

### 10 James Street Waterloo NSW

Modern office building - close to cafes and shops - short walk to Green Square Station.

Ground Floor Lobby and Storage Space - 200sqm approx

Level 1 Commercial Space - 557sqm approx

Level 2 Commercial Space - 558sqm approx

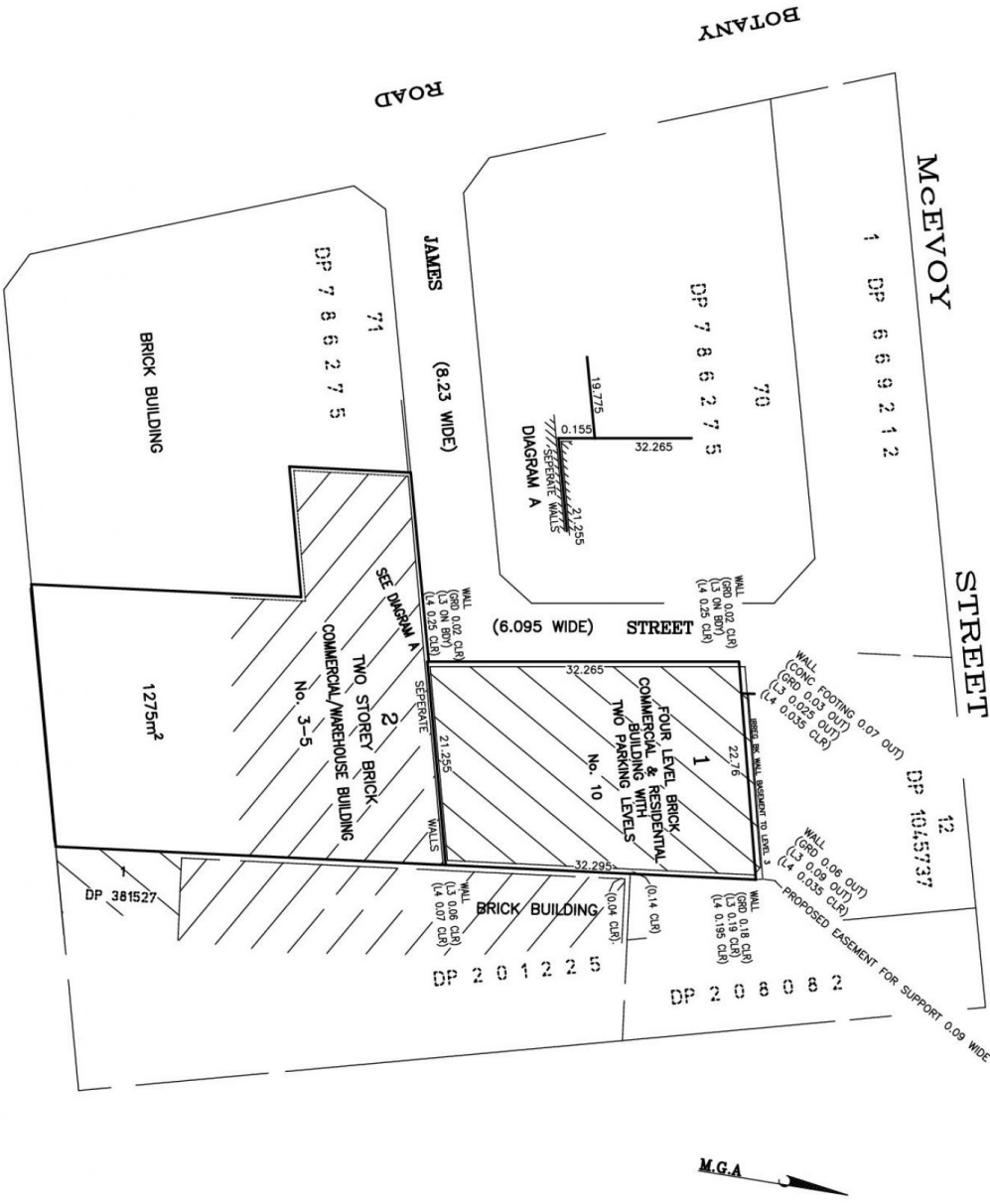
Level 3 Commercial Space - 554sqm approx

Optional Level 4, 3 Bedroom Penthouse - 186sqm + 40sqm balcony

Basement Car parking 2 Levels, approx 24 car spaces

The building has been architecturally designed featuring a multi level glass atrium which allows natural light to flow into all areas. The Building has two levels of security basement parking (approx. 24 car spaces available), Lift access to all levels. Amenities on all commercial Levels.

<b>Price</b>	: POA
<b>Building Size</b>	: 1869 sqm
<b>Land Size</b>	: 707 sqm
<b>View</b>	: <a href="https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/waterloo/commercial/offices/5665477">https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/waterloo/commercial/offices/5665477</a>



LOCATION PLAN

Surveyor: JONATHAN CHARLES KEEN  
Surveyors Ref: 2404SP\_DRAFT1  
Subdivision No:  
Lengths are in metres, Reduction Ratio 1:500

Registered

DRAFT

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
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# BHASKAR'S OFFICE FURNITURES



SAARINEN TABLE

BARCELONA CHAIR

3 SEATER BARCELONA CHAIR

NOGUCHI COFFEE TABLE

# FURNITURES



SCHAMBERG + ALVISSE UMA OTTOMAN

SCHAMBERG + ALVISSE SMOOTH TUB CHAIR (H STAR)

SYSTEMS SUPPLY RICHLINE

SYSTEMS SUPPLY 'SHAP' WORKSTATION

"FIGURED DIMENSIONS TO BE TAKEN, IN PREFERENCE TO SCALED READINGS"  
"IF IN DOUBT, ASK!"



FIN PLASTERBOARD BULKHEAD  
SET  
CABLE TRAYS

**LIGHTING LEGEND:**  
TYPE A: MSH-AC A PLC 1500MM X 2 (230V/110V)  
TYPE B: MSH-2 COMB111  
TYPE C: SLDT5-20W/4000K SHIM-LIN TS  
TYPE D: MULTI PURPOSE FLUORESCENT LIGHT

**NOTE 1: PLUMBING**  
ALL PLUMBING FIXTURES TO HAVE A MINIMUM 100mm WATER TIGHTNESS - 100mm WATER TIGHTNESS  
ALL HOT WATER PIPES INSULATED AND REPAIRS LOCATED CENTRALLY TO REDUCE DISTANCE FROM FIXTURES TO REPAIRS  
ALL DRAINAGE AND PLUMBING TO BE LOCATED WITHIN BUILDING - NO EXTERNAL PIPING WORK

**NOTE 2: STORMWATER**  
ALL STORMWATER DRAINAGE TO BE LOCATED ONLY REFER TO ENGINEERS DRAWINGS FOR FULL DETAILS

**NOTE 3: LIFT SHAFT WALLS**  
CONTRACTOR TO INSURE DRAINAGE CONSTRUCTION FOR LIFT SHAFT WALLS - TYPICAL

**NOTE 4:**  
PROVIDE LIFT OFF HOOKS FOR ALL DOORS WITHIN 100mm OF THE SET PANE

**NOTE 5:**  
CONTRACTOR TO CHECK LOCATION OF SETOUT OF EXISTING COLUMNS ON-SITE

Rev	Amendment	Date
A	Final Design	10/10/17
B	Client Review	10/10/17
C	Issued For Review	17/10/17
D	Completed Development Certificate	10/10/17
E	Issued for Review	10/10/17



INPHO

INTERIOR FIT-OUTS

10 JAMES STREET  
WATERLOO 2017

**FLOOR PLAN + REFLECTED CEILING PLAN + ELEVATION - RECEPTION**  
SCALE: A3 START DATE: 01 OCT 08  
ISSUE: CDC ISSUE DATE: FEB 09  
DWG No.: 2008-040-A01

