



# 182

BLUES POINT ROAD  
McMAHONS POINT

now leasing



actual view

# the soul of North Sydney



## An inspiring work destination & place to call your own

182 Blues Point Road is a boutique building with an A-Grade refurbishment, offering all the amenities you have come to expect from a quality office building. Seven floors of office space, totalling approximately 3,775sqm are serviced by two lifts and secure on-site parking.

At the centre of a professional services hub, 182 Blues Point Road offers your business individuality and presence coupled with an efficient work environment to promote productivity.

## Modern, flexible office space with a dramatic outlook

On offer are high quality refurbished whole office floors, with new ceiling tiles & grid, energy efficient lighting, new carpet/paint and upgraded bathrooms.

Large windows allow an abundance of light to penetrate on three sides. You will be captivated by the magnificent, sweeping harbour and district views. Some of the floors offer outdoor balconies to further enhance the working environment.

## The perfect blend of lifestyle & location

Blues Point Road is the heart and soul of North Sydney, a vibrant precinct at your doorstep. Make the most of the range of retail and lifestyle offerings, including cafés, fine dining restaurants, harbour parks and heritage buildings. Greenwood Plaza is also within easy walking distance.

It's rare to be so conveniently located close to major transport, with North Sydney Station only a five minute walk, a bus stop located directly outside and commuter ferry only moments away.

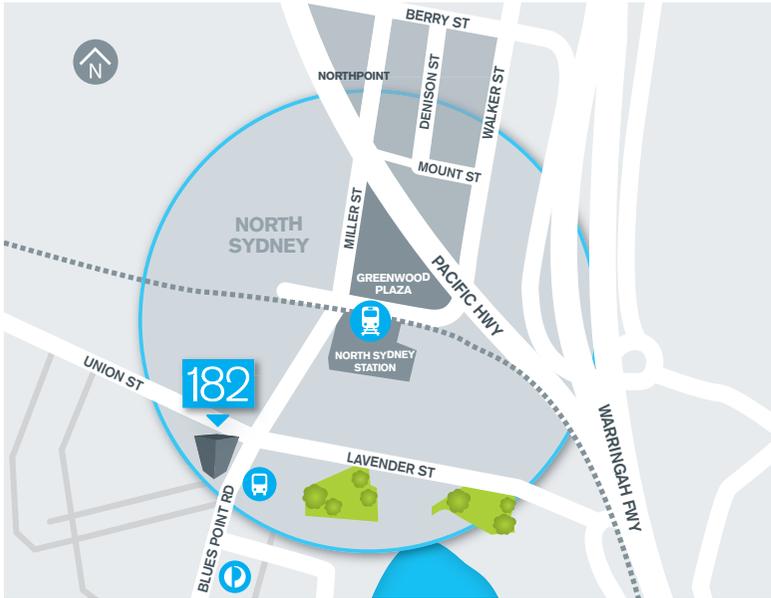


## Modern business & lifestyle essentials

-  REFURBISHED FLOORS
-  EFFICIENT FLOOR PLATES
-  SECURE ON-SITE CAR PARKING

-  ON-SITE MANAGEMENT
-  DISABLED TOILETS
-  PUBLIC TRANSPORT

-  HARBOUR VIEWS
-  CAFES & RESTAURANTS
-  RETAIL PRECINCT



## now leasing

A-Grade office space refurbishment with quality finishes

Efficient floor plates with whole floor autonomy

Large windows with dramatic harbour views and natural light

Five minute walk to North Sydney Station

Part of the North Sydney business hub

Vibrant retail precinct on your doorstep

## Building sustainability

Sustainability for Eureka involves a real, active commitment to responsible investment practices. Eureka strives to invest astutely, sustain building efficiencies and reduce waste to enhance and protect investment value.

Eureka is a member of the Investor Group on Climate Change (IGCC) and is a signatory to the United Nations Principles for Responsible Investment (UNPRI).

## Eureka Funds Management

Eureka Funds Management currently manage in excess of \$4 billion of real estate assets.

Eureka is a boutique, owned by its founders and staff, established on a platform of independence, transparency and strong corporate governance coupled with long term relationships with some of the largest superannuation funds in Australia.

Eureka currently manages seven funds, comprising four real estate investment funds, two real estate development funds and a clean energy fund.



LEASING ENQUIRY  
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