

20
BOND

SET THE

With its quiet strength and enduring pedigree, 20 Bond is where ambition meets achievement. Here, the noise of the city falls away, and the scene is set for business to perform at the highest level.

AGENDA

An eminent
first impression.

An address imbued with exclusivity, this A-Grade building on Bond Street is home to a limited number of high-calibre companies – ‘quiet achievers’ who not only share a camaraderie and the drive to succeed: they share the mindset of unhurried accomplishment.

Easily accessible and light-filled, the seamless, open design enables greater comfort, collaboration and higher performance throughout. Coupled with city and harbour views, 20 Bond delivers on every front.

Today, it’s ready to embrace a new wave to join those who set the agenda.

BRILLIANT ACROSS THE BOARD



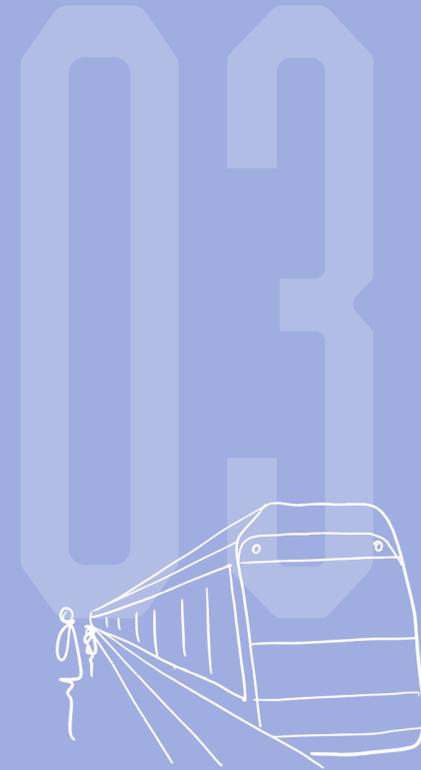
Prestigious address

The only address on Bond Street, this prestigious address is a rare opportunity to lead the way in the very heart of the Sydney CBD.



Personal and premium

Whatever you need, concierge offers a truly personalised service, greeting you by name and ensuring requests are efficiently carried out to the highest standard.



Closer connections

Close to all transport hubs, 20 Bond is easily accessible from every direction. The carpark also provides two exit options, Abercrombie Lane and Tank Stream Way, making your departure a breeze.



In excellent company

A tightly held address, the limited number of companies means greater control over brand alignment, and a more personalised service and atmosphere.

BRILLIANT ACROSS THE BOARD

05



Designed to succeed

A timeless presence supported by 21st-century intelligence, 20 Bond is streamlined and smart; designed to benefit business through powerful simplicity.

06



Impressive facilities

The \$60million refurbishment has resulted in impressive facilities, including offices, services, bathrooms and lifts, with new end-of-trip facilities currently under development.

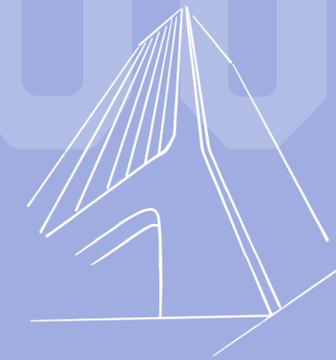
07



Smart and sustainable

The building's service specification is comparable to those of the highest A-Grade office towers. It also has a 5.5-Star NABERS Energy Rating and 4-Star Green Star (V3) Rating.

08



Mirvac

Co-owned and managed by Mirvac, you're in excellent hands. For over 40 years, the company remains committed to delivering exceptional buildings on every level.



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It's hugely important to take a step back every day – to reflect and ask ourselves if we're steering the ship in the right direction, moving the dial for clients, and keeping our people engaged and challenged.

||

AGATA
KENNA

MANAGING
DIRECTOR
OF DEC PR

Bond Street tenant

As a strategic communications and engagement consultancy, our day-to-day revolves around 'making the impossible happen.' It's fast-paced and rewarding, and 20 Bond's calm atmosphere provides the ideal space for myself and my team to recharge and re-gather to breathe the passion, attention to detail and inventiveness into every project.

PRIME

POSITION

ABOVE. BEYOND.

Here, the views are nothing short of extraordinary. Stretching across the CBD and Sydney Harbour towards the North Shore, it's a sight that rewards only the fortunate few.

View from Level 27, subject to change.





CENTRAL TO IT ALL

BARS & RESTAURANTS

1. Matteo Downtown
2. Bulletin Place
3. Taylor's Rooftop Bar
4. Burrow Bar
5. Establishment Bar
6. Kittyhawk
7. Mr. Wong
8. Restaurant Hubert
9. Spice Temple
10. Tokyo Laundry
11. Jamie's Italian
12. Tapavino
13. Palmer & Co
14. Sushia Izakaya

COFFEE

15. Caffe Venti
16. Regiment
17. Dutch Smuggler
18. Cabrito Coffee Traders
19. Marlowe's Way
20. Table Sixty
21. Kansas City Shuffle

HEALTH & WELLNESS

22. Elixr Health Club
23. Anytime Fitness
24. Flow Lab Yoga
25. Fitness First
26. Crossfit Athletic
27. Level 4 Health Club

CULTURE

28. MCA
29. Museum of Sydney
30. City Recital Hall

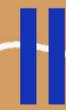
Surrounded by the best that Sydney has to offer, 20 Bond is spoilt for choice, from coffee to culture and everything in-between.

Being in the heart of the city's main attractions also gives staff more to do and see within easy reach, which, ultimately, helps them achieve a greater work/social-life balance.

- Metro
- Light Rail
- Train station
- Bus stop
- Ferry wharf
- Bike path



Location is all: it can make or break a restaurant – and reputations. 20 Bond has already proven a hugely successful move.



**O R A Z I O
D ' E L I A**

OWNER AND HEAD CHEF
MATTEO DŌWNTŌWN

Bond Street tenant

Finding the location for my second restaurant was always going to take time. However, as soon as I visited 20 Bond, I knew this was the place. Being in the CBD, yet close to Sydney Harbour and the Royal Botanic Garden, creates an incredibly vibrant atmosphere, and my restaurant, Matteo Dōwntōwn, has already attracted a fantastic clientele.

DESIGNED
TO SUCCEED

A STORIED HISTORY

All great buildings have a past *par excellence*, and 20 Bond is no exception. Located in the heart of the city's financial district, the building was formerly known as the Exchange Centre, purpose-built for the ASX and playing host to some of the country's leading money minds.

As the years progressed, 20 Bond retained its financial clout, becoming the headquarters for luminaries such as Macquarie Bank and the Turnbull administration. Today, it remains home to high-calibre businesses, and ready to welcome a new generation of greats amongst its ranks.

Exchange Centre in action, 1977.



SOCIAL CENTRAL



With numerous cafés at your feet, meeting clients and doing business extends beyond the traditional four walls.



The base of 20 Bond is truly an extension of the office, with welcoming places to meet, think, and collaborate – without having to leave the building.

This new ‘out of office’ is where the delights of Caffè Venti and Marae Izakaya await, along with Matteo Dōwntōwn – the newest restaurant from famed Italian chef, Orazio D’Elia. Here, savouring a morning espresso on the terrazzo bar, entertaining clients over three courses in the dining room, or simply dropping in for a panino is just a moment away, yet a world apart.



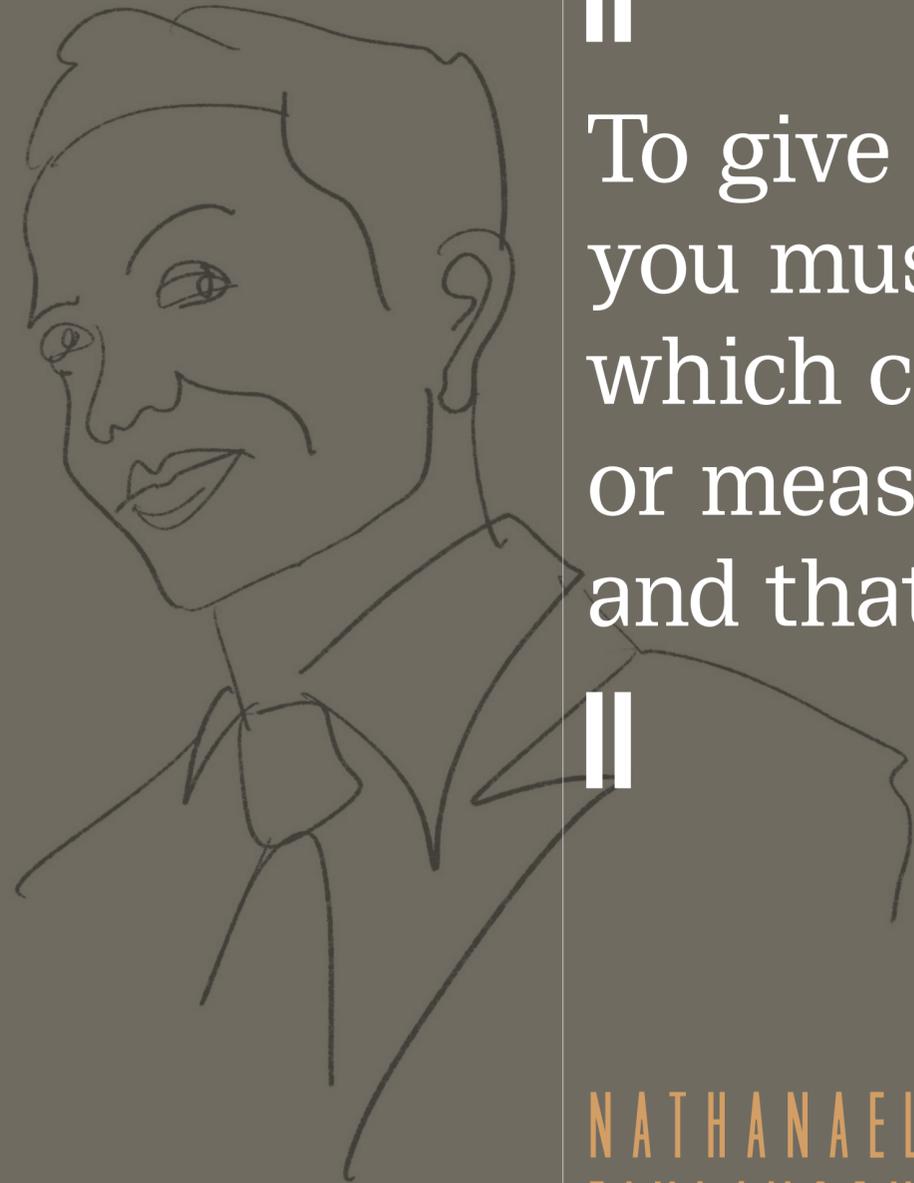
Long meeting or late dinner, 20 Bond serves it all.

SERVICES: A CUT ABOVE



There are services, and then there is 20 Bond. The approach here is one of a 5-star luxury hotel, with more executive space, lounges, and truly personalised service. You'll be safe with 24-hour security, and in safe hands with our dedicated Mirvac building management team onsite.

As first point of contact, our concierge is here to greet you by name and welcome your visitors with outstanding service and attention to detail. Concierge will also go above and beyond to meet any requirements you might have during the day to day. Whether it's dinner/theatre reservations, travel arrangements, dry-cleaning, private-car service and more, concierge will take care of all your needs promptly, freeing you to get back to the business at hand.



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To give real service,
you must add something
which cannot be bought
or measured with money,
and that is integrity...

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NATHANAEL
FINLAYSON

BOND STREET
CONCIERGE

20 Bond

For 20 Bond tenants, time truly is a luxury. I take great pride in being available at any given moment, providing a service that goes above and beyond, affording them the time to get back to what they need to fulfill demanding schedules and the head space to achieve it.

FITTER.
HEALTHIER.
HAPPIER.



From outdoors to a gym workout, 20 Bond has every health, fitness and wellbeing activity covered.



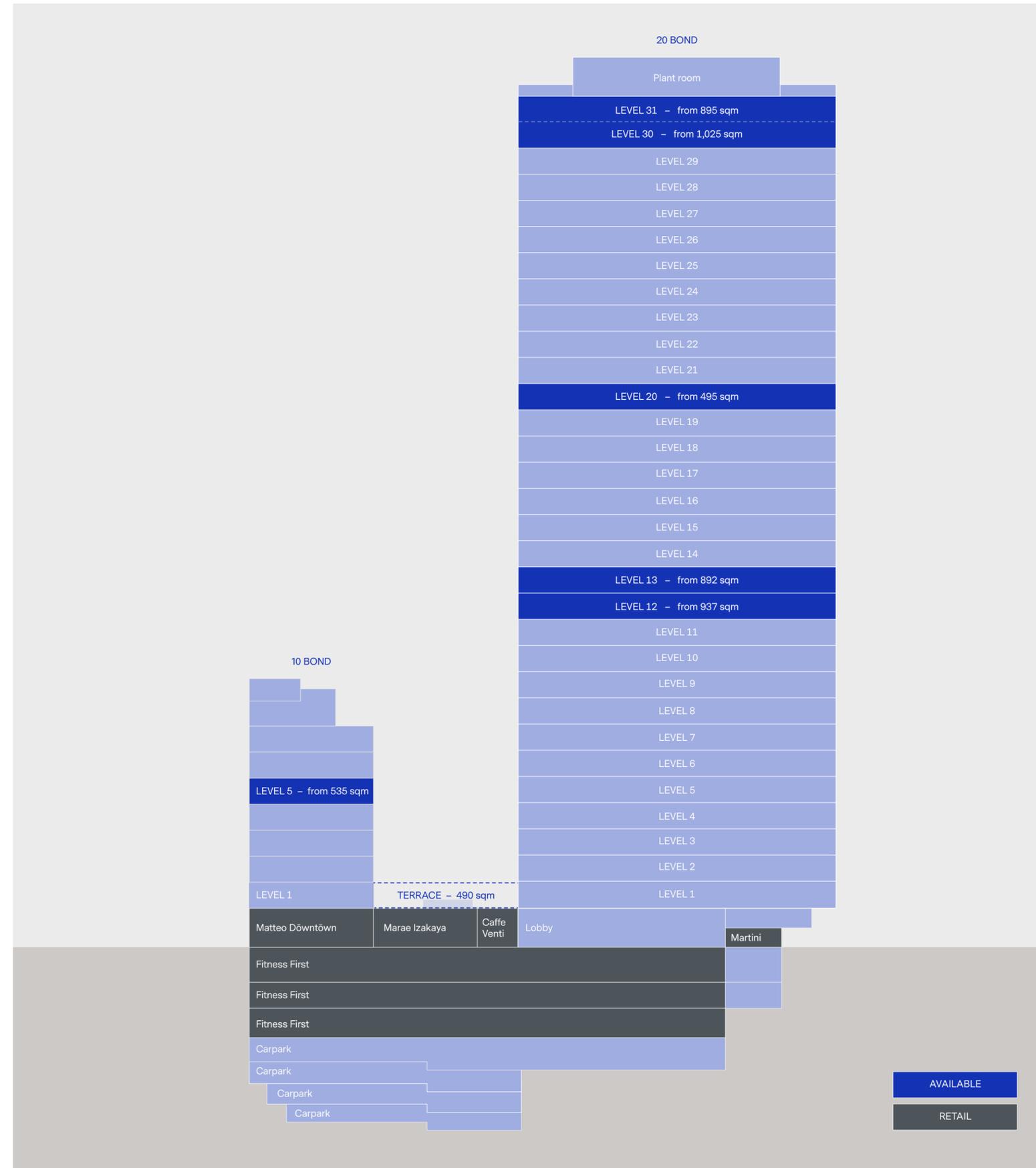
There is no shortage of health and fitness options at 20 Bond. Cycle routes are easily accessible, as are local parks with acres of open space to run, walk, or simply sit and enjoy the sunshine.

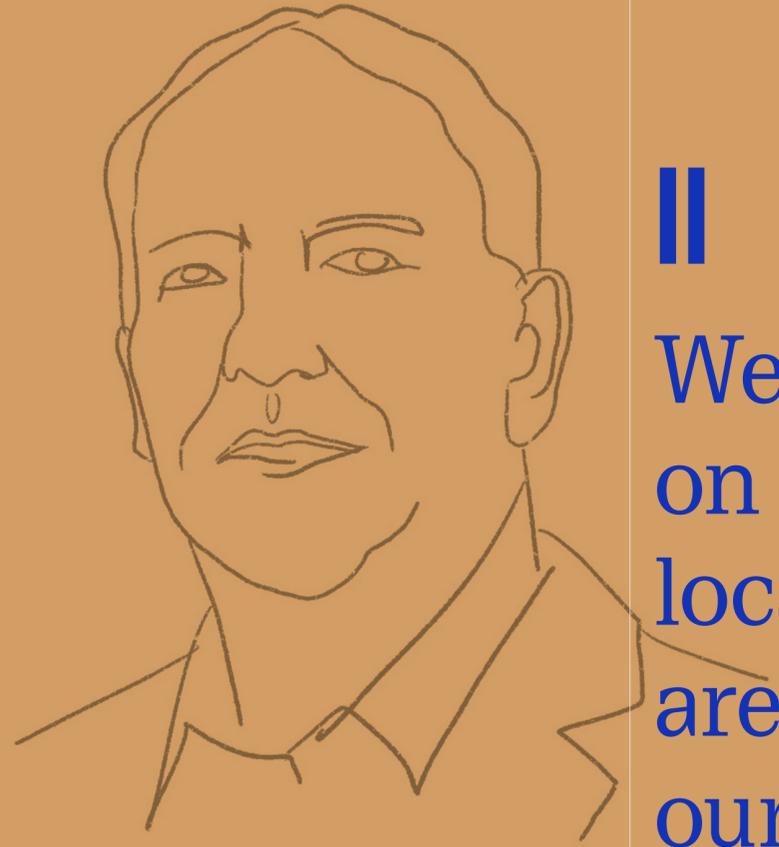
You'll also find Fitness First onsite. Located beneath the building, their Bond Street facilities are their largest. Open from 5.30am, the world-class facilities and group-training options are an excellent way for staff to improve their wellbeing individually, or together.



20 BOND AVAILABILITY

Whatever your company requirements may be, 20 Bond is designed and priced to meet a wide array of business needs. It is also the proud home to Workspace365, who provide flexible office and coworking space solutions.





We've been at 20 Bond for coming on three years now. Its central location and outstanding amenities are why we've chosen to expand our business here. Put simply, nowhere else comes close.



**BRIAN
CHALLEN**

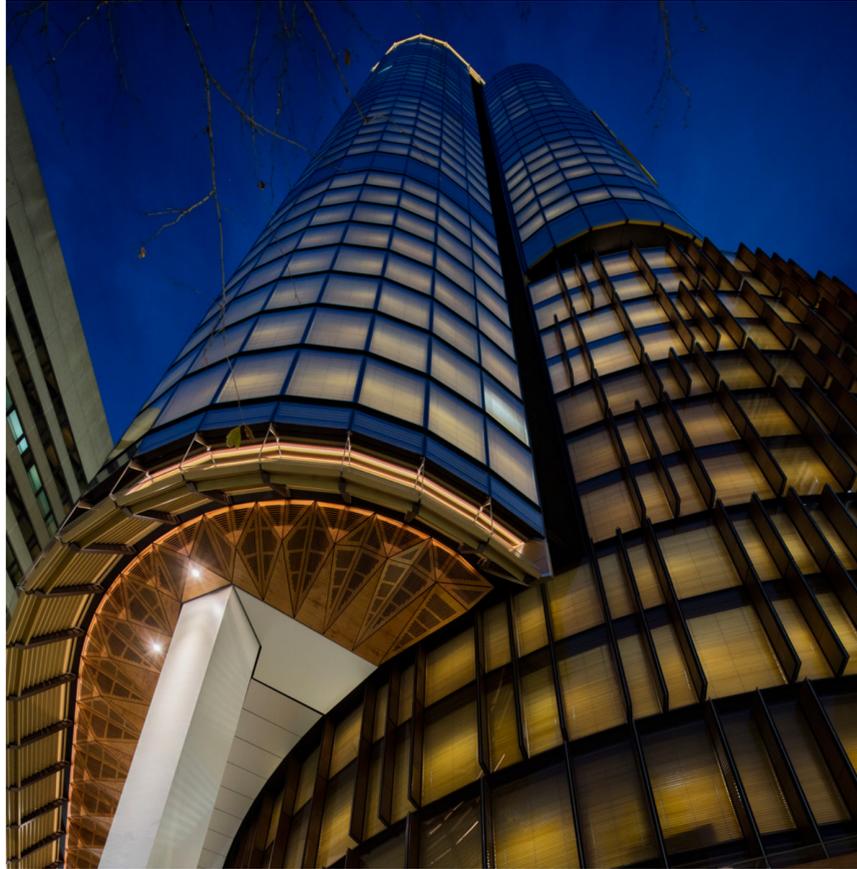
CEO OF
WORKSPACE365

Bond Street tenant

Workspace365 provides contemporary, collaborative, serviced offices and co-working spaces across Australia, with plans to expand into Asia. So where we chose to base our Sydney headquarters had to reflect our 5-star quality and service. 20 Bond fulfills this on every level – so much so we've just secured another floor.

BUILDING THE
EXCEPTIONAL

200 George Street



ABOUT MIRVAC

Over the past 45 years, Mirvac has evolved from being a local residential developer to become one of the most trusted and respected names in Australian property – an ASX Top 50 company with a business spanning every phase of the property lifecycle. A key part of this evolution has been the inception and growth of our Office & Industrial division.

With \$15billion of assets under management, and one of the strongest development pipelines in the country, Mirvac has carved out a unique reputation in the Office & Industrial sector. This has partly been driven by our end-to-end offering, which means we are able to develop, construct, own and operate our buildings. As an owner and manager, we not only have an interest in the long term success of our assets, we actively invest in it.



‘This Changes Everything’ is our sustainability strategy. Founded in 2014, we’re now on our way to net positive by 2030, and our construction team recycles 95% of waste. Today, we’re looking at what matters most to Mirvac’s stakeholders to achieve more and deliver more, sustainably.



Thanks to our expertise across all property sectors, Mirvac is also able to bring a new dimension to today’s workplace. Challenging traditional notions, we blend office, retail, start-up and community spaces, creating vibrant, multi-faceted urban precincts. We see every project as an opportunity to innovate and improve the way things are done – and ultimately, to create places where Australians can perform at their best.

[mirvac.com.au](https://www.mirvac.com.au)



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**WORK
REIMAGINED**



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