

Workplace Sublease Opportunity



35 Clarence Street
Sydney CBD, NSW 2000



SPACE PROFILE

PREMISES	Part Level 12
OFFICE SIZE	208 sqm
DESKS	up to 9
RENTAL RATE	\$POA + GST
AVAILABILITY	Now
TERM	6 to 12 months
BUILDING GRADE	A-Grade
NABERS RATING	5.0 stars
LEVELS	16

- prime location
- new modern fitout
- awesome culture

For More Information: Eliza McGivern 0451 966 243 emcgivern@parityconsulting.com.au



Amenities

- Secure Access
- Wi-Fi, Print/Scan
- Wheelchair Access
- Cleaning
- Video Conferencing
- Bike Rack/Showers
- 24 Hour Gym (optional)
- Parking (optional)



PERKS + PARTICULARS

YOU'LL LOVE THE ABUNDANT INSTANT PERKS

Select from our flexible workspace options, tailored to suit your business's current needs.

Short-Term Lease: Cost-effective, flexible terms that adapt to your evolving business needs without compromising quality.

Effortless Move-In: Immediate productivity utilising our fully furnished space, take up to 9 dedicated desks in an agile shared workspace.

Versatile & Welcoming: A spacious co-share with a friendly, vibrant team in a contemporary, high-quality fit-out. Social spaces double as breakout areas and entertaining for up to 30.

Natural Light & Views: Maximise productivity and wellbeing with north-facing orientation, abundant natural light & views of Barangaroo.

Meeting Facilities: Private Boardroom and meeting rooms, all equipped with virtual access.

Media Room: Uninterrupted recordings in our soundproof podcast/video room.

Security: Office secure access and lockers provided for personal items.

PACK + MOVE + WORK

ENJOY A SEAMLESS OFFICE RELOCATION

Setting up your new workspace is as easy as packing, moving in and getting down to work!

Nearest Transport

Buses on doorstep	100 m
Barangaroo	166 m
Wynyard Train Station	235 m
Bridge Street Light Rail	270 m
Circular Quay	667 m
QVB	874 m



LOCATION MAP





CONNECT + CREATE + COLLAB

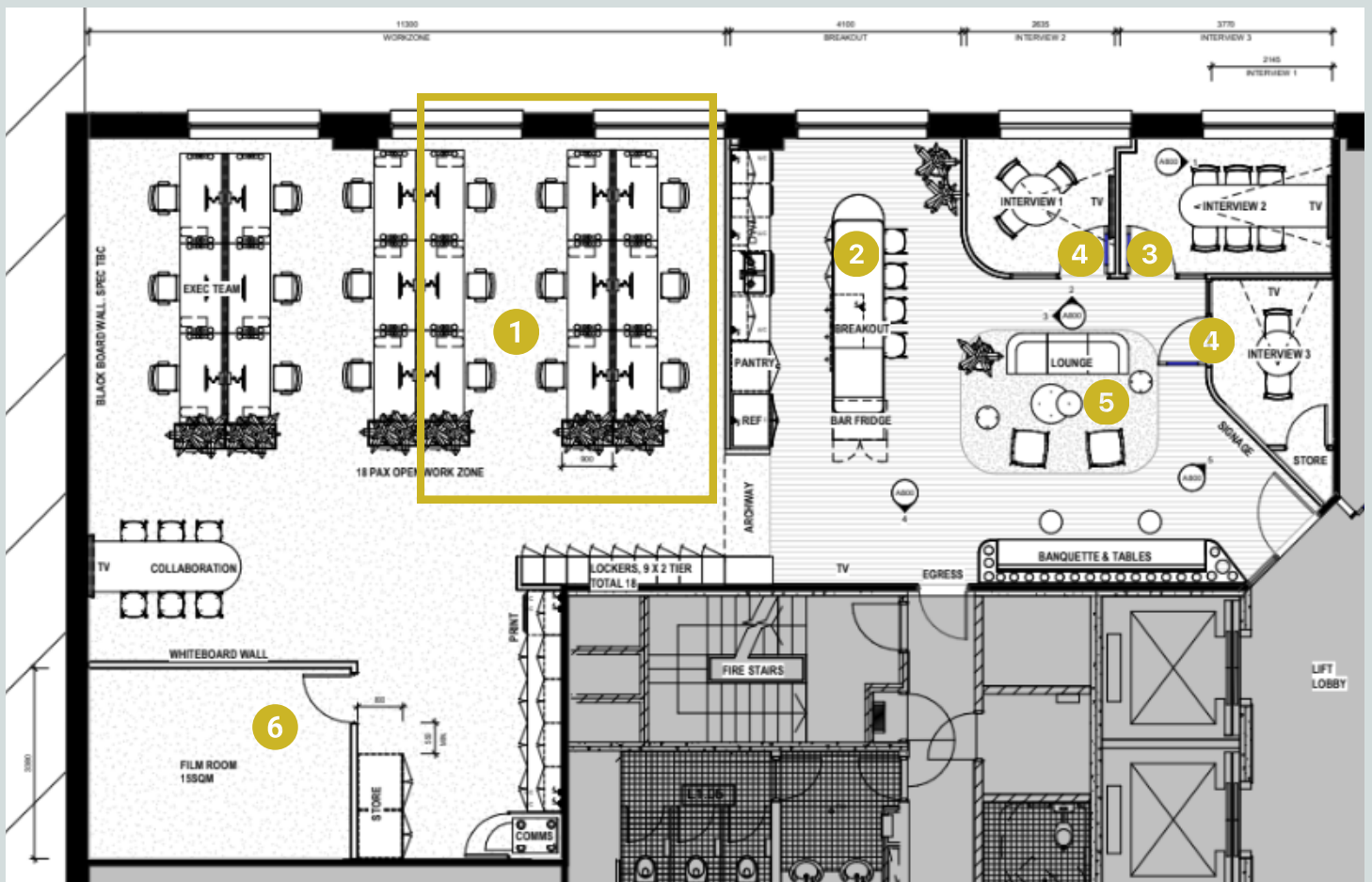
WHERE PRIVACY MEETS SHARED INNOVATION

Our office space offers state-of-the-art facilities for your private meetings, collaborative sessions, and even a dedicated podcast studio.

Office Tour

- 1. Up to 9 workstations
- 2. Kitchen/Event space
- 3. Boardroom
- 4. Meeting rooms
- 5. Reception
- 6. Podcast/Video studio

OFFICE LAYOUT



PRICING

SELECT FROM THE FOLLOWING PACKAGES

ESSENTIALS

Value option. Ideal for start-ups looking to impress with a prime CBD location.

\$4,000 P/M + GST, BILLED MONTHLY

- ✓ Fully-furnished A-Grade office
- ✓ Up to 9 sit/stand dedicated workstations, open-plan
- ✓ Postal Address
- ✓ Kitchen, pantry, fridge, dishwasher
- ✓ Breakout spaces*
- ✓ Secure lockers (1 p/person)
- ✓ Secure IT server cabinet*
- ✓ Storage cupboards
- ✓ Printing & scanning facilities
- ✓ Office Access M-F 8am-6pm

PREMIUM

Elevate your workspace. Tailored for businesses seeking a refined office experience.

\$5,000 P/M + GST, BILLED MONTHLY

- ✓ **ESSENTIALS +**
- ✓ Office Access 24/7
- ✓ Meeting rooms*
- ✓ Podcast/Video/Photography Studio* (4 hours p/month)
- ✓ Event Space Access (afterhours - 8pm) (1 event p/month)
- ✓ End of trip facilities (showers, bike racks)
- ✓ Board room* (1 day p/month)
- ✓ Naming rights (office only)

ALL-INCLUSIVE

Embrace the full spectrum. Ideal for companies maximising their office potential.

\$7,500 P/M + GST, BILLED MONTHLY

- ✓ **PREMIUM +**
- ✓ Podcast/Video/Photography Studio* (unlimited)
- ✓ Event Space Access (afterhours - 8pm) (unlimited)
- ✓ Board room* (unlimited)
- ✓ Naming rights (office & lobby)
- ✓ Reserved onsite parking (1)
- ✓ Beverage Allowance (alcohol/non-alcoholic)
- ✓ Video, camera, microphone equipment usage

**shared*

