



Citimark

60 Park

COFFEE

The Location



60ParkStreet is perfectly positioned at the eastern gateway to Sydney's CBD on the corner of Park and Elizabeth Streets. Overlooking Hyde Park and flanked on both sides by PBL Headquarters, this exclusive mid town location has excellent access to Town Hall Station, William Street, Hyde Park and Pitt Street Mall. It also boasts one of the highest levels of pedestrian and vehicle traffic in the CBD making it one of the best billboards in town.

An ideal position for high brand exposure, **60**ParkStreet is situated between some of Sydney's premium retail brand outlets and corporate headquarters. Just look across the road and you'll find the flagship Starbucks Café. The new Hermes headquarters is on the next corner.



The Property

The property occupies the lower four levels on the corner of **60 Park Street**, Sydney.

First Floor	244sqm
Ground	120sqm
Lower Ground One	209sqm
Lower Ground Two	118sqm
Total	691sqm

First Floor

The commercial space is truly unique, with floor to ceiling seamless wraparound glass proving excellent natural light and retail exposure. The whole floor is offered for lease or sale and comprises three strata suites ranging in size from 60 to 85sqm or remain as one whole floor of 244sqm and can easily be joined to the ground floor for merchandising.

Ground Floor

The retail component, once refurbished, will be approximately 120sqm. The retail space is offered in one line or could be subdivided into two or more retail spaces.

Lower Ground One and Two

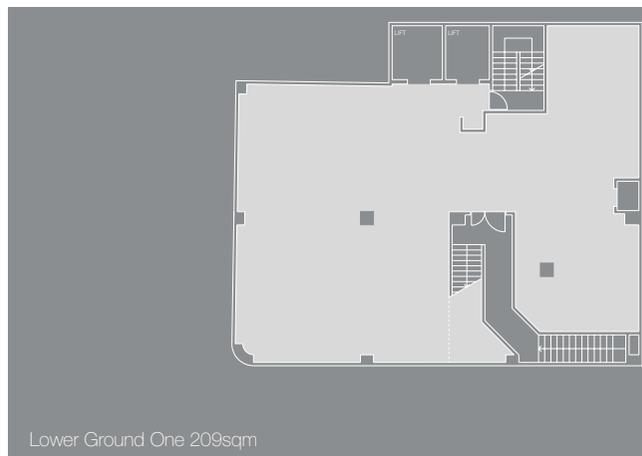
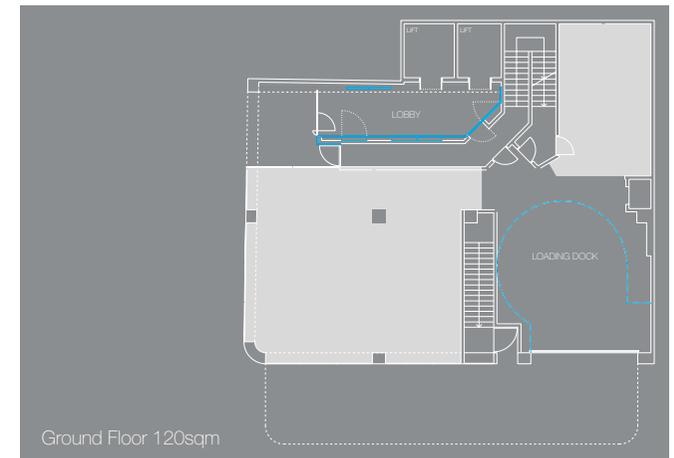
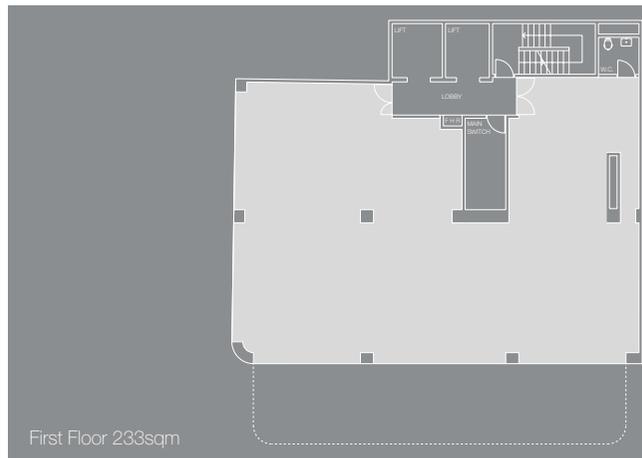
The two lower ground levels will have direct access from the Ground Floor and combined will comprise approximately 327sqm and can easily be joined to the Ground Floor for retail merchandising.

Overview

City Commercial Property, Vaughan Retail Property and Colliers International are offering for lease or sale exclusive refurbished strata retail and office space in one of the most prominent buildings in Sydney CBD. Offers are being made to retailers, food operators, investors and owner occupiers.

The **60ParkStreet** site comprises the lower four levels in an existing strata building. There is a prime corner ground floor retail space of approximately 120sqm including separate back of house/storage.

The site is fronting Park and Elizabeth Streets and could accommodate two or three prominent shops or a showcase retail outlet. Above the retail ground floor, is the first floor luxury office space featuring floor to ceiling wraparound glass windows offering a sun filled space with amazing views over Hyde Park. Below street level are two lower ground levels that have direct street front access making them ideally suited for many businesses.





60ParkStreet

Proximity

ACP Magazines
PBL Headquarters
Sheraton on the Park
Citigroup Centre
Town Hall station
Queen Victoria Building
David Jones
Hermes
Versace
Calibre
Carla Zampatti
Gloria Jeans
Starbucks

Your Landmark

One of Sydney's busiest intersections
Cnr of Park Street and Elizabeth Street
Opposite William Street
Opposite Hyde Park
Moments from Town Hall
Minutes from Pitt Street Mall
Never to be built out
Prime exposure for your brand
719sqm over four floors
90sqm glass frontage
Make your mark
Newly refurbished
Timeless building
Showcase location
Ideal for concept store
Retail space
Office space
Loading dock
Grease trap and exhaust
Double basement
Exclusive offer
Never to be repeated

Your Call

To secure this flagship location
or for further details call

Brendan Shipp
City Commercial Property
0421 714 362

Stephen Bowrey
Colliers International
0411 799 777

Ben Vaughan
Vaughan Retail Property
0419 655 519

www.60Park.com.au

City Commercial Property, Vaughan Retail
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