



SIREN



Level 13, 100 Pacific Highway
Speculative Suites
Concept Presentation - CD01



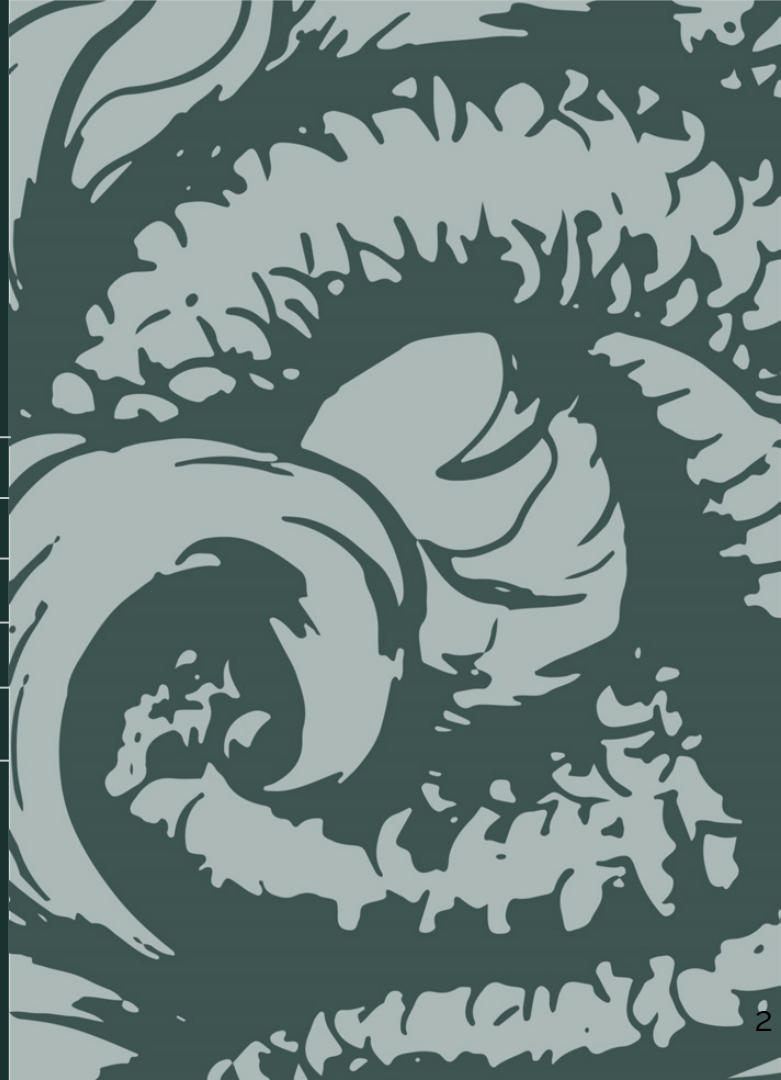
Prepared for Forza Capital

13 April 2026



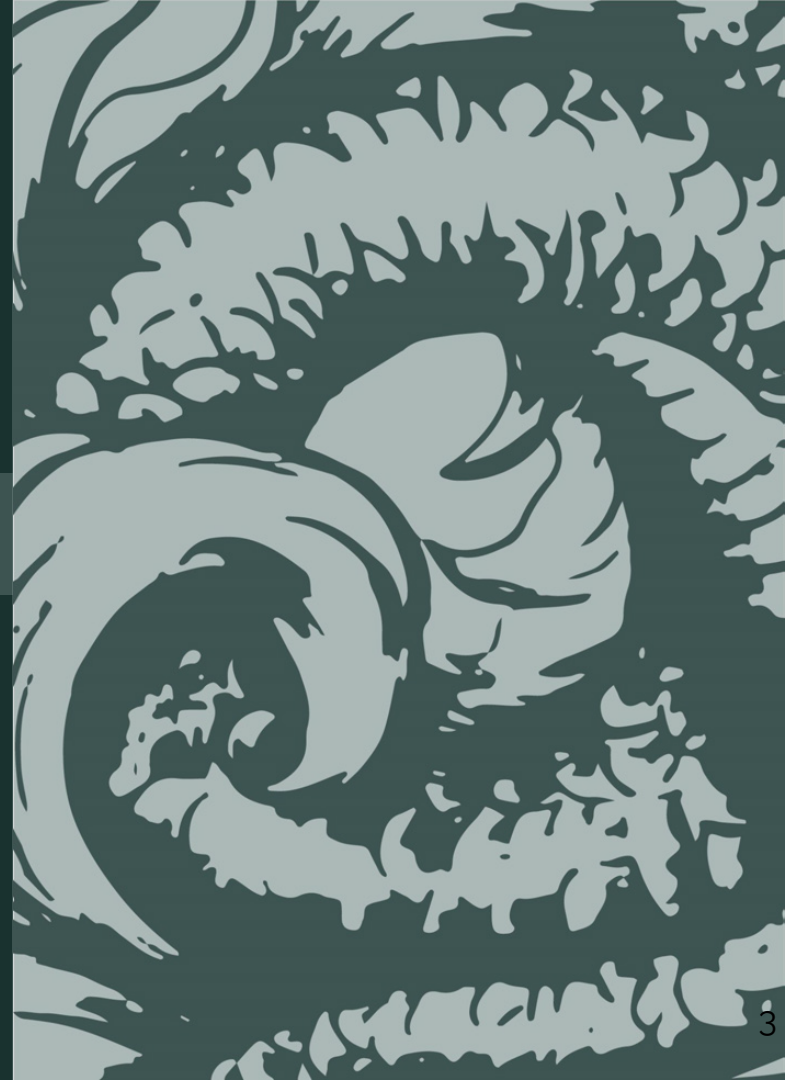
Contents

- 01 GA Plan
- 02 Concept Direction
- 03 Look & Feel
- 04 Renders
- 05 Furniture & Lighting Selection





01 GA Plan





**LEVEL 13 - SPEC SUITE - OPTION 4
ROOM / SPACE BREAKDOWN**

SIGN-IN / WAITING	1
BOARDROOM	1
10P MEET	0
8P MEET	5
6P MEET	2
4P MEET	4
QUIET ROOMS	6
BREAKOUT	1
TEAPPOINT	1
UTILITY	1
COMMS ROOM	1
COLLAB ZONES	5
LOCKERS (EACH ON 4-TIER CONFIGURATION)	32
TOTAL	128
DESKS / OFFICES	92
DESKS (INDIVIDUAL 1600MM)	92
TEAM TABLES (1600MM W ALLOC)	24
TOTAL DESKS	116
APPROX NLA (APPROX)	1248
TOTAL AREA	1:10.8
STAFF AREA RATIO	

--- FUTURE INTERTENANCY/
LOBBY WALLS

2026.04.10	A	PRELIMINARY	RA
DATE	REV	REVISION ISSUE / DESCRIPTION	BY
CONTRACTOR TO VERIFY ALL DRAWINGS ON SITE BEFORE COMMENCING WORK. ALL BUILDING WORK TO COMPLY WITH CURRENT RELEVANT BCA. SIREN DESIGN IS TO BE NOTIFIED OF ANY DISCREPANCIES IN THE DIMENSIONS AND SETTING OUT OF THE WORK FOR RESOLUTION. COPYRIGHT OF DESIGNS SHOWN HEREON IS RETAINED BY THIS OFFICE. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.			



SIREN

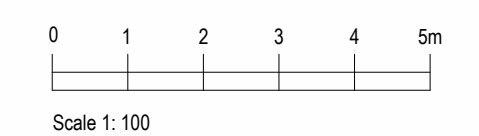
PROJECT:
L13, 100 PACIFIC HIGHWAY

CLIENT:
FORZA

ADDRESS:
100 PACIFIC HIGHWAY
NORTH SYDNEY NSW 2060

TITLE:
L13 GA PLAN

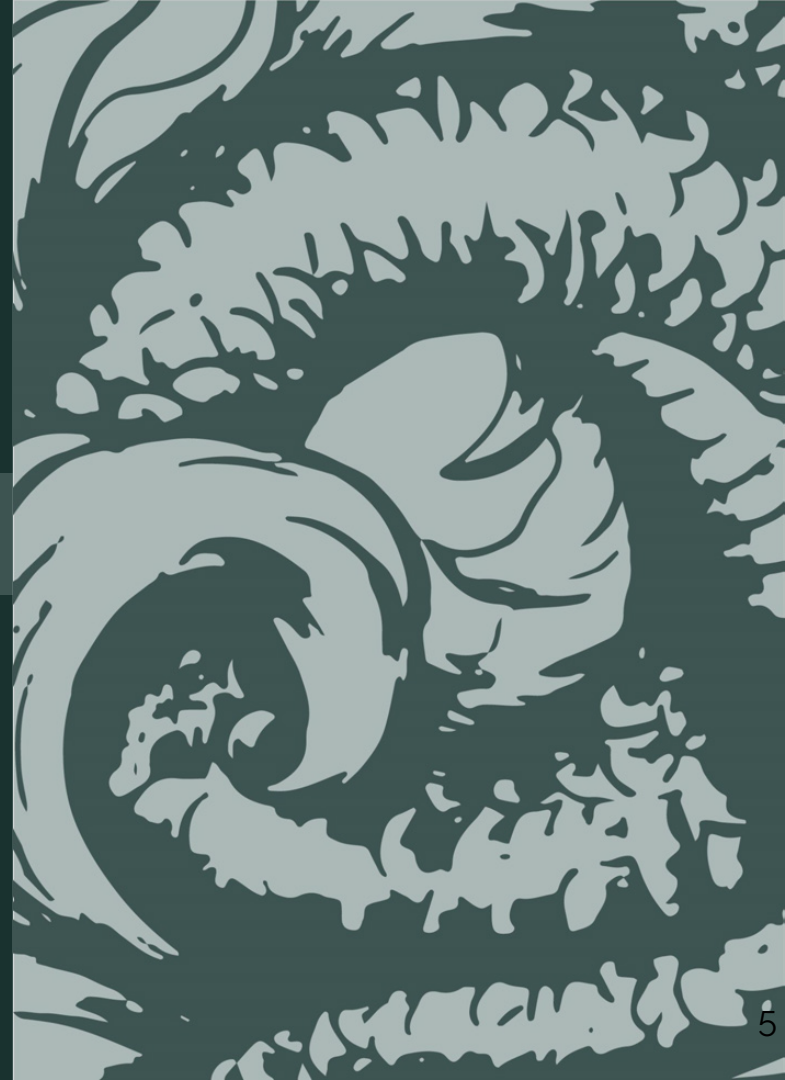
PROJECT No:	5092SD	SCALE (@A1):	NORTH
DRAWN:	RA	CHECKED:	NP
START DATE:	FEB 26	DRAWING NUMBER:	ISSUE
PLOT DATE:	10/04/2026 5:55:03 PM	A013	A

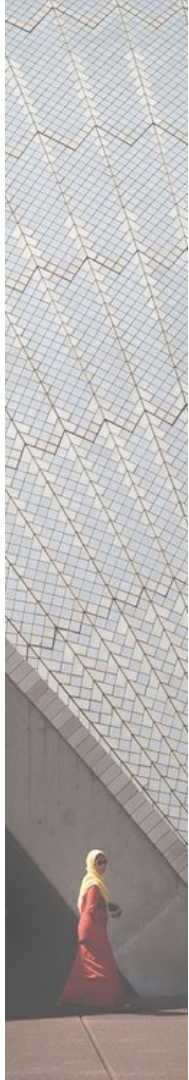
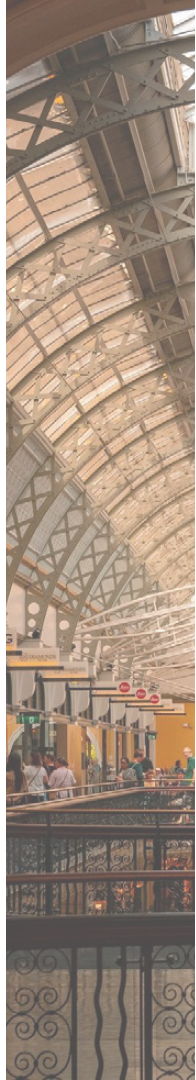


1 L13 GENERAL ARRANGEMENT PLAN
A013 1:100



02 Concept Direction





Piercing Through

North Sydney: No matter where you go you'll likely catch a glimpse of the layered nature of Sydney's landscape between the office buildings.

This concept plays on this visual representation of this 'controlled reveal' where 100 Pacific Hwy is located. Instead of walking into a room and seeing everything at once, this approach uses architectural layers to create a sense of depth, mystery, and discovery.

The goal is to capture iconic Sydney that feel substantial enough to define a room, but light enough to keep the eye moving.



02 | Concept Direction

Design Drivers



Maximising Sightlines

A tenancy that **capitalises on expansive views**, fostering a strong relationship between interior spaces and the surrounding outlook. Abundant natural light and considered planning create an open, engaging environment that feels both **dynamic and welcoming**, delivering a compelling, premium leasing opportunity.



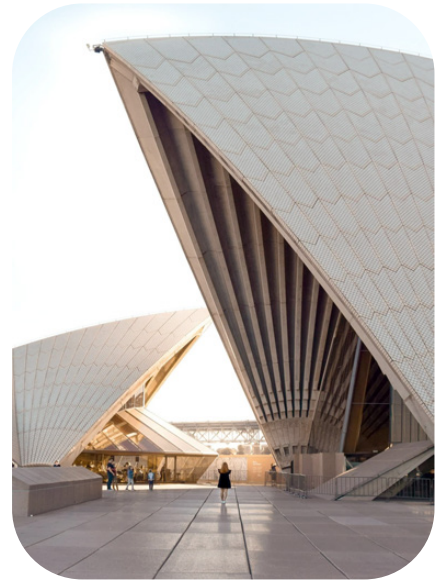
Prioritise Vibrancy & Light

An expansive, light-filled tenancy designed to **maximise outlook and natural light**. Generous glazing and open planning enhance the sense of space, delivering an uplifting and highly appealing workplace that supports productivity, wellbeing, and a premium tenant experience..



Flexibility for Tenants

A **flexible, future-ready workplace designed to appeal to a broad range of tenants**, with layouts that can easily adapt to evolving business needs and ways of working. Thoughtfully designed to **balance versatility with character, the space offers a distinctive identity that sets it apart in the market**.

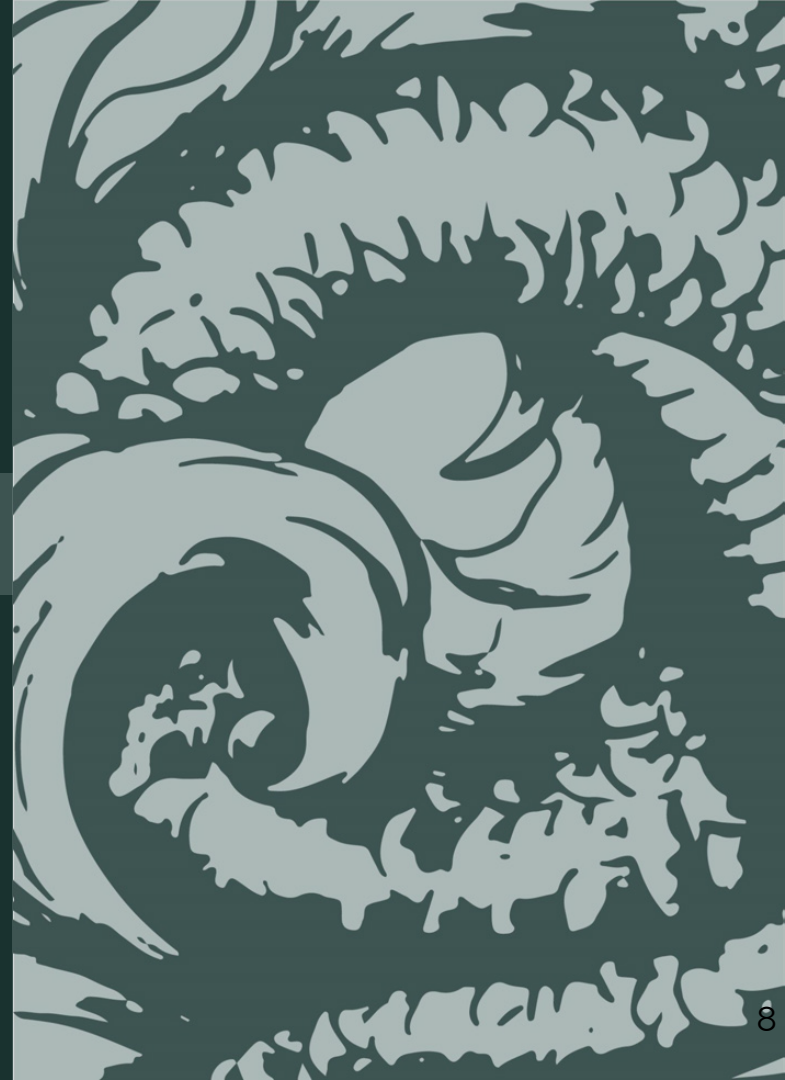


Contemporary Sydney Identity

An **expression of Sydney** that feels current, adaptable and grounded in the city's natural and urban context. **Localised design** goes beyond aesthetics—it's about creating spaces that feel truly connected to their environment.



03 Look & Feel

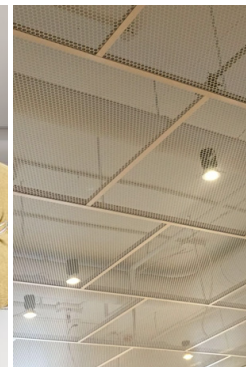




03 | Look & Feel

Look & Feel: Light and transparent

CALM & ADAPTABLE
TRANSPARENCY & CONNECTION
SOFT COLOUR HIGHLIGHTS
SCULPTURAL INTEREST
LIGHT & OPEN





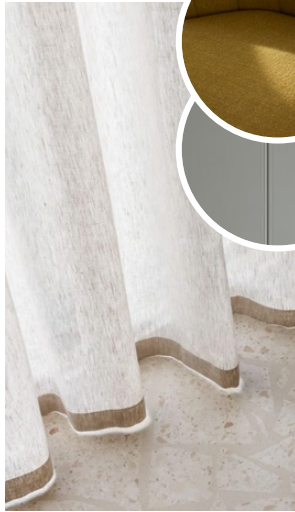
03 | Look & Feel

Look & Feel: Light and transparent

CALM & ADAPTABLE
TRANSPARENCY & CONNECTION
SOFT COLOUR HIGHLIGHTS
SCULPTURAL INTEREST



Fluted Glass



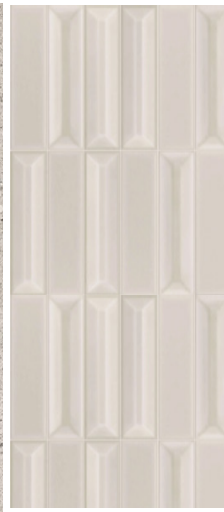
Sheer Drapery



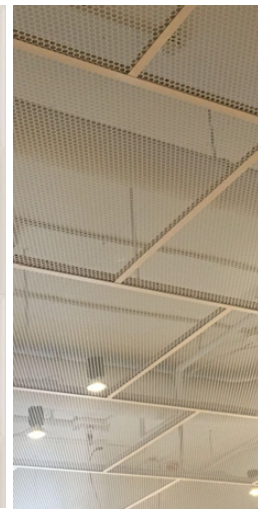
Joinery Laminate



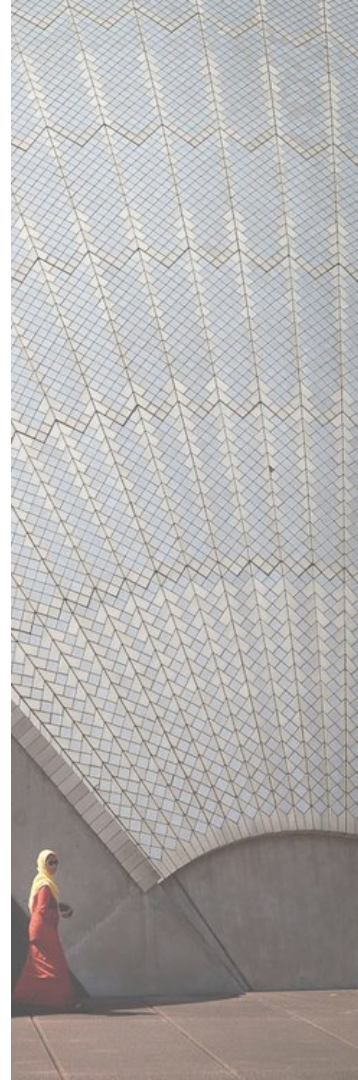
Polished Concrete



Feature Tiling

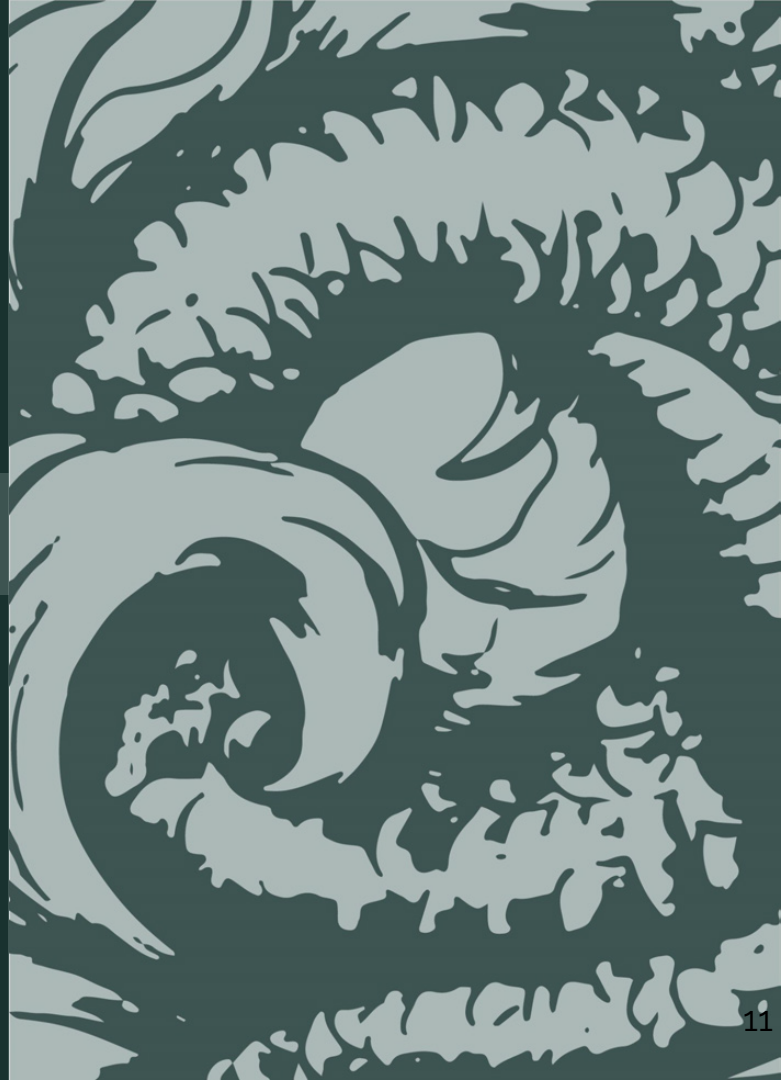


Metal Mesh Ceiling





04 Renders



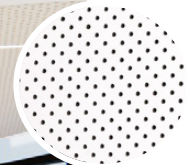


04 | Renders

FOH View 1



ACOUSTIC PANEL



CEILING



FEATURE STONE

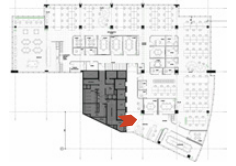


DOOR LAMINATE

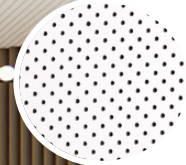


04 | Renders

FOH View 2



ACOUSTIC PANEL



CEILING



FEATURE CARPET



DOOR LAMINATE



04 | Renders

Boardroom



ACOUSTIC PANEL



CEILING



FEATURE CARPET

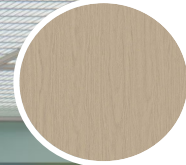


DOOR LAMINATE



04 | Renders

Breakout View 1



ACOUSTIC PANEL



FEATURE CARPET



FEATURE TILES



LAMINATE

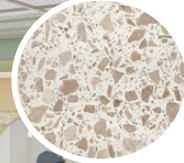


04 | Renders

Breakout View 2



ACOUSTIC PANEL



FEATURE CARPET



FEATURE CARPET

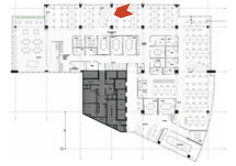


LAMINATE



04 | Renders

BOH View 1



GENERAL CARPET
AS EXISTING
BASE BUILD CARPET



LOOSE FURNITURE
PROFILE SYSTEMS
UPHOLSTERY



FEATURE PAINT



DOOR LAMINATE



04 | Renders

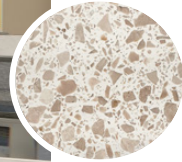
BOH View 2/Utility



GENERAL CARPET
AS EXISTING
BASE BUILD CARPET



FEATURE PAINT



TERRAZZO

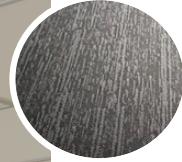
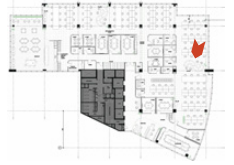


ACOUSTIC PANEL



04 | Renders

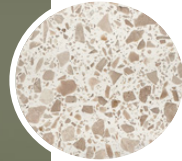
BOH View 3



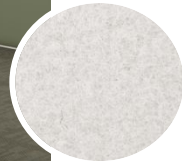
GENERAL CARPET
AS EXISTING
BASE BUILD CARPET



FEATURE PAINT



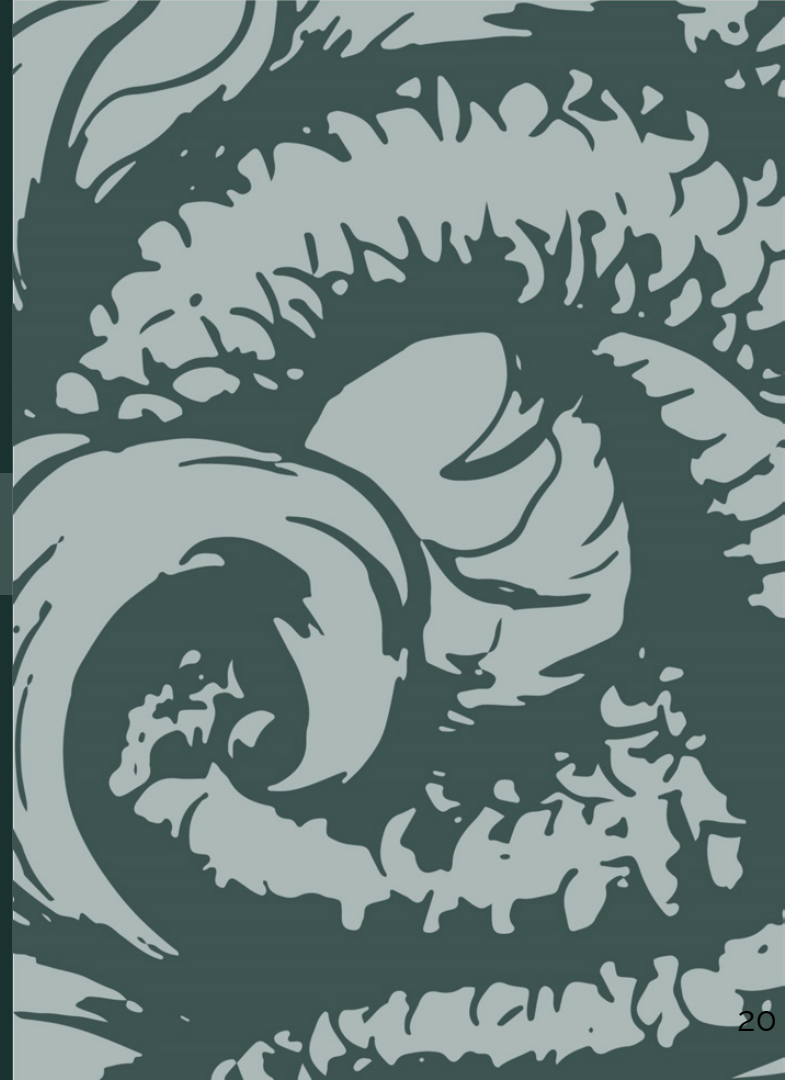
TIMBER BATTENS



LOCKER LAMINATE



05 Furniture & Lighting





05 | Furniture & Lighting

Furniture Selection



FOH Armchairs



FOH Side Table



Boardroom Chair



Meeting Chair



Task Chair



Breakout Chairs



Breakout Stool



Breakout Armchair



Breakout Pool Table/
Communal Table



Ottoman - Breakout/ Collab



05 | Furniture & Lighting

Lighting Selection



FOH Wall Light



FOH Pendant



Boardroom Light



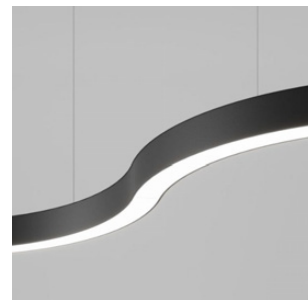
BOH Collab Area Feature



Meeting Room Linear Lights



Breakout Pendants



Team Table Feature Lights



Quiet Room Wall Lights