

CASE STUDY



Mirvac Spec Suites **A premium office space, achieving sustainable outcomes** **with 56% of furniture retained.**

Sydney, Australia

400 George Street, located in the heart of Sydney's CBD, opposite the Apple store, and moments from Martin Place, is a dynamic hub with the city's most vibrant shopping, dining and commercial precincts.

Building owners M&G Real Estate and Mirvac, alongside project managers at Forge Venture Management and design team at Gray Puksand and Geyer Valmont, undertook a significant upgrade across the building including a reimagined entry level lobby, amenity upgrades and commercial office spaces.



Further refurbishments included the reupholstery of Kayt Quiet High Back Sofas along with fixed elements such as the kitchen joinery (revamped kitchen bench with new edge tile).

Mirvac retained 56% of existing furniture to extend product life and divert materials from landfill, while still delivering a high-quality, premium fit-out. The refurbished space presents as entirely new, with no visible indication of repurposed elements. This approach enabled Mirvac to offer tenants premium office space at a more competitive price point while achieving meaningful sustainability outcomes.

Schiavello was engaged to deliver furniture across Level 9, a 1600sqm speculative suite with the primary goal to retain or repurpose as much furniture including fixed elements, while delivering a cohesive premium office space for leasing.

Schiavello repurposed 30 existing Krossi electric height adjustable desks, replacing the kidney shaped tops with new linear 1500mm wide worktops, while 100 existing high and low fixed height One Plane workstations were re-used including Schiavello soft wiring leads, GPOS and power rails. The workstations were still in perfect condition since the original fit out over 10 years ago.

