



LISGAR HOUSE

LEVEL 7
32 CARRINGTON STREET
SYDNEY



LISGAR HOUSE

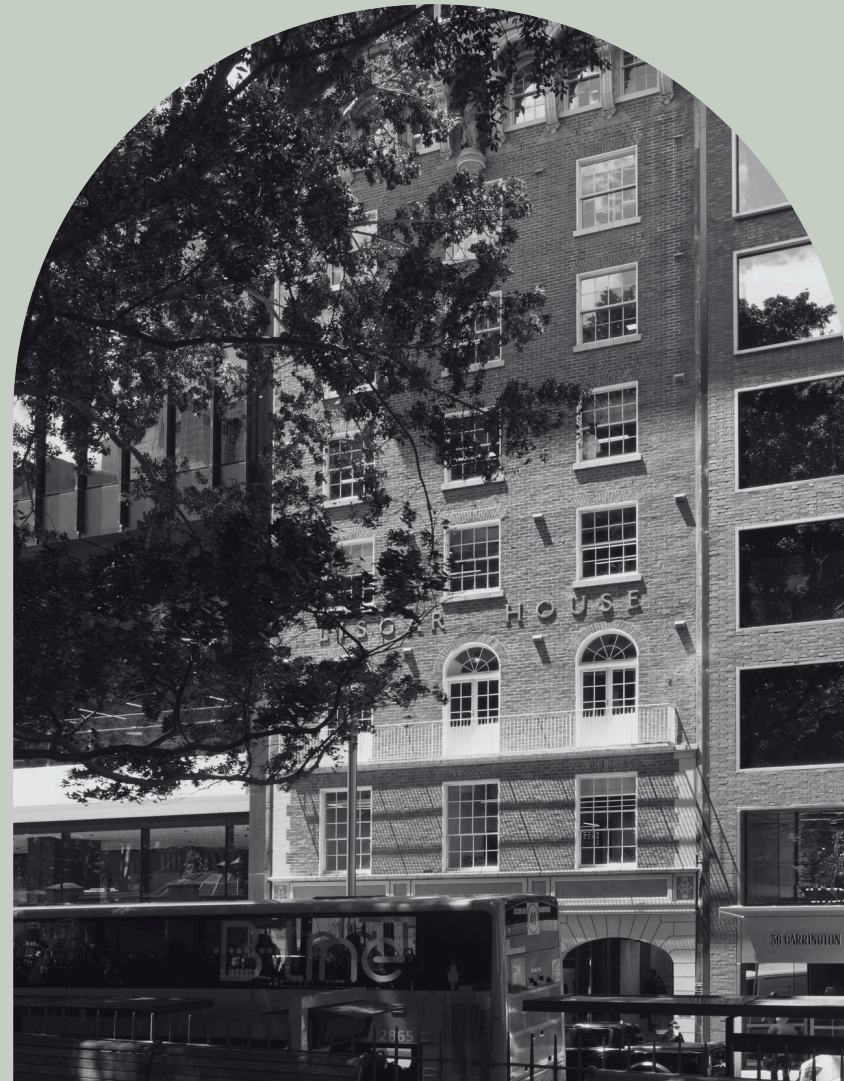
**A character-filled heritage
workspace with residential-style
finishes and a concierge approach
to asset management.**

Lisgar House

Lisgar House located at 32 Carrington Street is a 1920's heritage building overlooking Wynyard Park in the heart of the CBD adjacent to Brookfield Place.

Lisgar House consists of 8 levels of office suites, ground floor retail and newly refurbished end of trip facilities.

The building has sweeping views across Wynyard Park and is moments to the Wynyard bus and rail interchange.



History

In 1928, Lisgar House at 32 Carrington Street was constructed by the St Joseph's Investment and Building Society, shortly after the excavation of Wynyard Park for the city circle rail line.

The building, originally designed by architects Gilbert, Hughes and Moloney, has gone through significant changes over the years, including the addition of a rear extension that doubled the buildings footprint. The building featured a statue of St Joseph the Carpenter, carved by Arthur Collingridge in 1888, which was moved from another building and is still preserved today on Level 7, Lisgar House.



Location & Amenity Map

Lisgar House is centrally located adjacent to Brookfield Place with multiple retail and food options.

The Margaret & Carrington Street precinct is becoming a foodie destination with Shell House, Bopp & Tonne & Kuon.

Bar Totti and the Ivy precinct is a short stroll across George St, with the adjacent Angel Place eateries open late into the night.

Transport links on the doorstep with train interchange, buses from Carrington St, and multiple light rail stops minutes from your office.



With a myriad of food, transport, health and fitness hot spots on your doorstep.



Angel Place, 123 Pitt Street

Located a short stroll across George Street. A great place to socialise or entertain guests.



Wynyard Light Rail Station Adjacent to Wynyard Station, George Street

L2 Randwick and L3 Kingsford line services from Circular Quay, services operate 7 days from 5am – 1am.



The Strand Arcade 412-414 George Street

The Strand Arcade, a heritage listed Victorian style retail arcade in the heart of the CBD featuring premium fashion and unmissable cafes and restaurants.

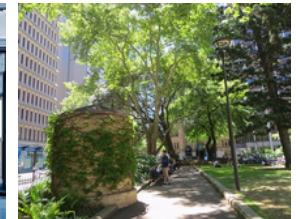
Locali by Romeo's Brookfield Place

Locali by Romeo's in Brookfield Place boasts a dine-in restaurant, bar, woodfired pizzas and walk in cheese room designed to look like a traditional Italian marketplace.



Barangaroo Wharf & Restaurants

A 10-minute walk from Lisgar House to Barangaroo Wharf and the Wulugul Walk & Waiumul Lawns. Barangaroo is home to 5-star restaurants and bars overlooking the iconic Sydney Harbour.

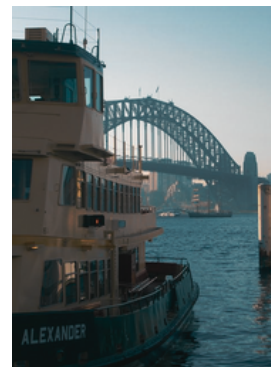


Wynyard Park

Located opposite Lisgar House, Wynyard Park is one of a few green spaces in the CBD to take a break in the sunshine.

Circular Quay

A 12 minute walk or 5 minute tram ride to Sydney Harbour, Sydney Opera House & Circular Quay, with ferry, train, bus & light rail links.



Bar Totti's & Ivy Precinct

Bar Totti is located a 2 minute stroll across George Street, with multiple restaurants, bars and late night venues.

Building Amenity



Heritage
Facade



24/7 Building
Manager



April Concierge
Service



Luxury End of Trip
Facilities



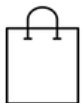
Ground Floor
Retail Store



2 mins from Wynyard
Transport hub



Overlooking
Wynyard Park



Adjacent to
Brookfield Place



Level 7 Specifications



243 sqm of open
Plan Office Space



Operable Windows



Exclusive Whole Floor



24 x Sit to Stand Desks



1 x 12 Person Boardroom



1 x 4 Person Meeting Room



Breakout Space



Focus Room



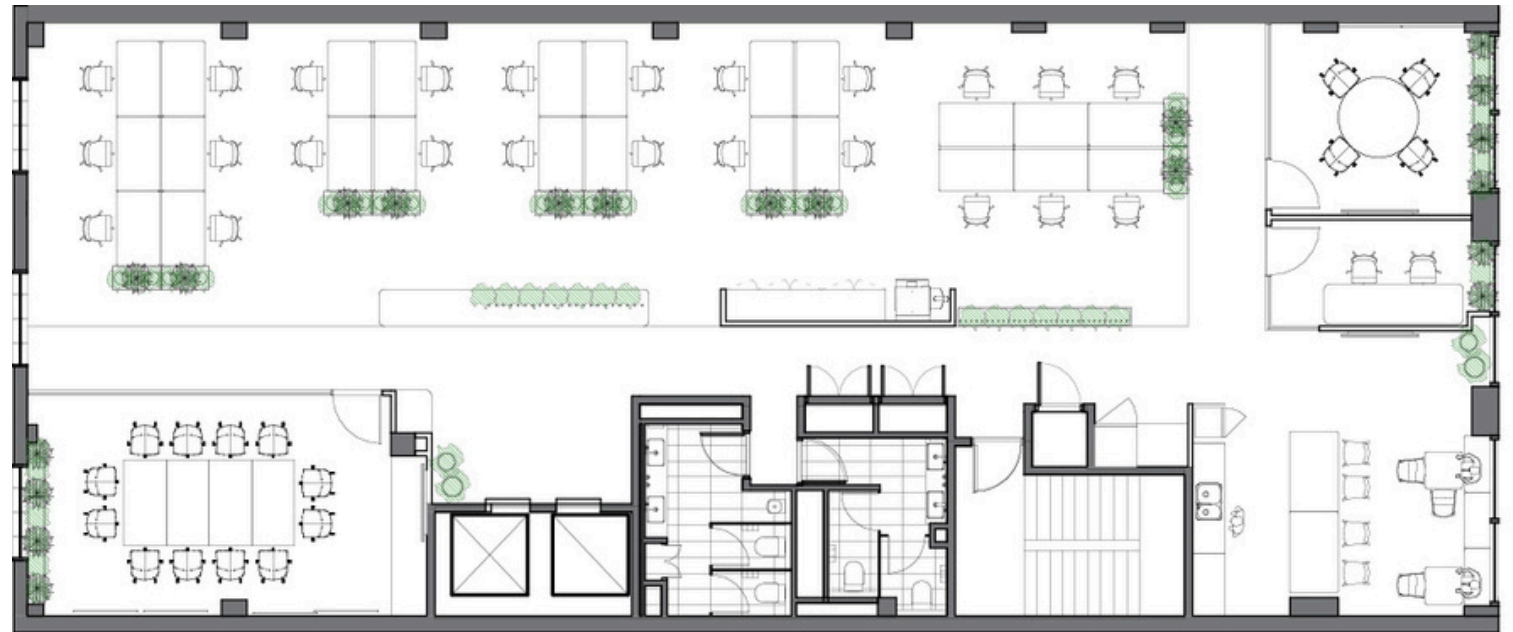
Internal Kitchen &
Entertainment area



Hot / Cold Zip Tap



Renovated Bathrooms



Leasing Information

SPACE	Level 7
AREA	243 sqm
NET RENT	\$1,290/sqm
OUTGOINGS	\$283/sqm

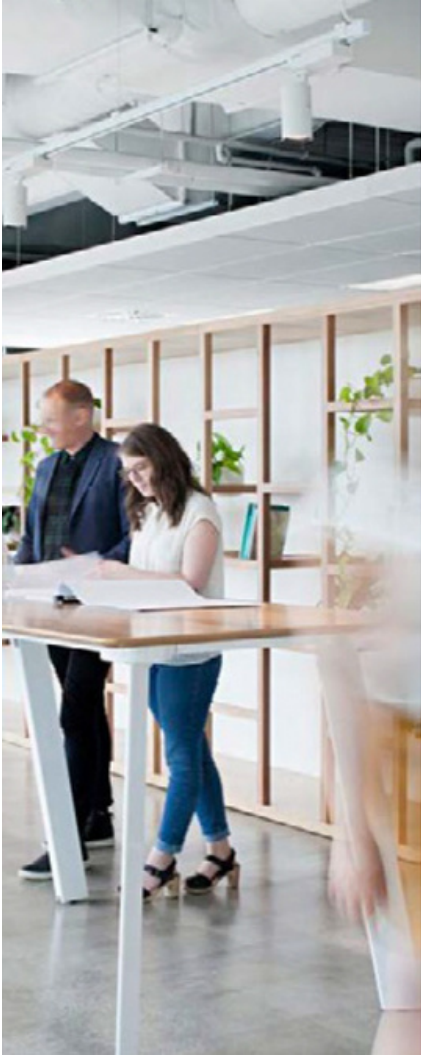
KEY INFORMATION

- > Central CBD location
- > Convenient access to George St, Pitt St & Barangaroo
- > Heritage facade overlooking Wynyard Park
- > End of trip facilities with bike storage & towel service
- > Adjacent to Brookfield place with multiple retail options
- > Boutique Asset Management
- > Openpath access control, enabled by Bluetooth

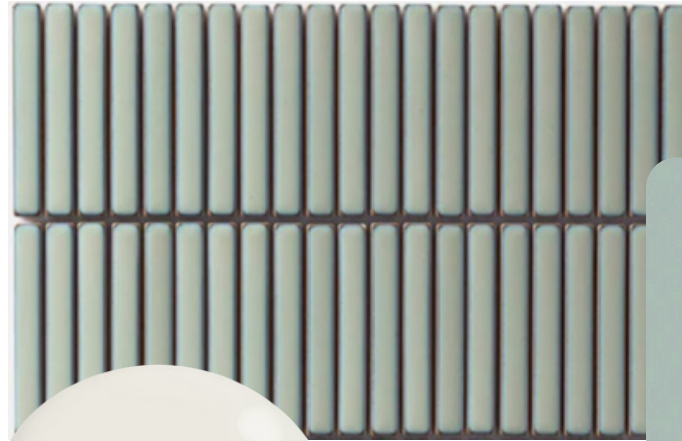




Level 7 Look and Feel



SPLASHBACK TILE



GENERAL CARPET



LAMINATE FINISH



TIMBER LOOK VINYL FLOOR

WALLPAPER



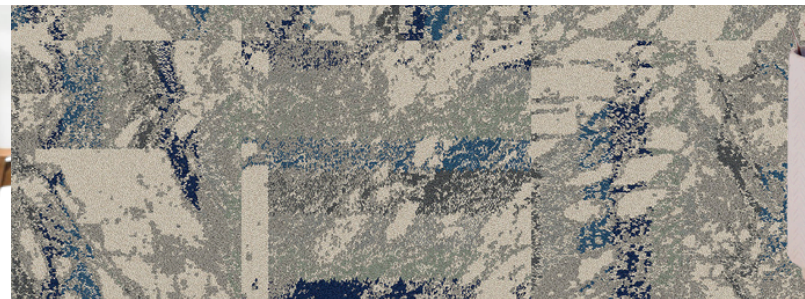
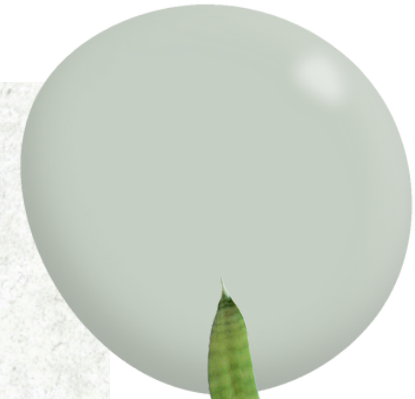
ACOUSTIC PANELS



ENGINEERED STONE



CHROME TAPWARE



FEATURE CARPET



Level 7 Finishes

About April Group

_APRIL GROUP

April Group Portfolio

Surry Hills



HOLT & HART



80
COOPER



FIFTY TWO RESERVOIR
SURRY HILLS



131 DEVONSHIRE
SURRY HILLS

Sydney CBD




LISGAR HOUSE



CLARENCE PLACE 222

Paddington



PADDINGTON PLACE
AMAZING WORK SPACE



PADDINGTON PARADE



Balmain



TILE WHARF
7 COOPER

Mascot



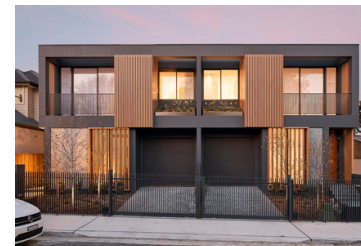
38
Ricketty

Roseberry



26/34
MONTAGNA

Waverly



THE RESIDENCES

Bondi



Hastings Pde

ESG - Portfolio Snapshot

At April we aim to integrate core ESG concepts in everything we do, from diversity in our people, making ethical investments to creating sustainable communities. The greenest building is the one that already exists.

Environmental

5.5
STAR

Average NABERS rating across the office portfolio.

CARBON
Neutral

Three assets has achieved Carbon Neutral status with more of the portfolio to follow.

15.5
TONNES

Organic waste diverted from landfill p.a. through waste stream management.

2 BEEHIVES

At one of our locations supporting 120,000 bees.

100%
GREEN POWER

On all stabilised assets.

1 Tree
PER SQM

We plant 1 tree for every sqm leased.

ROOF
Gardens

C. 2000sqm over 4 rooftop gardens.

78.5kms²

POLLENATED
By our bees.



Social

11
TONNES

Fruit consumed by tenants p.a.

300
HOURS

April Group donated to Meals on Wheels NSW per year.

COMPLIMENTARY

Health Checks

13% of tenants within our portfolio received a complimentary heart and skin check.

25%
FREE ANNUAL LEAVE

Additional free annual leave provided as part of the April Group extended leave program.

April Governance

APPOINTED AN ESG CHAMPION to drive initiatives, ensuring proper integration and execution across all levels of the business

SUPPLIER AND TENANT ESG SCREENING ensuring they adhere to sustainable practices

SUSTAINABILITY PERFORMANCE METRICS working towards measuring base line output of buildings to track the funds sustainability performance

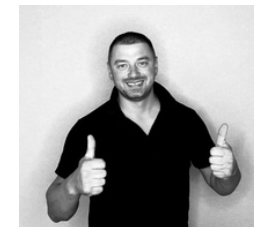
PROACTIVE EQUAL OPPORTUNITY recruitment policy implemented across the business



April Concierge

A picture to be hung or a leak that's sprung, the April Concierge team has you covered. Oleg knows how important it is to be there to keep you doing what you need to do.

"Oleg was an absolute legend. There was seemingly nothing he couldn't do or organise for us – what a Ukranian gentleman! Thank you!"



Oleg
April Concierge



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