

# Dexus

## Media Release



18 June 2019

### 100 Mount Street sets a new benchmark for North Sydney

Dexus is celebrating the opening of 100 Mount Street (100 Mount), an elegant 35-storey glass-enclosed tower set to transform North Sydney with the addition of a vibrant community offering quality office, dining and retail spaces in the heart of the CBD.

Designed by Skidmore, Owings & Merrill LLP (SOM), a leading global design firm, and Architectus, one of Australia's top-tier architecture firms, 100 Mount is evocative of SOMs design for the John Hancock Center in Chicago.

"100 Mount is an iconic, centre for commerce in North Sydney's growing CBD that sets a new benchmark for workplace design, sustainability features and public amenity," said Paul Oates, Dexus Head of Development.

100 Mount is a building with the community in mind. At the ground level, the lobby comes to life with artwork created by internationally renowned photographer, Tamara Dean, featuring a connection to the local environment through a series of moving images showcasing the natural and built environments of Sydney's north shore.

A vibrant new dining experience will be offered by Italian inspired Glorietta Restaurant while its sibling, Glory Days, provides a lobby café experience.

From the landscaped public plaza, cascading steps and inclined pathways allow visitors to access the street level. A pedestrian pathway bisects the site to connect the building to nearby public transport.

100 Mount includes a band of retail storefronts along Walker Street, with street level activity continuing around the corner of Mount Street and into the through-site link. Kingswood Coffee will offer a hole-in-the-wall café on the prominent corner of Mount and Spring Streets.

The street level includes new vehicle entry to Walker Street, effectively removing more than 100 cars from the Spring Street lane network and improving pedestrian access in North Sydney.

Throughout construction, a local partnership program between Laing O'Rourke, Dexus and local girls' secondary school, Monte Sant' Angelo Mercy College provided students with on-site work experience in the construction and engineering industries. The program's aim was to inspire the next generation of women to pursue careers in engineering or construction, while also encouraging greater gender balance in the property sector.

100 Mount is owned by Dexus and Dexus Wholesale Property Fund. The building was developed by Dexus in collaboration with builder, Laing O'Rourke.

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**See attached fact sheet for further information.**

**Images can be downloaded [here](#).**

**For media enquiries, please contact:**

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#### About Dexus

Dexus is one of Australia's leading real estate groups, proudly managing a high quality Australian property portfolio valued at \$28.9 billion. We believe that the strength and quality of our relationships are central to our success and are deeply committed to working with our customers to provide spaces that engage and inspire. We invest only in Australia, and directly own \$13.9 billion of office and industrial properties. We manage a further \$15.0 billion of office, retail, industrial and healthcare properties for third party clients. The group's \$5.0 billion development pipeline provides the opportunity to grow both portfolios and enhance future returns. With 1.7 million square metres of office workspace across 53 properties, we are Australia's preferred office partner. Dexus is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange (trading code: DXS) and is supported by 27,000 investors from 20 countries. With more than 30 years of expertise in property investment, development and asset management, we have a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns for investors. [www.dexus.com](http://www.dexus.com)



## FACT SHEET

Architect	Lead architect: Skidmore, Owings & Merrill LLP (SOM) Local architect: Architectus
Design statement	The design for 100 Mount was inspired by Sydney's rich architectural landscape and shaped by SOM's legacy of innovation in architecture and engineering worldwide.  Evocative of SOM's design for the John Hancock Center, 100 Mount is supported by an innovative cross-braced exoskeletal structure. Anchored by an offset core and clad in a soaring glass curtain wall, the tower offers panoramic views of Sydney Harbour, the Sydney Opera House, and Sydney Harbour Bridge. The tower's interiors are designed to maximise daylight and open space, with 6-metre column-free zones to the north and south.
At a glance	35-storeys 41,500 square metres of office space Prime Grade building
Sustainability features	Highly transparent closed cavity facade (CCF) with automated blind system reduces glare while maximising natural light and visibility  Low energy, healthy and flexible active chilled beam air conditioning system  Digital Twin technology for building operational efficiencies and preventative maintenance
Sustainability credentials	Targeting 5 star Green Star Design and As-Built V1.1 rating Targeting 5 star NABERS Energy rating Targeting 3.5 star NABERS Water rating Targeting Shell & Core Gold WELL rating
Major tenants	NBN Co Laing O'Rourke
Connectivity innovation	Leading Wi-Fi and cellular coverage building wide 5G network ready Plug and play tenant Wi-Fi (optional) Access to fast secure Wi-Fi in other Dexus buildings Connectivity for IoT devices
Security and safety	Biometric access control Intelligent CCTV
Wellness and convenience	Location based services (for wayfinding) Environmental climate control sensors and analytics Advanced lighting control
Premium services	Retail and dining (Glorietta Restaurant, Glory Days, Kingswood Coffee) End of trip facilities (27 showers/change rooms; lockers; 200+ bicycle storage) Dedicated concierge and customer portal On site GoGet parking Dedicated loading dock and onsite security 113 car spaces in the basement Electric vehicle (EV) charging stations 100% tenant back-up power

