

BUILDING STUDIO.

20 MARTIN PLACE
Sydney

Client **Brookfield Multiplex**
Construction Value \$92m
Consultants S4B
Yuanda

Located on Martin Place in the heart of Sydney's CBD, 20 Martin Place is considered a prime asset in the owner's portfolio. This was reflected in the client brief which called for a comprehensive refurbishment and redevelopment feasibility study of the existing 1960's office building to maximise its commercial potential.

The Building Studio proposal completely reimagined the building by transforming it into a modern Grade A office tower: reorganising floors, adding net lettable area and stripping back the original facade to raw structure and proposing to re-clad it with a new high performance, sheer glass curtain wall facade.

Unusually for a building in Sydney, 20 Martin Place is constructed with a steel framed primary structure, allowing the original internalised central core to be entirely removed and relocated to the northern boundary.

This released significant additional net lettable space with a dramatic increase in the building's spatial efficiency. In addition, floor plates were further expanded to maximise the built envelope allowable by planning controls. The resultant 1200m² floor plates are unencumbered, allowing universal flexibility for future tenancies.

Basement floors were converted to restaurants, cafes and bars and the main entry lobby completely refurbished to provide a visitor experience befitting this Grade A development. A new through-site link was established at the ground floor connecting Martin Place with the network of intimate laneways hidden within the city.

