

# Pallas

30–36 Bay Street,  
Double Bay



# House

Located in the  
heart of Double Bay,  
Pallas House presents  
a rare commercial  
opportunity for  
forward-thinking  
businesses.





# Pallas House

Just four kilometres from the Sydney CBD, Pallas House blends an iconic harbourside location with all the conveniences of the city.

A striking corner presence on Guilfoyle Park, the upper commercial levels offer expansive floorplates never before offered in Double Bay.

Floor-to-ceiling windows provide occupants with all-day natural light and a seamless connection to the outdoors. Unobstructed views across Double Bay village and its beautiful jacaranda-lined streets are complemented by private end-of-trip facilities and vibrant new food and beverage offerings on the ground floor.

Welcome to Pallas House.





# Design vision

The architectural  
vision for Pallas House  
is shaped firmly by  
the future.

# Past meets future

While inspired by the future, tremendous care has also been taken to retain the heritage aesthetic and form of the original building – a signature Double Bay address.

Reimagined by Sydney architects, Lawton Hurley, the design evolution pays respect to the existing structure and its distinctive architectural façade, whilst significantly enhancing the building's internal capacity and amenity with the addition of two commercial levels on the upper floors.

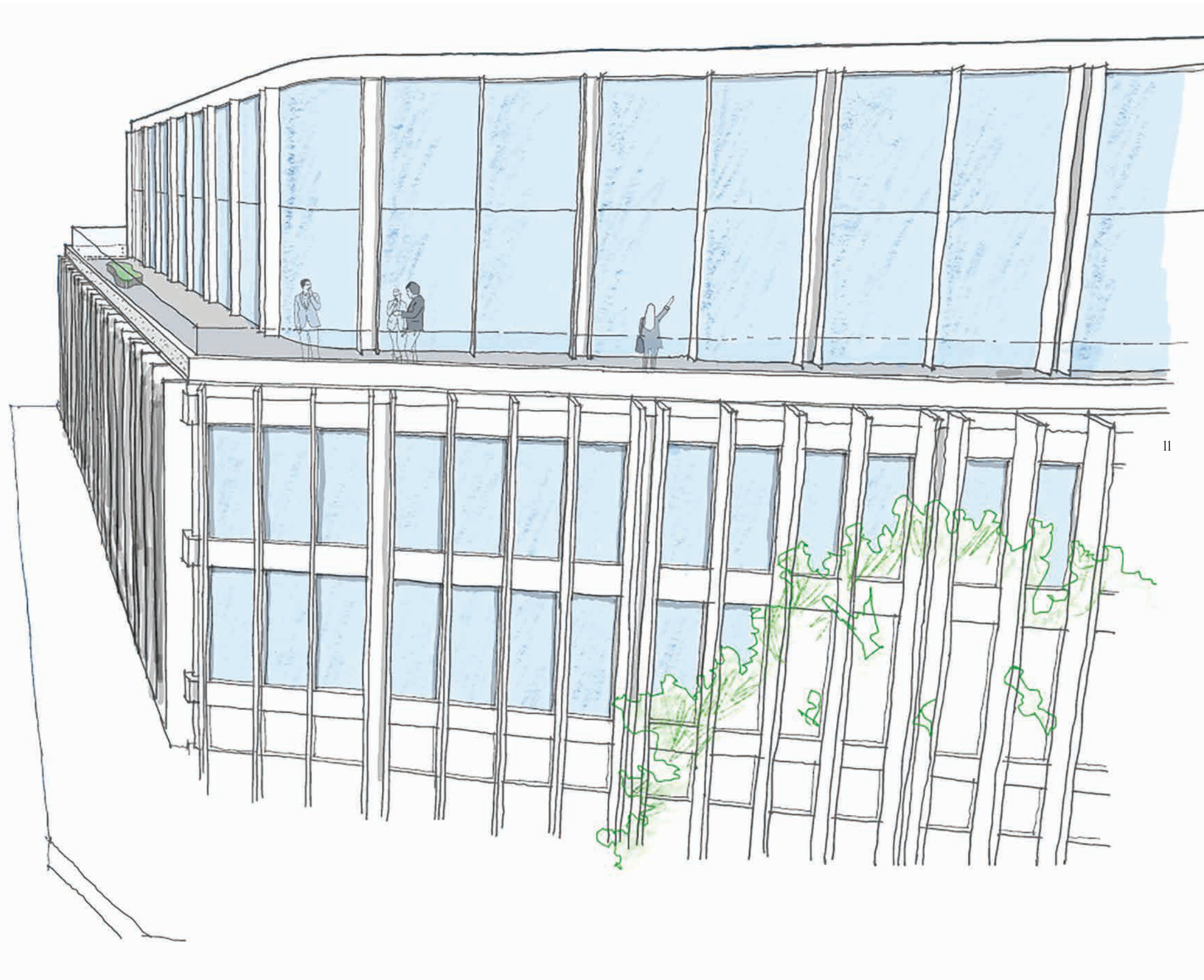




The symmetry and balance of the original building is one of its most outstanding features, anchoring it proudly to the street corner. As such, the motivation was very much to preserve and enhance these intrinsic qualities with elegant upgrades to the façade. Subtle design touches are used to further reflect the prestige of the surrounding Double Bay neighbourhood, with highlights including sandblasted limestone on the ground-floor façade and bronze framing.



Peter Hurley  
Lead Architect, Lawton Hurley





# Inspired interiors

Every detail, carefully considered. The Pallas House interiors have been crafted to create a seamless and refined experience as you enter from the buzz of Bay Street.

Natural limestone wraps from the façade into the lobby while bronze fixtures and diffused lighting evoke a sense of calm and sophistication. A generous double height entry welcomes guests to Double Bay's most luxurious workspace.

Moving through Pallas House, an elegant and cohesive aesthetic has been achieved through the use of a consistent palette of natural colours, dark bronze metals, fluted glass and natural stone.



Artist's impression



Commercial lobby entrance



Façade design

“The interior inspiration for Pallas House is drawn from its distinctive exterior façade. The inside and outside experiences have been carefully created to speak to each other, drawing people into the main lobby zone.”

Jess Orie  
Associate, Siren Design







Captive audience

2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor	4 <sup>th</sup> Floor	5 <sup>th</sup> Floor	Guilfoyle	Total
605m <sup>2</sup> (+65m <sup>2</sup> terrace) now leasing	610m <sup>2</sup> now leasing	357m <sup>2</sup> pre-leased	364m <sup>2</sup> pre-leased	824m <sup>2</sup> commercial tenancies coming soon	2,760m <sup>2</sup> commercial space



\*Based on A-Grade office density of 1 person per 10m<sup>2</sup>



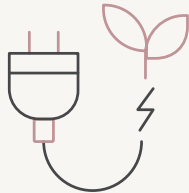
Pallas House overview

2,300m<sup>2</sup> TOTAL BUILDING FLOOR AREA



57m PERIMETER GLAZING PER FLOOR

30% LESS LIFT ENERGY CONSUMPTION COMPARED TO CONVENTIONAL TECHNOLOGY



600m<sup>2</sup> UNINTERRUPTED FLOOR PLATES WITH SIDE CORE ACCESS

65m<sup>2</sup> PRIVATE OUTDOOR TERRACE (LEVEL 2)

92% REUSE OF EXISTING STRUCTURE

3 GOGET CAR SHARE VEHICLES WITHIN 200M

95% OF CONSTRUCTION WASTE DIVERTED FROM LANDFILL

16 ON-SITE CAR PARKING SPACES

60 WORKPOINTS PER FLOOR

2.7m FULL HEIGHT FAÇADE GLAZING

20+ LUNCH SPOTS WITHIN 2 MIN WALK



10 DIGITAL LOCKERS FOR END OF TRIP FACILITIES

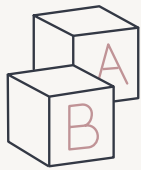
300+ VISITOR CAR PARKING SPACES LOCATED WITHIN 1 MIN WALK



58 SECONDARY WORKSPACES PER FLOOR (MEETING ROOMS & BREAKOUT AREAS)

99% OF THE FLOOR PLATE IS WITHIN 10.8M OF WINDOWS

4 CHILDCARE CENTRES WITHIN 3 MIN WALK



6 FITNESS CLUBS WITHIN 3 MIN WALK



## Enjoy every spoil

20 Morning latte. Lunch on the run. After-work cocktails. Client entertaining. Pallas House puts you and your team just moments from Double Bay's newest and carefully curated dining destination.

Set on the ground floor of Pallas House itself, immediately below your offices, enjoy the village energy and tree-lined calm of Bay Street and Guilfoyle Avenue, morning, noon and night.



Bay Street frontage

Artist's impression

*We are currently taking exclusive expressions of interest to deliver a vibrant selection of premium food and beverage experiences including boutique coffee roasters, wine bars and restaurants.*









Office level 3

Artist's impression

## Blank canvas, endless opportunity

Pallas House offers two generous upper floor commercial tenancies, each measuring over 600m<sup>2</sup>.

Endlessly customisable with open-plan floorplates and high-speed NBN connectivity throughout, it provides the perfect opportunity to create a bespoke fitout to suit your requirements now, and into the future. Floor-to-ceiling windows and west-facing light wells combine with the building's dual-aspect north east orientation to provide sweeping views and year-round natural light, enhancing both productivity and wellness.



# Work-life, refreshed

Inject style and luxury into every workday. Pallas House tenants enjoy exclusive access to fully appointed end-of-trip amenities on the first floor.

Hotel styled, the secure facilities are ideal for freshening up after jogging or cycling to work, lunch-time workouts, preparing for important client presentations or perhaps an evening on the town. Separate men's and women's changerooms each feature a full-length mirror, seat and power outlets to charge devices. Premium hair appliances, fresh towels and complimentary shower products are all provided for the ultimate convenience.

26

“

The end-of-trip experience at Pallas House will be like no other, reflecting the prestigious surroundings of Double Bay itself. A luxurious private haven. An effortless bridge between work and play. An inviting space that can be used at any time of the day, or night.

Jess Orie  
Associate, Siren Design

”



End-of-trip

Artist's impression

End-of-trip facilities at Pallas House include:

- Men's and women's changerooms with private showers
- Premium hair dryers and straighteners
- Daily fresh towel service
- Complimentary shower products
- Full height mirrors and bench space
- Secure digital lockers
- Power outlets for personal electronics and appliances

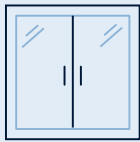
# The right environment for business

Designed with sustainability in mind, Pallas House presents an unrivalled case for socially conscious business leaders looking to minimise their energy footprint and cost base.

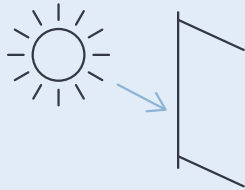
From high performance thermal glazing and air-cooled VRV air conditioning, to an eco-friendly gearless elevator and intelligent LED lighting controls, all materials, fittings and building services have been carefully chosen to meet standards equivalent to the highest possible efficiency ratings.



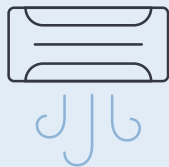
## Energy-saving features include:



High-performance thermal glazing



Thermal shading from architectural fins



Air-cooled VRV air conditioning



Gas hot water boilers



5-star WELS rated water fixtures



Energy efficient LED smart lighting



Dedicated waste storage and recycling separation zones



Gearless elevator using up to 30% less energy than conventional lift systems

Sustainability is a key focus during the construction of Pallas House itself. Rather than demolishing and rebuilding, 92% of the original concrete structure at 30-36 Bay Street is being retained and over 95% of all construction waste will be recycled and diverted from landfill. Only low VOC paints, adhesive and sealants have been specified, together with low-chemical engineered timbers.







Double

Delight



Overflowing with  
energy and opportunity,  
Double Bay offers a  
commercial base of the  
highest calibre.



# The location

Within easy reach of the CBD and beyond, Pallas House puts you just moments from the sparkling harbour foreshore, cosmopolitan boutiques and leafy streetscapes of one of Sydney's most affluent and sought-after neighbourhoods.





Today this prized postcode is known for so much more than just glitz and glamour, and Pallas House puts your business at the heart of it all.

Stroll in any direction and discover renowned dining and entertainment establishments, expansive green spaces and a rich café culture.

A cultural enclave just waiting to be explored, Double Bay oozes urban sophistication with a thriving social scene and trendy village-style atmosphere that appeals to clients, colleagues and employees alike.



# State of calm

Pallas House brings you all the benefits and connectivity of the Sydney CBD, without the daily tribulations of physically being in it.

Free from the concrete jungle, watch your team thrive in an inspired setting defined by its harbourside location, low-rise architecture, natural light, jacaranda-lined streets and lush local parks.

The Sydney Harbour foreshore is barely 300 metres from the lobby door, as is Double Bay Ferry Wharf.



Double Bay Ferry Wharf



Steyne Park



Double Bay Beach

Guilfoyle Park is nestled directly across the road, providing a reinvigorating and sacred space to compliment workdays. Take meetings outdoors or use it for simply relaxing on lunch breaks, all year round. During daylight savings and the warmer months, some of the world’s finest beaches await with Bondi and Bronte less than 5km away, providing the perfect after-work escape.







# The perfect fit for wellness

Work and wellness are inseparable for a business. Double Bay village is home to one of Sydney’s finest selections of health and beauty offerings to suit the requirements of every employee.

From pre-work spin, pilates and functional training classes, mid-afternoon massages to end-of-day yoga cool downs, an impressive list of high-end fitness establishments can be found within minutes of Pallas House. These include Shelter, Vive Active, KX Pilates, Hot Dog Yoga, BeFit Training and F45.

Turning to skincare and beauty, just some of the notable names on Bay Street include Mecca Cosmetics, Kristin Fisher Eyebrows, Melanie Grant and All Saints Skin Clinic. Double Bay is also home to some of Sydney’s most prestigious nail and hair salons including Joh Bailey, Bella Salon and La Boutique.



Vive Active



Kristin Fisher Eyebrows



Shelter





Little Jean



China Diner

## To dine for

From casual working lunches to formal company celebrations, and everything you could possibly imagine in between, Pallas House puts you at the centre of Double Bay's buzzing street dining scene, brimming with choices and atmosphere.

Bars, restaurants and cafes with cuisine and style to suit every taste, occasion and budget. Established venues rub shoulders with energetic start-ups, and beautiful people abound, creating a wonderful and ever-changing tapestry of culinary and experiential delights.



Bay Street dining

Local establishments include:

- Matteo
- Mrs. Sippy
- Biba Wine Bar
- Mr G's
- Arte Bianca
- Little Jean
- China Diner
- Bedouin
- Sake Restaurant and Bar
- The Cosmopolitan
- Royal Oak Hotel



# All desires, at your doorstep

Perfumeries and pharmacies. Fashion and flowers. Bakeries and banking. Groceries and galleries. You'll find it all within easy walking distance of Pallas House.

Carefully curated to preserve its distinct village atmosphere, Double Bay has long been one of Sydney's favourite retail destinations offering something for absolutely everyone.

LuMu Interiors



Mode Sportif

Local retailers include:

- Mecca Cosmetics
- Creed
- House of K'dor
- Scanlan Theodore
- Mode Sportif
- Cosmopolitan Shoes
- Sportscraft
- Bassike
- The Daily Edited
- Coco & Lola
- Belinda International
- Oron
- Oscar & Friends Booksellers
- Mandalay Florist
- Lee Matthews
- Alinka Jewellery
- Girls with Gems
- The Monogram Mode
- Palmer & Penn
- Woolworths



Local fresh produce





## In the heart of Double Bay village

Surrounded by life's essentials – and a wealth of luxury, Pallas House enjoys prime position in one of Sydney's most affluent areas, with ample parking, public transport and amenities to support day and night visitation.

### Parking

- 1 Cosmopolitan Centre
- 2 33 Cross Street
- 3 1-2 Cross Street

### Retail & Services

- 1 Sportscraft
- 2 Mode Sportif
- 3 Oroton
- 4 Mandalay Flowers
- 5 Bassike
- 6 Commonwealth Bank
- 7 ANZ Bank
- 8 National Australia Bank
- 9 Westpac
- 10 St George
- 11 Australia Post
- 12 Michael's Dry Cleaners
- 13 Royal Dry Cleaners

### Grocers

- 1 Organic Food Markets
- 2 La Frutteria
- 3 T&R Gourmet Butcher
- 4 Camperdown Cellars
- 5 Woolworths

### Bars

- 1 Royal Oak Hotel
- 2 Mrs Sippy
- 3 The Golden Sheaf
- 4 Stillery Cocktail Bar

### Dining

- 1 Matteo
- 2 Bibo Wine Bar
- 3 China Diner
- 4 Café Perons
- 5 Mr G's
- 6 Arte Bianca
- 7 Little Jean
- 8 Indigo
- 9 Saké Restaurant
- 10 Cali Press

### Beauty & Fitness

- 1 Shelter
- 2 KX Pilates
- 3 Hot Dog Yoga
- 4 F45 Double Bay
- 5 BeFit Training
- 6 Vive Active
- 7 Joh Bailey
- 8 Mecca Cosmetica
- 9 Kristin Fisher Eyebrows



# Access all areas



Double Bay Ferry Wharf

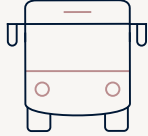
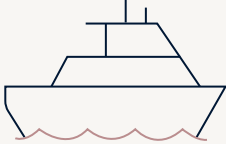


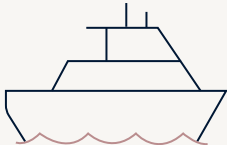
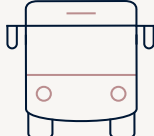

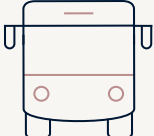
Ferry or foot. Road or rail. Bus or bicycle. Whatever your preferred mode of transport, travelling to and from Pallas House is an effortless experience.

Double Bay Ferry Wharf is less than 300 metres from your office, providing direct all-day access to Circular Quay. Bus services run regularly along nearby New South Head Road with connections to the CBD, Bondi Junction and Watsons Bay, while Edgecliff train station is an 11-minute walk.



Edgecliff Station

# Connectivity

 4 bus stops within 600 metres	 100 metres to Double Bay Ferry Wharf	 300 metres to Edgecliff Station	 16 car parks on-site
 20 min ferry from Double Bay Ferry Wharf to CBD (Circular Quay)	 3 min bus from Manning Road to Edgecliff Station	 11 min walk to Edgecliff Station	 25 min bus from New South Head Road (opp. Knox Street) to Town Hall

# Nearby car parking

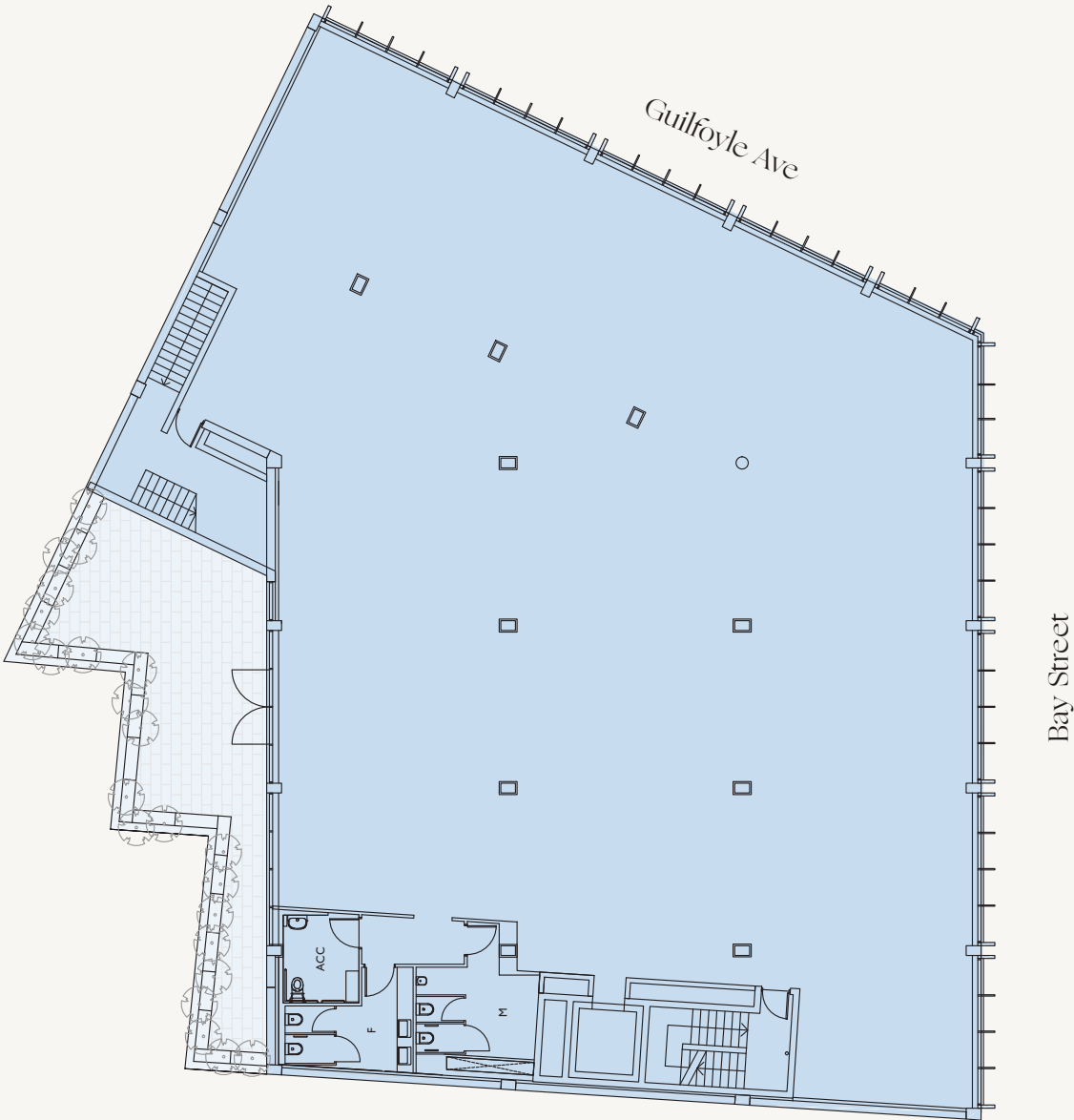
1 min walk to Guilfoyle Avenue parking, <b>100 spaces</b>	1 min walk to Cosmopolitan Centre car park, <b>78 spaces</b>	2 min walk to 33 Cross Street car park, <b>156 spaces</b>	3 min walk to Cross Street Council car park, <b>396 spaces</b>
--------------------------------------------------------------------	-----------------------------------------------------------------------	--------------------------------------------------------------------	-------------------------------------------------------------------------



# Floorplans

## Level 2

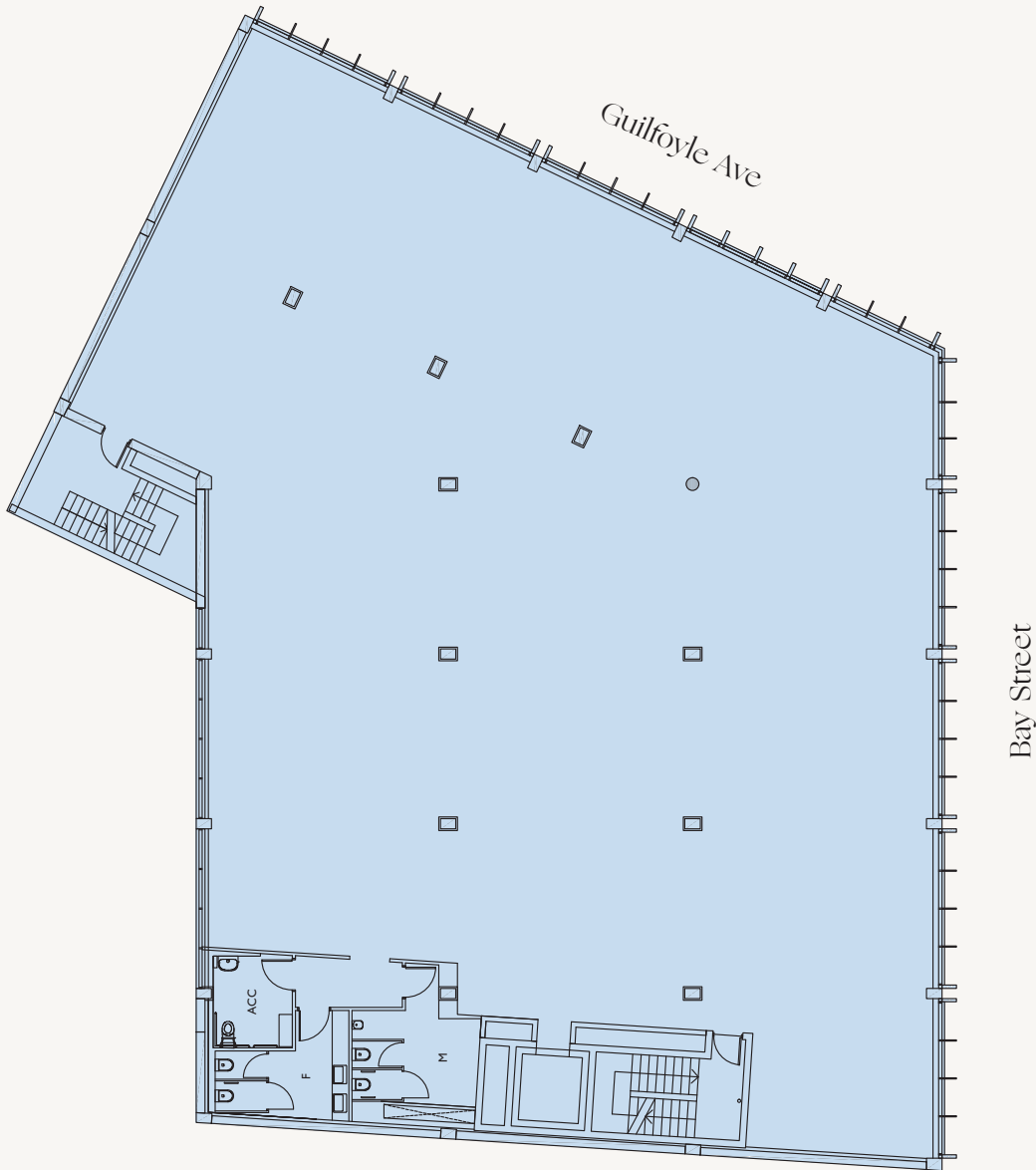
54



Internal area	605m <sup>2</sup>
Terrace area	65m <sup>2</sup>
External glazing frontage	57m

## Level 3

55

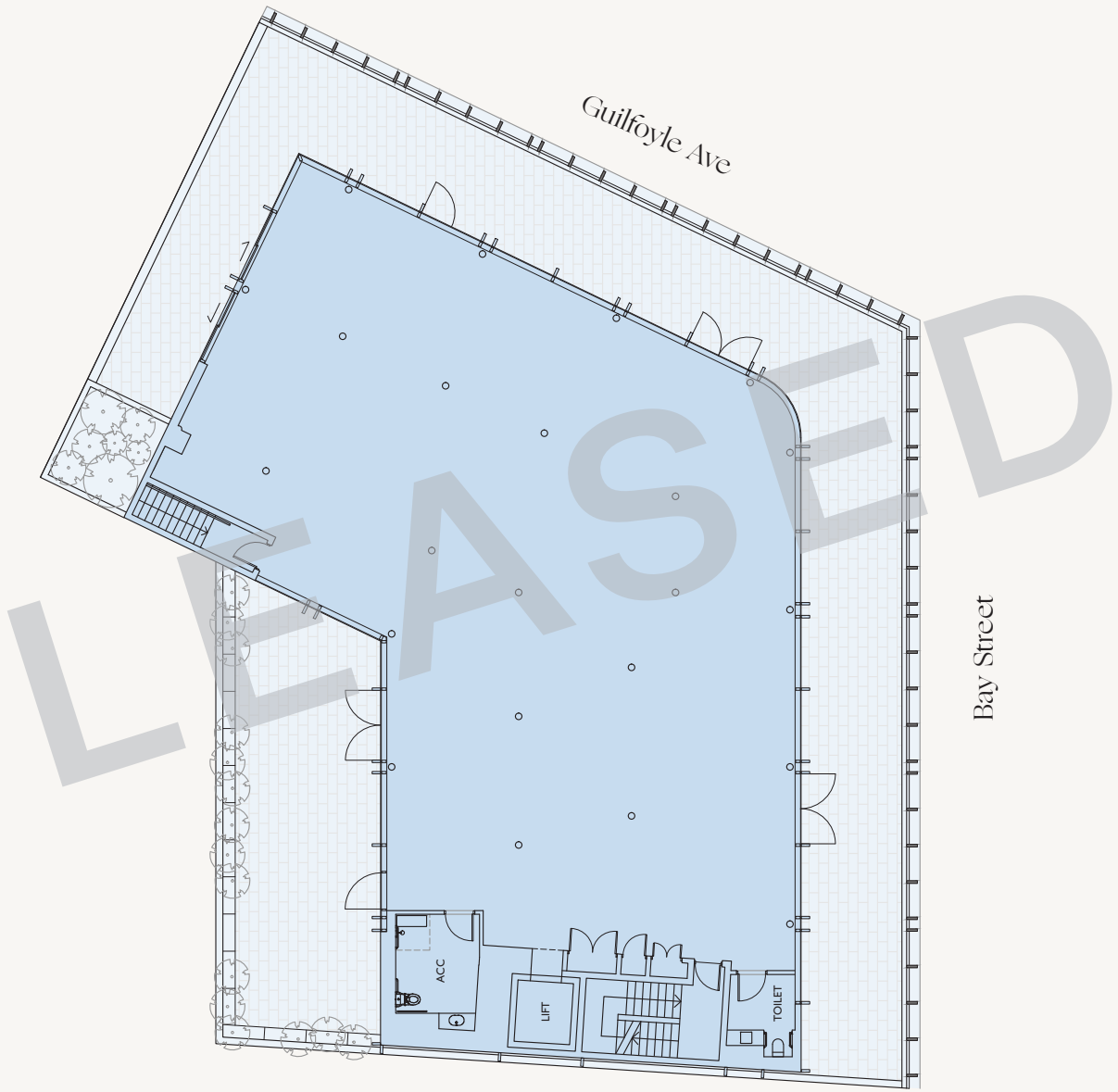


Internal area	610m <sup>2</sup>
External glazing frontage	57m



Floorplans  
Level 4

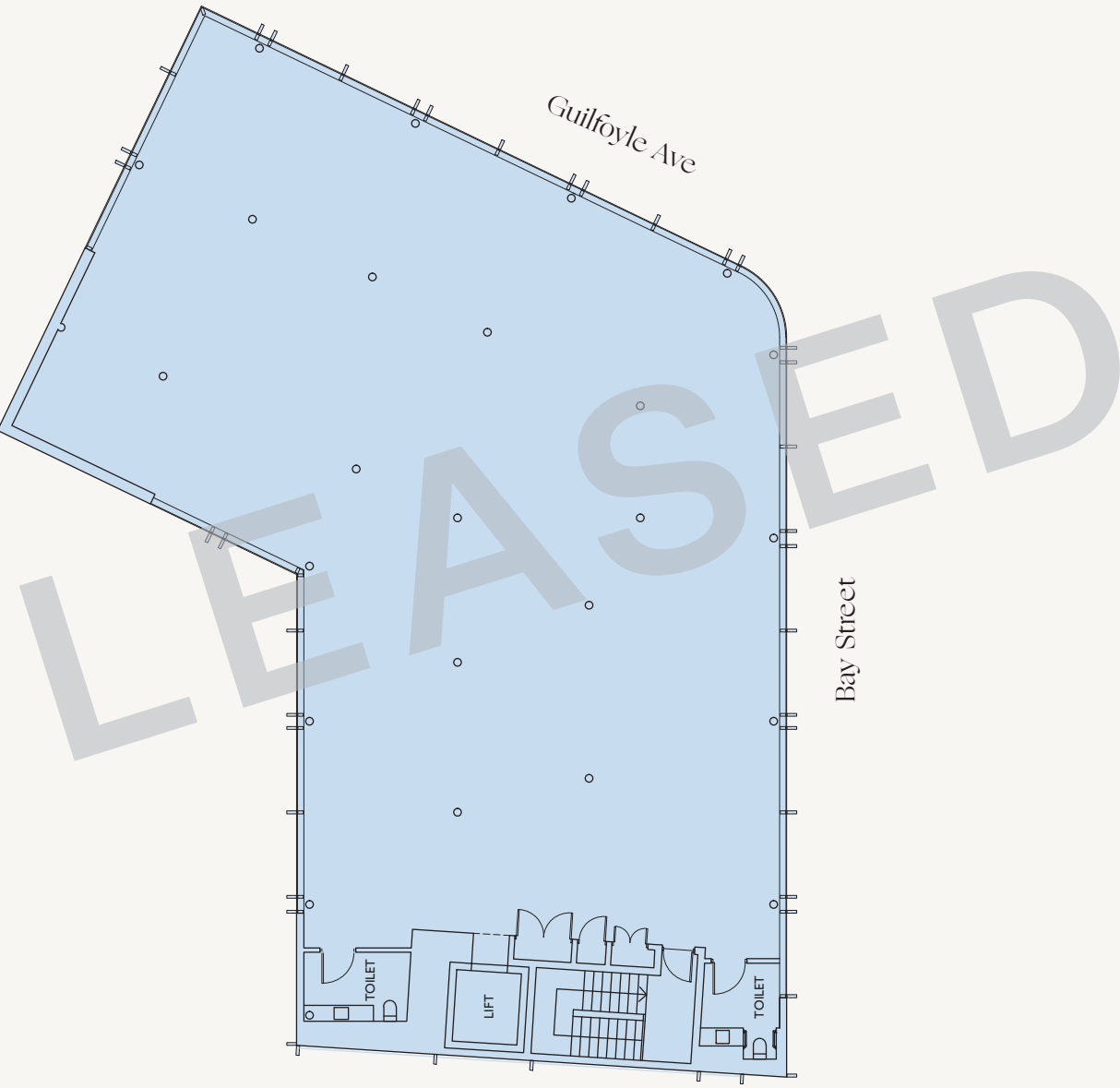
56



Internal area	357m <sup>2</sup>
Terrace area	244m <sup>2</sup>
External glazing frontage	58m

Level 5

57



Internal area	364m <sup>2</sup>
External glazing frontage	58m



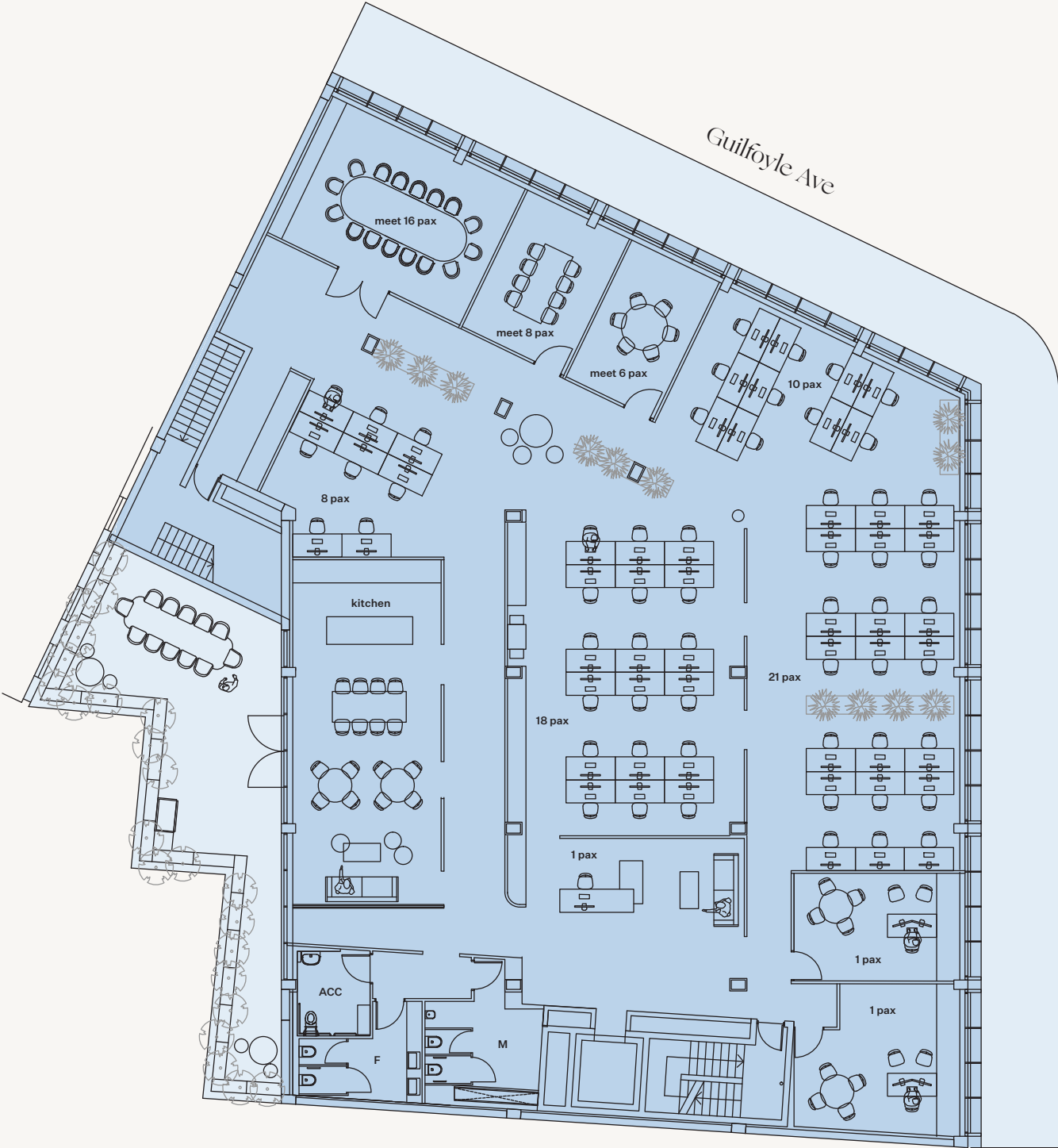
# Test fit: Open plan workspace

Workspace	
Internal area	596m <sup>2</sup>
Terrace area	65m <sup>2</sup>
Density	1:10m <sup>2</sup>

Workpoints	
Open plan workpoints	58
Office workpoints	2
Total workpoints	60

Secondary spaces	
Enclosed meeting seats	30
Office meeting seats	10
Breakout seats	18

Amenity	
Outdoor seating	16
Outdoor BBQ	1
Bathrooms	6





# Test fit: Traditional workspace

Workspace	
Internal area	596m <sup>2</sup>
Terrace area	65m <sup>2</sup>
Density	1:12.5m <sup>2</sup>

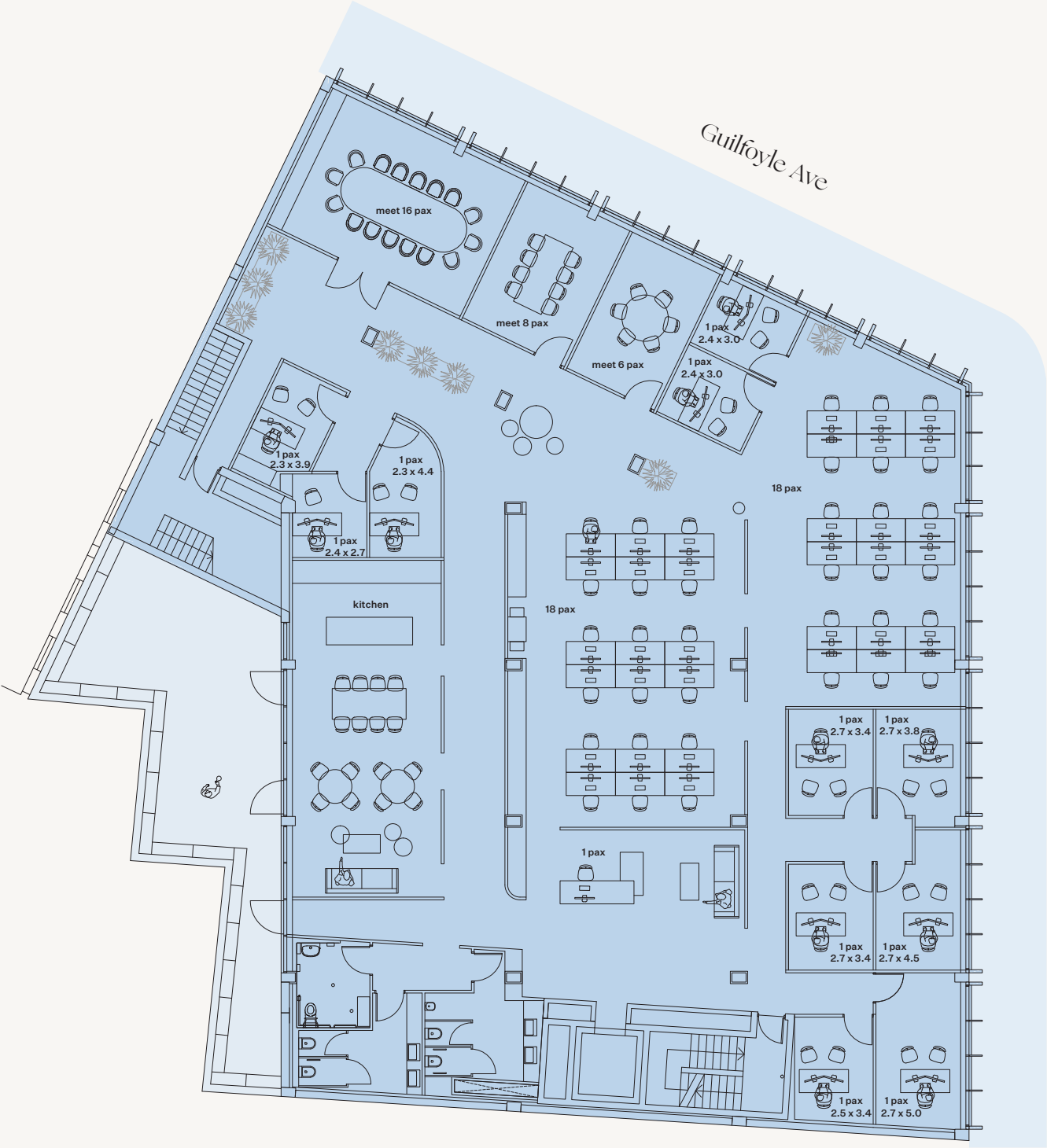
  

Workpoints	
Open plan workpoints	37
Office workpoints	11
Total workpoints	48

Secondary spaces	
Enclosed meeting seats	30
Office meeting seats	21
Breakout seats	18

Amenity	
Outdoor seating	16
Outdoor BBQ	1
Bathrooms	6





Specifications

Mechanical Services			
Ref	Item	Metric	Capacity
M1	Tenant Supplementary Loop	W/m²	Levels 2 & 3 have a 10VA/m² supplementary A/C allowance. Provisions have been allowed for supplementary equipment.
M2	General Exhaust	Litres/sec/m²	Additional general exhaust is available by installation of external louvres.
M3	Kitchen Exhaust	Number	Kitchen exhaust is available by installation of external louvres.
M4	Supplementary Toilet Exhaust	Litres/sec/m²	Supplementary toilet exhaust is available by installation of external louvres.
M5	Supplementary Outside Air	Litres/sec/m²	0.3 L/s/m² with take-offs sized for 0.75L/s/m² per floor.
M6	Base Building Occupant Density	N/A	Base building design criteria is 1 occupant per 10m². Some high-density areas of 1 occupant per 8m² can be accommodated. Further infrastructure would only be required where a high percentage of the fitout areas are increased to 1 occupant per 8m².
M7	External Plant Area	N/A	Space is available on Level 1, 2 & 6, subject to Council approval.

62

Electrical Services			
Ref	Item	Metric	Capacity
E1	Tenant Light & Power	VA/m²	35VA/m² for general power and 4.5VA/m² for lighting.
E2	Building Control Systems	Type	Air conditioning will be controlled via the proprietary VRF system controllers. Ventilation systems will be controlled by standalone DDC controllers.
E3	Safety Services (other than lifts)	Capacity	Fire Brigade panel will have battery back up.
E4	House Light & Power	Capacity	The building will be provided with energy efficient LED lighting throughout. A three phase, 63A house services distribution board will be provided for the supply of house lighting and power.
E5	Tenant Supplementary Loop	Capacity	Levels 2 & 3 have a 10VA/m² supplementary A/C allowance.
E6	Lighting Control	N/A	Lighting control for the building (including common areas) will be controlled via a combination of motion detectors and time schedules to reduce energy usage.  Tenant areas are to include motion detector and time schedule control as part of tenant fitout.

Lifts			
Ref	Item	Metric	Capacity
L1	Lift Access	N/A	Schindler* or similar high performance 15 person elevator.

Communication Services			
Ref	Item	Metric	Capacity
C1	Tenant Data Risers	Number	1 secure communications riser.
C2	MDF Room	Number	1 building distributor room located on Level 1.
C3	Master Antenna Television	N/A	MATV backbone located within communications riser. Extension of system to outlets within fitout by tenant.
C4	Carriers	N/A	The building will be provided with NBN infrastructure. Tenants can utilise available NBN retail service providers.

Security Services			
Ref	Item	Metric	Capacity
S1	Main Entry	N/A	Exclusive secure lobby entrance with automated doors.
S2	Access System	Type	An electronic access control system is provided to the base building entry doors and lift for secure after hours access.
S3	Proximity Cards	N/A	Contactless HID smart card or mobile devices.
S4	Credential Technology	N/A	Base building card readers capable of reading high security HID MIFARE DESFire proximity cards and mobile devices.  All tenants are able to utilise their preferred security installation contractor for their own standalone tenant security system.
S5	CCTV (base building)	Extent of Coverage	Extensive coverage of all common areas including the lobby, passenger lift, car lift, ground and level 1 car parks, external footpath and retail shopfront coverage.
S6	Security Services	N/A	Externally monitored via security cameras. After hours building patrols 7 days a week, including public holidays.

63

Hydraulic & Fire Services			
Ref	Item	Metric	Capacity
H1	Grease Trap / Line	Yes	A connection to the base building trade waste system can be accommodated, subject to location and space within hydraulic risers.
H2	Gas	Yes	A connection to the natural gas main can be accommodated.
H3	Fire System	N/A	Full automated sprinklers to the building.
H4	Warning System	N/A	Extensive emergency warning system in place.



Building Configuration			
Ref	Item	Metric	Capacity
B1	Building Size	m²	2,300m² (approx.) PCA A grade (target) suburban office building.
B2	Floor Plate	m²	Approximately 350m² - 600m².
B3	High Loading/Compactus Zone	% of NLA	Approx. 5% NLA of each floor can be increased to 10kPa, subject to structural approval.

Office Floors			
Ref	Item	Metric	Capacity
O1	Façade Glazing	N/A	Full height glazing to all levels.
O2	Access to Daylight & Views	N/A	Maximum width windows with vertical fins for glazing shade. Great access to natural light with park views and Sydney Harbour views from upper floors.
O3	Ceiling Height	mm	Levels 2 & 3 - 2,700mm Levels 4 & 5 - 2,800mm
O4	Net Lettable Area as compared to Usable Area	%	Pallas House provides high-efficiency open plan floors with usable area representing approximately 99.6% of NLA.
O5	Perimeter Blinds	N/A	External fins provide sun protection to glazing. Tenant to install their own internal blinds during fitout.
O6	External Terrace	N/A	Terraces are located on Levels 2 & 4 (excluded from NLA). Level 2 Terrace - 65m² Level 4 Terrace - 244m²
O7	Internal Voids	N/A	Internal voids can be accommodated subject to lease negotiations and design constraints. Architectural, Fire Engineering and BCA compliance studies required.

General			
Ref	Item	Metric	Capacity
G1	Overall Design Finishes	N/A	Superior finishes including the following: walls and columns with high quality stone, timber, glass and metal finishes; lobby floors with stone finishes; exposed ceilings with painted out services; and high quality general and feature lighting.
G2	Building Management Software	N/A	Comprehensive building management software platform - MYBOS* or similar.
G3	Fire Engineering	N/A	A detailed list of current fire engineered solutions for the building is available on request.
G4	Maximum Occupancy	N/A	Levels 2 & 3 – 61 people per floor. Generally, 1 person per 10m², more may be accommodated on specific floors e.g. conference areas via fire engineered solution/s.
G5	Fitout and/or Services	N/A	Fitout guide available on request. Fitout limitations generally relate to local authorities' requirements.

Sustainability			
Ref	Item	Metric	Capacity
SU1	Environmental Rating	Green Star	Pallas House does not have a Green Star Rating as it is a refurbishment of an existing building.
SU2	Energy	N/A	High-performance thermal glazing; highly efficient air conditioning system; and energy efficient LED lighting.
SU3	Water	N/A	5 star WELS rated water fixtures.
SU4	Lift Sustainability	N/A	Eco-friendly gearless machine. Up to 30% less energy consumption compared to conventional technology.  “A” classification for energy efficiency (according to VDI4707-1 standard).
SU5	Reuse	N/A	Retention of 92% of existing concrete structure.

Parking			
Ref	Item	Metric	Capacity
P1	Car Parking	Number	16 car parking spaces are available on site for lease.
P2	Bicycle Storage	Number	5 bike racks are provided in the Level 1 car parking area. Bike racks are located undercover adjacent to the End of Trip change room facilities.
P3	Car Share	N/A	Three GoGet cars with dedicated on street parking spaces are located within 200m.

Facilities & Amenities			
Ref	Item	Metric	Capacity
F1	Change rooms, showers, and End of Trip	N/A	Brand new premium End-of-Trip facilities available. Towel service. 10 lockers, 4 showers & 2 toilets located on Level 1.
F2	Childcare Facilities	N/A	Four childcare facilities within 300m.
F3	Gymnasium Facilities	N/A	Six gymnasium facilities within 300m.
F4	Additional Storage	N/A	Limited space available. Subject to additional licence agreement.





Introduction

## Pallas Group

Pallas Group is the property owner and driving force behind Pallas House. Pallas House will become the Group’s new Sydney headquarters for its companies Pallas Capital and Fortis.

Pallas Capital, with combined experience of over 200 years, and more than \$400 million under management, is a collaboration of successful professionals spanning property lending and advisory, funds management, legal structuring, property development, construction and project management.

## Fortis

Fortis is leading the delivery of Pallas House at Double Bay. As part of the wider Pallas Group, it will also become their new Sydney headquarters. Fortis is one of Australia’s foremost developers with decades of experience in delivering high-end residential and commercial projects. Meticulous in their attention to detail and hands-on every step of the way, Fortis partners with renowned architects, designers and builders who share their vision and passion: to bring beautiful, bespoke projects uncompromisingly to life.

“Pallas House stands on a landmark corner in one of Sydney’s landmark suburbs, synonymous with success. Surrounded by energy and amenity, it really is the perfect base for ambitious Australian businesses, including our own.”

Patrick Keenan  
Chairman, Pallas Group



The Foundry, Melbourne

Moore Lakes, Moorebank		Pallas House, Melbourne	
Size	Sector	Size	Sector
52,000m <sup>2</sup>	Mixed use (residential, commercial & retail)	3,300m <sup>2</sup>	Mixed use (retail & commercial)
	Project value \$325M		Project value \$38M
232 Wattletree, Malvern		The Foundry, Clifton Hill	
Size	Sector	Size	Sector
3,400m <sup>2</sup>	Residential	37,000m <sup>2</sup>	Mixed use (retail & commercial)
	Project value \$30M		Project value \$300M



# Project Team



Lawton Hurley

Established in 1997, Lawton Hurley is a design-based architectural practice working across all aspects of residential, commercial and retail projects. With a high level of expertise and service, they provide innovative solutions tailored to each individual venture.



Siren Design

Commercial interior specialists, Siren Design understands the role space plays in happiness, wellbeing and productivity. Driven by the belief that a good interior can make or break any business, their focus is to craft environments that reflect the occupant.



Reform Projects

Reform is overseeing the delivery of Pallas House Sydney. A leading Australian project delivery firm, they are resolutely focused on quality, transparency and clarity. By forming unified project partnerships, they actively seek to bring forward efficiencies and identify innovative ways to enhance every development. They bring an unwavering commitment to achieving their client's objectives.



Lords Group

Lords Group is the construction partner for Pallas House Sydney. Renowned for their uncompromising commitment towards high quality construction and strong client relationships, they have successfully delivered outstanding projects for many of Australia's leading property and commercial-construction organisations, including Fortis.

Alchemy, Redfern	
Size	Scope
1,645m <sup>2</sup>	Mixed use (residential & retail)
Alberta Street, Surry Hills	
Size	Scope
1,000m <sup>2</sup>	Mixed use (commercial & retail)
The Roxbury Hotel, Glebe	
Size	Scope
974m <sup>2</sup>	Boarding house & bar

Centuria Capital Group Head Office, Sydney	
Size	Scope
1,200m <sup>2</sup>	Office fitout
Greenway Chambers, Sydney	
Size	Scope
1,730m <sup>2</sup>	Office fitout
Cambooya (Vincent Fairfax Family Office), Sydney	
Size	Scope
550m <sup>2</sup>	Office fitout

The Archibald, Gosford	
Sector	Key client
Mixed use (retail, commercial, residential & hotel)	Macarthur Projects
	Project value
	\$200M
Lindfield Village, Lindfield	
Sector	Key client
Mixed use (retail, commercial, residential & hotel)	Aqualand
	Project value
	\$65M
Precinct 21, Townsville	
Sector	Key client
Commercial	Thirdi Group
	Project value
	\$2M

Hampton, Rose Bay	
Size	Scope
22 high-end residential apartments & commercial space. 4 level building with 2 level basement.	Design & construct
	Project value
	\$12M
University Road, Miranda	
Size	Scope
66 high-end residential apartments. 8 level building with 3 level basement	Design & construct
	Project value
	\$12M
Margaret St, Sydney	
Size	Scope
1 executive level & 3 working levels	Refurbishment and fitout
	Project value
	\$10M





Living in the area for almost 50 years, it makes me very proud to call Pallas House our new Sydney headquarters. I look forward to sharing this space with other like-minded businesses.

Charles Mellick  
Director, Pallas Group





**For commercial leasing enquiries,  
please contact:**



**Steffan Ippolito**  
0403 347 111

**Dimitrios Franze**  
0406 558 855