

# 321 Kent Street Sydney

## Overview

321 Kent Street is part of a two-tower complex, situated on the doorstep of Sydney’s revered lifestyle precinct at Darling Harbour.

The distinguishing glass façade invites natural light, workers and visitors into the building’s expansive forecourt and impressive lobby that instantly position tenants as contemporary and vibrant.

321 Kent offers 21 levels of A Grade offices with 1,500sqm typical floor areas, column-free and flexible workspaces along with enviable views across Darling Harbour.

The building features a wide range of amenities such as concierge services, ground floor retail plaza, a conference facility, childcare centre, three cafes, hotel-style end of trip facilities and parking for 325 cars.

These amenities are enhanced by 321 Kent’s ease of access to public transport options, with Wynyard, Town Hall and Martin Place stations, as well as the commuter hub of King Street Wharf, all within minutes of the building.

## Property details

Total NLA (sqm)	Typical floor plate (sqm)	Building grade	NABERS Energy rating
29,346	1,500	A	5
Outgoings (\$/sqm pa)	Car parking	Building back up power	End of trip facilities
\$181.68	339	Yes	Yes

## Key features

On the doorstep of Darling harbour

Striking glass facade

Flexible workspaces



# dexus

## Availability

Location	NLA (sqm)	Rent (\$/sqm pa)	Available	Comments
Suite 602	611	\$1,080	Now	Spec fitout under construction featuring reception, 14p boardroom, 3 meeting rooms, 3 quiet rooms, 1 office, large kitchen/breakout, and 53 workstations. Great Darling Harbour views.
Level 8	1,586	\$1,020	Now	Great natural light and views over Darling Harbour. High quality retrofit includes a large reception & front of house, kitchen/breakout and back of house consisting of meeting/quiet rooms, and open plan with sit-to-stand workstations
Level 12	1,513	\$1,100	Now	Whole Floor with existing high quality fitout in place.
Suite 2002	435	\$1,250	April 2024	Fitted out suite with great Western views

## Leasing contacts

John Brasier - Dexus  
0412 278 548  
john.brasier@dexus.com

Jock Gilchrist - Colliers International  
0438 847 574  
jock.gilchrist@colliers.com

Antonia Foweraker - JLL  
0434 355 933  
Antonia.Foweraker@jll.com