Tap Rooms
- 18. The Argyle
- 19. The Glenmore Hotel
- 20. Cruise Bar
- 21. The Hero of Waterloo
- 22. Harts Pub
- 23. MAYBE SAMMY
- 24. Grain
- 25. Bar Ombre Rooftop
- 26. Bulletin Place Bar



## Point of Interests

- 27. Museum of Contemporary Arts
- 28. Sydney Observatory
- 29. Roslyn Packer Theatre
- 30. The Rocks Market



## Hotels

- 31. Four Seasons Hotel Sydney
- 32. The Sebel Quay West Suites
- 33. Shangri-La Hotel
- 34. The Langham
- 35. Rydges Sydney Harbour



# FUTURE WATER SQUARE

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

“ The vision we outlined for 2030 and are now extending to 2050 capitalises on this and aims for a sustainable future where our city is a leader in sustainable growth, creativity and innovation, with a 24-hour economy and opportunities for all.

- Clover Moore, Lord Mayor of Sydney ”

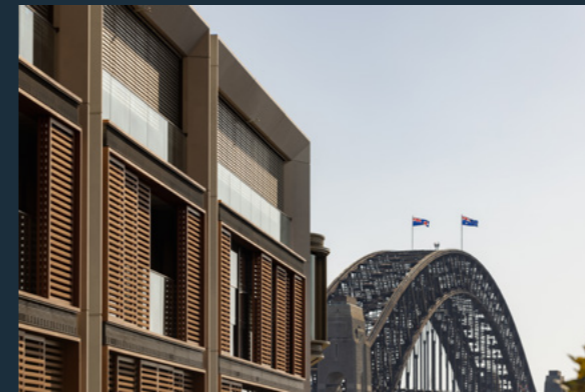






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# SCHEDULE OF AREAS

## RETAIL

| Retail   | Area (m <sup>2</sup> )* |
|----------|-------------------------|
| Retail 1 | 76                      |
| Retail 2 | 143                     |
| Retail 3 | 173                     |
| Retail 4 | 325                     |
| Retail 6 | 21                      |
| Retail 7 | 28                      |
| Retail 8 | 131                     |

## OFFICE

| Office | Area (m <sup>2</sup> )* |
|--------|-------------------------|
| H1.1   | 1,021                   |

## THE OFFERING

|                       |  |
|-----------------------|--|
| Street Address        | 85 Harrington Street, The Rocks NSW 2000     |
| Title References      | Commercial - 4/1272007<br>Retail - 5/1272007 |
| Total Commercial Area | 1,021 m <sup>2</sup> *                       |
| Total Retail Area     | 897 m <sup>2</sup> *                         |
| Total Stratum Area    | 1,918 m <sup>2</sup> *                       |

\*approx. Calculated in accordance with PCA Guidelines

## PLANNING CONTROLS

|                          |                        |
|--------------------------|------------------------|
| Zoning                   | B4 - Mixed Use         |
| Municipality / Authority | City of Sydney / PMNSW |

## BUDGETED OUTGOINGS

### Retail

|                          |                         |                     |
|--------------------------|-------------------------|---------------------|
| Council Rates            | \$24,236 per annum      |                     |
| Land Tax                 | \$116,517 per annum     |                     |
| Building Management Fees | Admin - Management Fees | \$9,925             |
|                          | Admin - Accounting Fees | \$5,912             |
|                          | Admin - Strata Levies   | \$95,828            |
|                          | Admin - Precinct Levy   | \$24,441            |
|                          | Sub Total               | \$136,106 per annum |
| TOTAL                    | \$276,869 per annum     |                     |

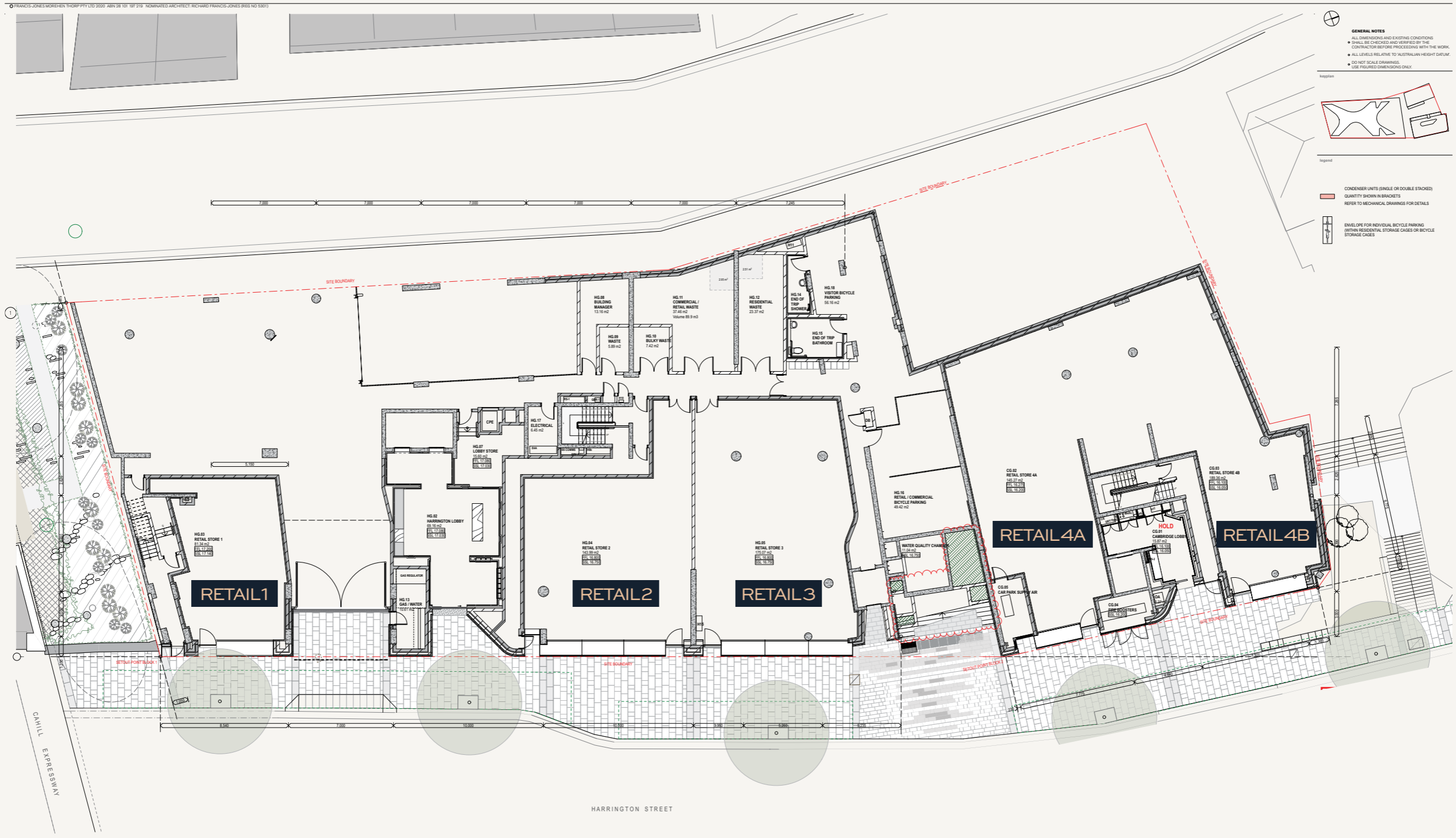
### Commercial

|                          |                         |                     |
|--------------------------|-------------------------|---------------------|
| Council Rates            | \$27,076 per annum      |                     |
| Land Tax                 | \$136,001 per annum     |                     |
| Building Management Fees | Admin - Management Fees | \$11,080            |
|                          | Admin - Accounting Fees | \$6,543             |
|                          | Admin - Strata Levies   | \$71,262            |
|                          | Admin - Precinct Levy   | \$28,505            |
|                          | Sub Total               | \$117,390 per annum |
| TOTAL                    | \$280,467 per annum     |                     |

\*approx.



# FLOOR PLANS



As Built  
 \*All areas area indicative. Please refer to the schedule of areas on page 22









The commercial design has been prepared by Project One in collaboration with Hannas & Golden Age as a visual representation of the potential fitout design and functionality, streamlining the fitout process for prospective purchasers and reducing lead time.

**project one**

Project One is a premier fit out company providing state-of-the-art creative workspaces and innovative environments. With a proven track record in Design & Construction Management, we specialise in delivering exceptional commercial and Industrial interior fit out and refurbishment projects throughout Australia. Our dedicated team of highly skilled professionals caters to building owners, asset managers, project managers, architects, designers, and business owners, ensuring top-notch solutions.

With a focus on diversity, responsibly sourced materials and carefully considered processes, our goal is to minimise our environmental impact while maximising our positive social impact, and provide places and spaces for everyone to enjoy.

[projectone.com.au](http://projectone.com.au)

Since our establishment in 2010, we have excelled in delivering fast-track interior fit out and refurbishment projects. Through meticulous procurement and management of pre-qualified subcontractors and consultants, we bring specialised expertise directly to your project site.



\* Artist's Impression



# FIT OUT PLANS



01

PROPOSED LAYOUT PLAN  
1:200



# TEAM



## DEVELOPER

### > GOLDEN AGE

With an impressive portfolio valued at approximately \$4.5 billion, Golden Age has cemented itself as an industry leader that continues to raise the bar when it comes to quality, design and passion. This unwavering commitment continues to attract the industry's finest architects, designers and consultants time and time again, and has led to Golden Age pioneering the Australian property sphere by delivering a through-the-line service at each stage of the property life cycle.

With a vision to build cities and communities in a better way, leading to more jobs and stronger communities, Golden Age views quality of construction and quality of life as equal pillars of success. This has led to a host of accolades, including some of the industry's most prestigious awards, and has seen Golden Age achieve above-market performance in relation to sales and settlement.

Major large-scale projects include the development of Sheraton Melbourne, Australia's largest air-rights development Sky Garden; Australia's slimmest skyscraper and globally recognised Collins House; The Harrington Collection in the historical The Rocks precinct on Sydney's waterfront; the iconic Park One in Macquarie Park; and the mixed-use award-winning tower, Sky One in Box Hill, VIC. New projects in the company's pipeline include the introduction of iconic lifestyle hotel brand Ace Hotel in an Australian first; state-of-the-art commercial office building Victoria Place in East Melbourne and 130 Little Collins Street in the "Paris-end" of Melbourne CBD.

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

[goldenagegroup.com.au](http://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](http://hannas.com.au)



## ARCHITECT & INTERIOR DESIGN

fjc

Fjc 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, fjc 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, Barangaroo.

[fjtstudio.com](http://fjtstudio.com)







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This report has been prepared by CBRE & I.B Property for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property. The information contained in this report does not constitute any offer or contract of sale; it is provided as a guide only; and has been prepared in good faith and with due care. Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information. Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant. The Vendor, CBRE, I.B Property or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law. The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract, vendor's statement or other material associated with the proposed sale, which may be made available to a potential purchaser.

