

333
GEORGE

EXCITING / ELEVATING / EVOLVING

Information Memorandum
Prepared by CBRE & Knight Frank

Introducing 333 George — a sculptural, crystalline landmark featuring 16 levels of A-Grade commercial space.

Characterised by a curvaceous, fully glazed façade, the building embraces natural light and transparency. A gentle shift in the upper-level floorplates creates a series of outdoor terraces, expanding the workplace and showcasing views over *George Street*, *Martin Place* and *Regimental Square*.



Impressive Lobby Entrance
333 George

The connection between 333 George and the city was central to its design. More than just a workplace, the building was conceived as an extension of Sydney's urban fabric.



OVERVIEW

5

A building that redefines the modern workplace.

LOCATION

8

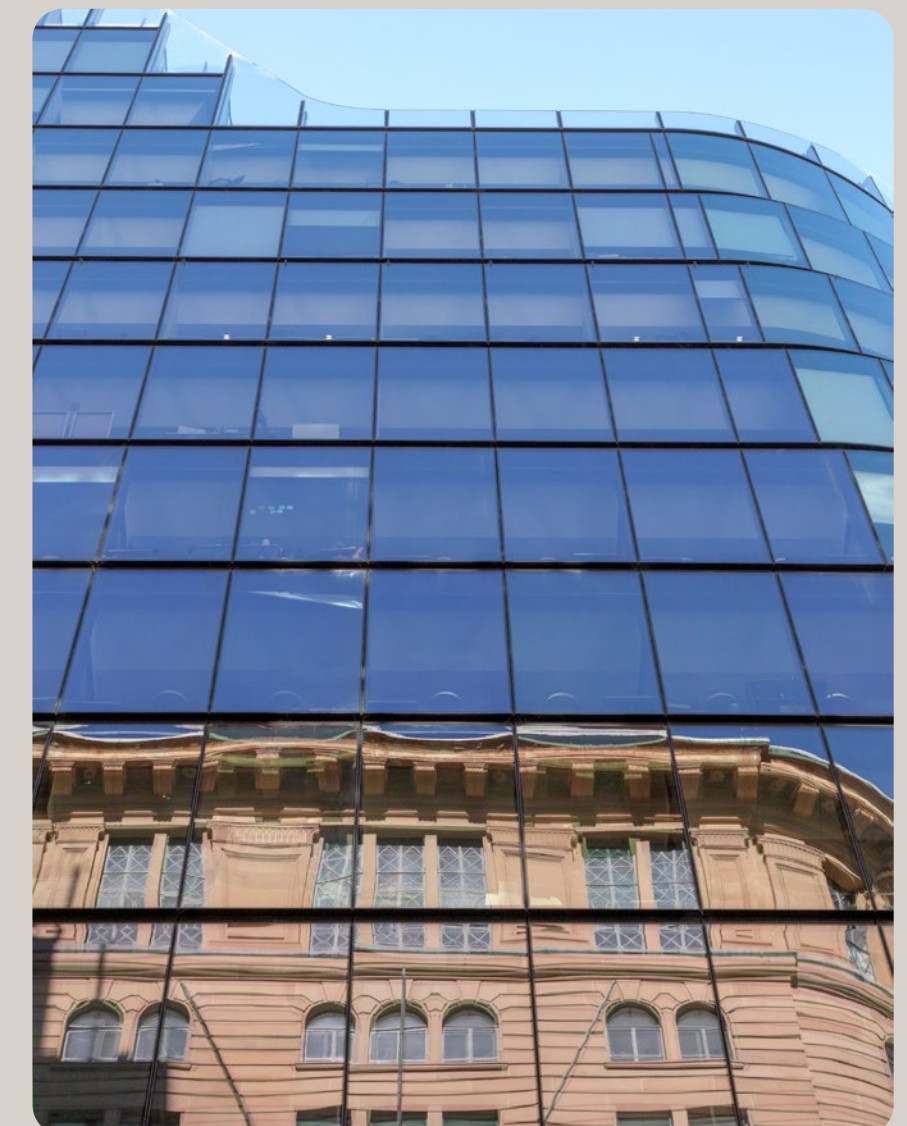
Offers seamless access to transport, lifestyle and Sydney's premier business precincts.



THE ASSET

Curved glass architecture, boutique floorplates, cascading terraces, and state-of-the-art amenities.

12



A UNIQUE OPPORTUNITY

333

WELCOME

OVERVIEW

LOCATION

THE ASSET

OVERVIEW

01

333

WELCOME

OVERVIEW

LOCATION

THE ASSET

OVERVIEW

333 George was designed by internationally recognised architecture firm Grimshaw as a bold, future-focused workplace defined by light, openness and connection. Fittingly, the firm now occupies the very space they designed—standing behind their vision in both principle and presence.

Building levels

16

Building commercial space (sqm)

12,450

Typical floor plate (sqm)

970

Building retail space (sqm)

2,055

Basement car parking spaces

17

Year of completion

2016

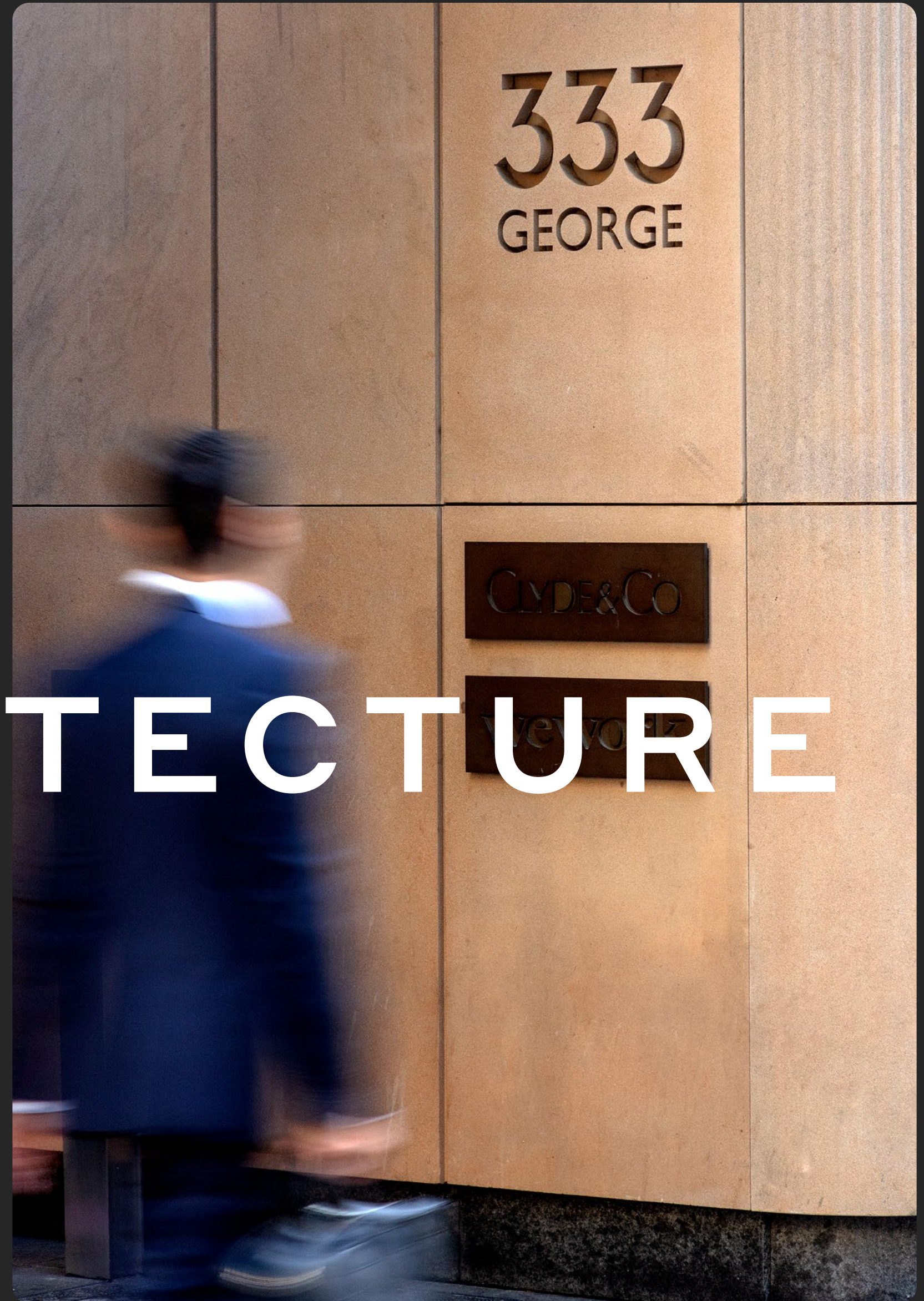
NABERS Energy Rating

5-Star

NABERS Water Rating

4.5-Star





STRIKING ARCHITECTURE



LOCATION

02

333

WELCOME

OVERVIEW

LOCATION

THE ASSET



333
GEORGE



EXCITING CONNECTED LOCATION

WORLD-CLASS

Positioned at the junction of George Street, Martin Place and Regimental Square, 333 George offers exceptional connectivity. Just a short walk from Wynyard Station, Martin Place Station and the George Street Light Rail, it provides direct access to Sydney's key transport links.



George Street has recently been the focus of significant investment activity. The light rail has transformed it into a pedestrian-friendly boulevard, enhancing its vibrancy and appeal. Additionally, upon completion, the Hunter Street Metro Station will provide faster connectivity to Western Sydney.



“333 George is more than just a workplace, it’s a destination, situated in the heart of Sydney CBD with world-class dining, retail and transport on your doorstep.”

STEVIE COLLINS
Director, Office Leasing
CBRE

LOCATION

Located at the geographic centre of Sydney CBD, 333 George places your business within effortless reach of the city's leading commercial, retail and entertainment precincts. This supports faster client engagement, helps attract the best talent and enhances business visibility.

FOOD & BEVERAGE

- 1 A.P. Bakery
- 2 Bentley Restaurant & Bar
- 3 Bopp & Tone
- 4 The Charles
- 5 Esteban Restaurant
- 6 Gowings
- 7 Merivale Ivy Precinct
— Bar Totti's
— Ivy Bar
— Felix
- 8 Mr Wong
- 9 Palmer & Co
- 10 Toko
- 11 25 Martin Place

RETAIL

- 12 Coles Wynyard
- 13 IGA Wynyard
- 14 Met Centre
- 15 Pitt Street Mall
- 16 Queen Victoria Building
- 17 The Strand Arcade
- 18 Westfield Sydney

HOTELS

- 19 Capella Sydney
- 20 Four Seasons
- 21 The Fullerton
- 22 InterContinental
- 23 Paradox Hotel
- 24 Sofitel Sydney Wentworth
- 25 Sydney Harbour Marriott

ENTERTAINMENT & CULTURE

- 26 City Recital Hall
- 27 Museum of Sydney
- 28 State Theatre
- 29 Sydney Tower

TRANSPORT

- T Train Station
- M Metro Station
- L Light Rail Stop
- F Ferry Wharf
- B Bus Stop



THE ASSET

03

333

WELCOME

OVERVIEW

LOCATION

THE ASSET

SPACES WITH PRESENCE

The building's commercial tenancies offer inspiring, light-filled workspaces, with floor-to-ceiling glazing that frames views of Sydney's historic sandstone architecture. The upper levels feature private outdoor terraces, providing rare access to open-air spaces in the heart of the city.

Tenancies are available with options including existing fitouts, high-quality speculative suites, or cold shells that can be tailored to individual tenant needs. Prominent street signage opportunities offer valuable brand visibility in one of Sydney's busiest precincts.

A dedicated ground floor concierge service is available to all tenants, delivering daily support and a welcoming first impression. 333 George's boutique scale fosters a sense of community not typically found in larger towers, while integrated co-working spaces provide the flexibility for teams to grow and adapt with ease.

Typical floorplate (sqm)

970

Exclusive sun drenched terraces

5



CASCADING TERRACES

A series of landscaped terraces on levels 12 to 16 extend the workplace while offering dramatic views over Martin Place and George Street.

These versatile spaces accommodate meetings, social interaction or quiet breaks, and also serve as striking backdrops for events. Designed to maximise natural light and promote wellbeing, the terraces enhance the building's premium appeal and contribute to its strong environmental credentials.

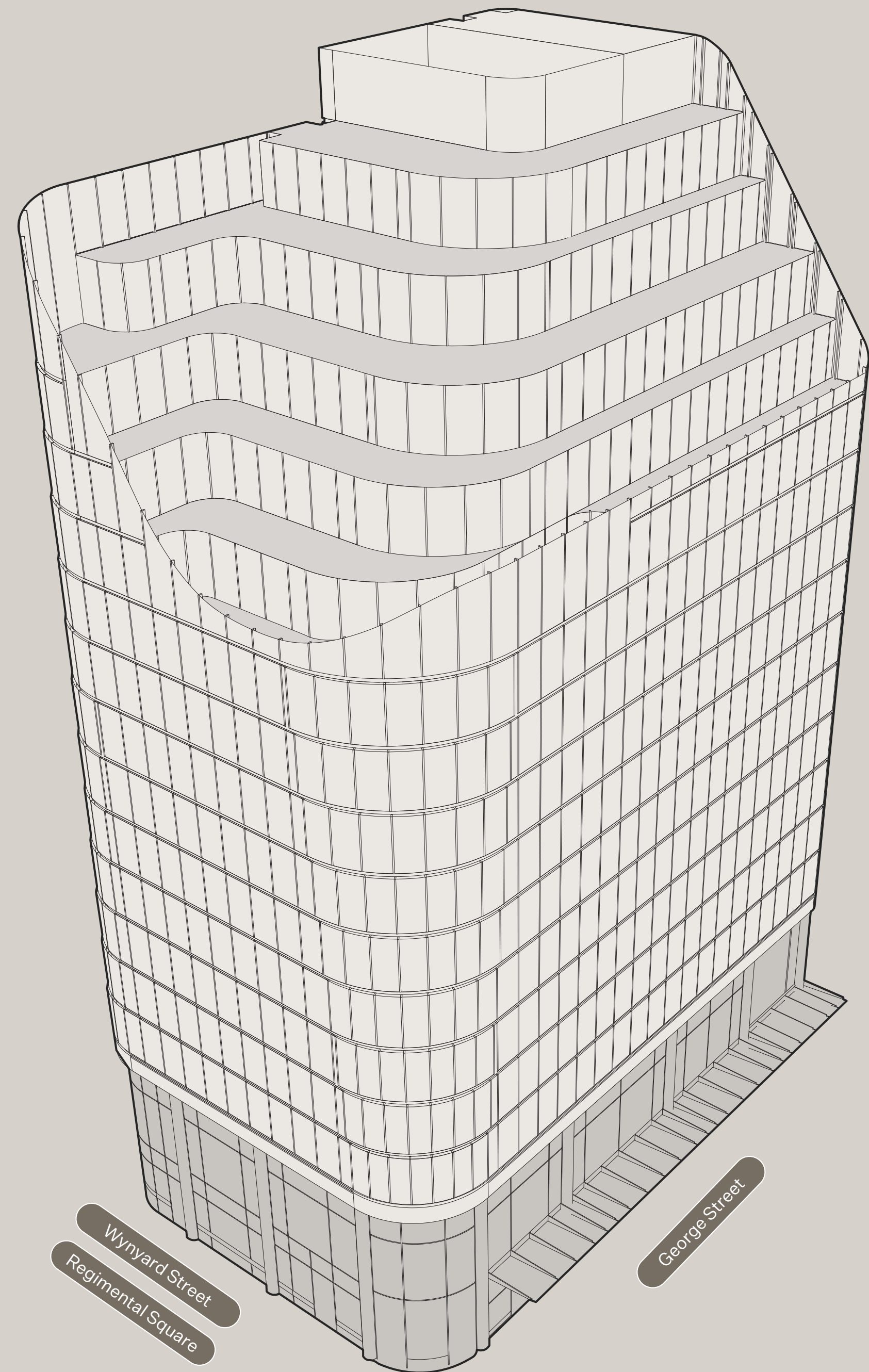


ELEVATING TENANT EXPECTATIONS



LEASING OPPORTUNITIES

LEVEL	TENANCY	
16	Leased	
15	Available Q2 2026 393sqm + 206sqm Terrace	
14	Available Now 616sqm + 121sqm Terrace	
13	Leased	
12	Available Q2 2026 895sqm	
11	Available Q2 2026 965sqm	
10	Leased	
9	Leased	
8	Leased	
7	Leased	Available Now 560sqm
6	Leased	
5	Leased	
4	Available Now 449sqm	Leased
3	Leased	
2	Leased	
1	Leased	
G	Leased	
LG	Leased	
B	Parking — 17 cars, 11 motorbikes	



AVAILABLE FLOORPLATE

NLA 965sqm

Level

11

Wynyard Street



AVAILABLE FLOORPLATE

NLA	895sqm
Terrace	69sqm

Level

12

Wynyard Street



Wynyard Lane

George Street

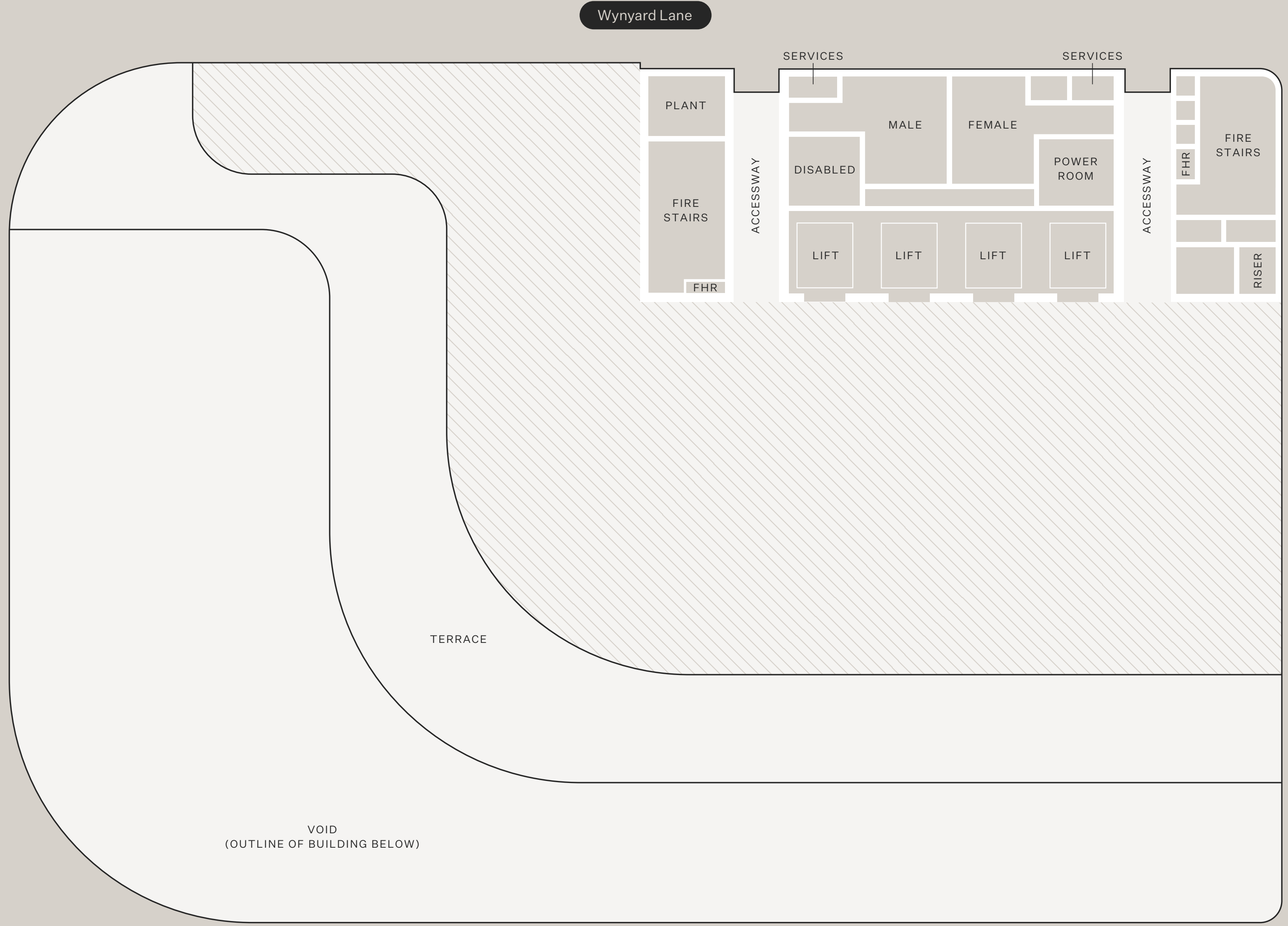
AVAILABLE FLOORPLATE

NLA	395sqm
Terrace	206sqm

Level

15

Wynyard Street



SUSTAINABILITY / WELLNESS

333 George is designed to support workplace wellbeing with premium end-of-trip facilities prioritising convenience, comfort and sustainability. Amenities include secure bicycle parking, private showers, change rooms and lockers — encouraging active commuting and supporting a healthier, more balanced workday.

Tenants also benefit from the Host Building app, a personalised digital platform that enhances the everyday workplace experience. The app provides access to building amenities, supports participation in community events, delivers real-time updates, and allows users to order from nearby cafés through a single, easy-to-use interface.

Green Star Performance

NABERS Energy Rating

6-Star

5-Star

NABERS Water Rating

NABERS Indoor Environment Rating

4.5-Star 5-Star



EVOLVING WORKPLACE WELLNESS



LEASING ENQUIRIES

CBRE

STEVIE COLLINS
0459 354 239
stevie.collins@cbre.com.au

OLLIE COWLEY
0403 288 722
ollie.cowley@cbre.com



MIKE URWIN
0404 884 455
mike.urwin@au.knightfrank.com

JAEGER O'SULLIVAN
0406 750 260
jaeger.osullivan@au.knightfrank.com

333 GEORGE

DISCLAIMER

CBRE ©2025 All Rights Reserved. All information included in this proposal pertaining to CBRE—including but not limited to its operations, employees, technology and clients—are proprietary and confidential, and are supplied with the understanding that they will be held in confidence and not disclosed to third parties without the prior written consent of CBRE. This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.