

# 38 Sydney Avenue refurbishment

**CLIENT**

151 Property

**SUPERINTENDENT**

Colliers International

**DURATION**

8 months

**VALUE**

\$5 million+

Originally built in the mid-1990s, Monarch revitalised the 9000m<sup>2</sup> 38 Sydney Avenue building with a complete refurbishment.

Works started by stripping all five levels, including basement, back to a bare shell. New upgrades included lighting, ceiling grids, air conditioning, fire services, toilets and end-of-trip facilities.

The main entry foyer was remodelled to feature spectacular recycled timber cladding, which was completed by Monarch Interior Solutions. New ground level exterior cladding was also finished off by our in-house staff.

Careful planning and consideration ensured the ground floor café within the building was able to remain operational throughout all works.





