

VICTORIA & BROWN

475 VICTORIA AV. CHATSWOOD







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A BRIGHTER WORKPLACE IN THE HEART OF CHATSWOOD

Positioned at the gateway to Chatswood's vibrant lifestyle hub, Victoria & Brown places you steps away from a world-class culinary precinct, where global dining meets the area's celebrated Southeast Asian street eats.

Enjoy immediate access to more than 200,000 sqm of retail space across Westfield Chatswood, Chatswood Chase, District Dining, Mandarin Centre and Lemon Grove, with major transport links and essential services just minutes away.

Secure a workspace where lifestyle and productivity seamlessly connect, making it easy to inspire your team and welcome your clients.



WORK. MEET. RESET.

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LOCATION & AMENITY MAP

Positioned at the gateway of Chatswood's most vibrant lifestyle hub, Victoria & Brown places you just steps away from a vibrant, world-class culinary precinct, with an influx of global dining alongside its famous Southeast Asian street eats.

Beyond the incredible food scene, this premier address offers effortless daily convenience located just minutes from major transport links, premium retail, and essential services.

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WHERE WORK AND LIFESTYLE CONNECT





EAT.

Hakatamon Ramen

Comforting, traditional Hakata-style ramen, curry or delicious rice bowls.

Flower Child Cafe

Brunch and lunch go-to for iconic burgers, salads, and French toast

Amah by Ho

A bustling homage to Malaysian street food, perfect for a quick sit-down walk-in or takeaway.

Hawker Lane

Located in Westfield Chatswood. Asian-style street food market packed with over a dozen different food stalls.



MEET.

Mel's Kitchen

A quick, easy morning espresso, a casual breakfast meeting, or a grab-and-go sandwich.

Sugar Trend

For a morning coffee, sweet treat, or a quick afternoon pick me up.

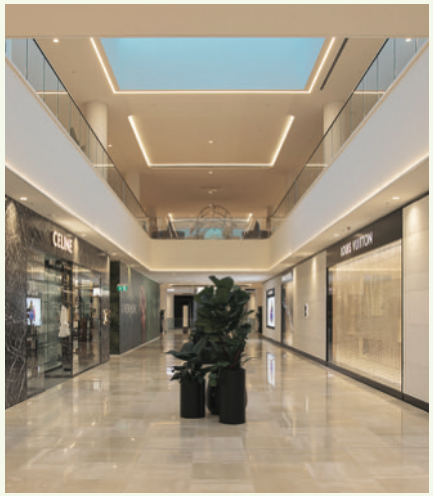
Cofi House

An inviting, modern coffee haven, great for light breakfast or lunch bites in a relaxed, contemporary environment.

The Steam Engine

Fast-paced, vibrant, and widely regarded as having some of the best specialty coffee in Chatswood.





RESET.

Chatswood Chase

The newly renovated space is a sophisticated, peaceful, and luxurious destination to lose yourself in retail therapy.

Westfield

A high-energy, bustling marketplace of food and fashion.

Orchard Hotel

Great for a laid-back sit-down lunch, with room to spread out and chat comfortably.

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CONNECTIVITY AND CONVENIENCE

Perfect daily commutes start with a perfectly positioned office.

Chatswood sits at the absolute centre of Sydney's most vital business corridors, effortlessly bridging the Sydney CBD, North Sydney, and St Leonards to the south with the rapidly expanding metropolitan hubs of North Ryde, Homebush, and Rhodes to the west, while keeping the Central Coast corridor within easy reach.

Located a 2 minute walk from the Chatswood Interchange, transport connectivity by train, Metro or bus is within easy reach.

Victoria & Brown offers three levels of basement car parking for 346 vehicles, which reflects one space for every 69sqm of lettable area.

- **Metro** services run every four minutes, during peak times
- **Bus services** conveniently located on Victoria Avenue
- **Taxi rank** located on Victoria Avenue
- **346 car spaces** ample on-site parking
- **Childcare** access within the precinct







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OUTSIDE THE OFFICE

Step outside the lobby and into a landscaped outdoor setting designed to give the workplace more room to breathe.

Victoria & Brown's grounds feature generous open space and sunlit seating — creating an easy extension of the workplace just steps from your desk.

Whether it's a quick coffee, an informal meeting or a moment away from the screen, the outdoor spaces provide a natural change of pace throughout the day.





BUILDING AMENITY

- 923m² typical floor plate
- 346 parking spaces
- Tower presence
- 8 directional lifts (4 per tower)
- 24/7 Building Manager
- Lobby Concierge
- Shared Boardroom with Wi-Fi & AV
- Luxury end-of-trip facilities
- On-site gym
- Garden oasis
- 2 mins from transport interchange
- On-site security



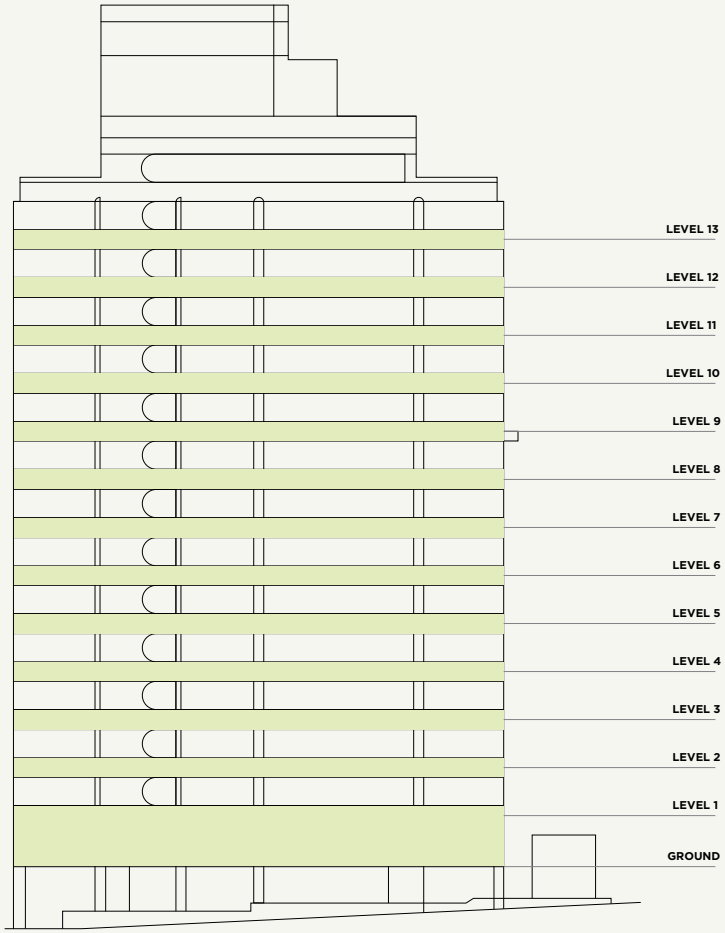
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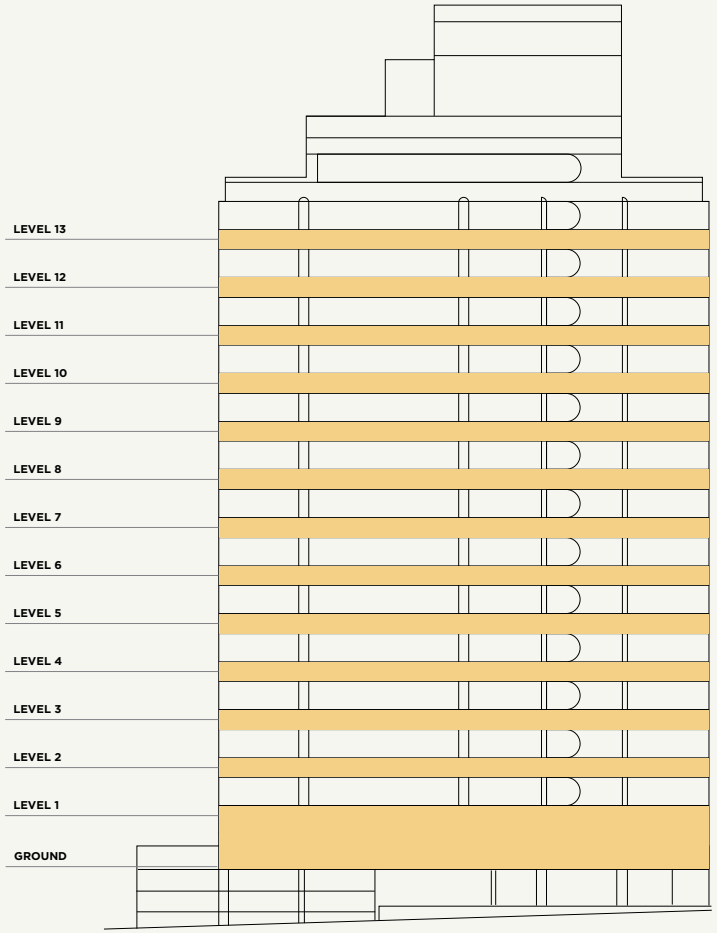
STACK PLAN

With approximately 90% of the façade comprising glass, our light-filled floors create a bright, uplifting workplace that supports your team's wellbeing.

TOWER 1



TOWER 2



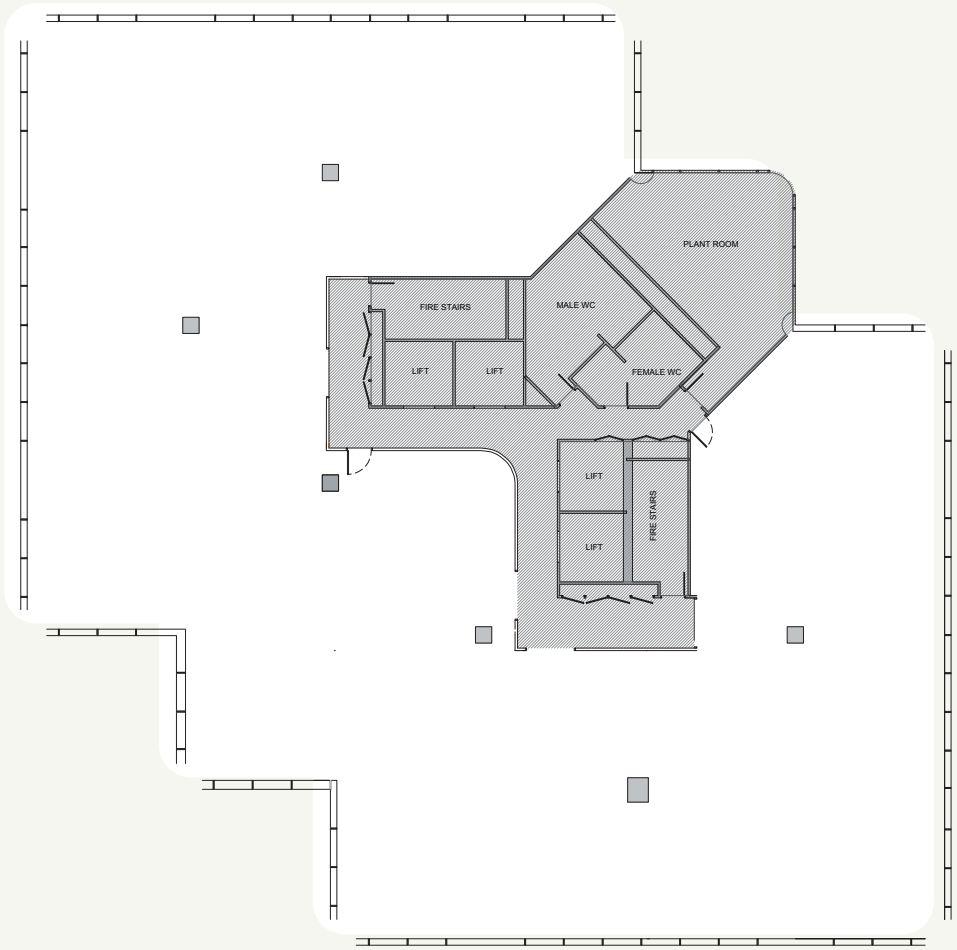
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LIGHT-FILLED SPACES THAT WORK FOR YOU



Example of a typical floor plate

- Filled with natural light
- Sit to stand workstations
- Boardroom
- Meeting room
- Internal kitchen
- Billi taps
- Breakout zones
- Waiting area
- Offices
- Quiet rooms
- Collab spaces
- Utilities/comms

WORK. MEET. RESET.



Image for illustration purposes.

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Example of tenancy kitchen and breakout area. Image for illustration purposes.



Example of waiting area. Image for illustration purposes.



Example of kitchen area. Image for illustration purposes.

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MORE FROM YOUR WORK DAY.

Wellness is seamlessly integrated into the workplace, with a fully equipped on-site gym and regular yoga and Pilates sessions available to occupiers.

Premium bathroom and shower facilities make it easy to freshen up after a workout, run or ride, without leaving the building.

Everything you need to stay active, refreshed, and ready for the day.



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RIDE IN.
ROLL OUT.

Premium end-of-trip facilities, secure bike storage and easy access to public transport and cycle routes make commuting by bike simple.

As a tenant benefit, Victoria & Brown has partnered with The Rolling Fix to offer quarterly on-site bike servicing. Simply book a spot, drop your bike off in the morning and collect it fully serviced at the end of the day.

A convenient service designed to keep your commute moving.

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BEES WITH A VIEW.

15 storeys above Chatswood, Victoria & Brown is home to its own rooftop beehives.

The initiative supports urban biodiversity while adding a unique sustainability feature to the workplace. And there's a tangible benefit for tenants, throughout the year, rooftop honey is harvested and shared with the building community.

A little piece of the rooftop, brought straight to your desk.





THE LITTLE THINGS THAT MAKE YOU HAPPY

From relocation to fit out.
From the physical and mental health of your staff.
From location convenience.
From impeccable maintenance.
From social and community.
From all of this comes the wellbeing of your business and its people.

The April team possess a wealth of experience across a wide variety of property disciplines, from asset strategy, investor relations, analysis and tenant relations. We are a strong healthy team that grow and are empowered by the achievements of April.

A healthy workspace. We think and behave holistically to take care of your workspace and your head space, delivering you service rather than merely a product. Natural light, security, art, fresh air and efficient floor plates all contribute to a healthy and safe environment.

Hop, skip and a jump. All our buildings have been chosen for their proximity to major transport. Trains, light rail and buses make it easy for staff and clients. Restaurants, cafés and other amenities are all close at hand, some even within the buildings themselves.

Encouraging communities. There's a great deal of satisfaction in creating business communities that function together. That's why we care about who would be a good fit with who. And why our buildings are designed with social interaction in mind.



_APRIL GROUP

A TEAM THAT'S HERE FOR YOU

At Victoria & Brown, you're never left to navigate the building alone. A dedicated Asset Manager, Property Manager, Facilities Manager and full-time Security team are onsite every day, providing responsive, personal service to occupiers and their teams.

From the day-to-day details to the unexpected, our onsite team is visible, approachable, and ready to help. They know the building, understand how it operates and take pride in creating a workplace where people feel looked after.

It's more than onsite management — it's having a team that's here, knows your name and is always ready to chat.



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