

**Project:** 88 WALKER STREET

**Team:** fitzpatrick+partners

**Size:** 24300 m<sup>2</sup>

**Location:** North Sydney, AUSTRALIA



**Feature:**

**Project** - Rising 50 stories above the North Sydney skyline, the slender 88 Walker Hotel and Office Building masterfully integrates heritage and modernity. Australian practice fitzpatrick+partners designed the tower as two curved forms - one grounded, one hovering - that contrast with the robust proportions of neighboring highrises. Cantilevering dramatically over a historic fire station, the shard-like tower combines boutique offices and a 252-room hotel.

The project optimizes the challenging site to forge new pedestrian connections through North Sydney's transforming CBD. Careful planning stitches together hotel and office programs into a singular sculptural expression. Angled columns enable the southern volume to cantilever over the existing pub, creating expansive 600 sqm floorplates.

Further sculpture is found in the moving of exit stairs to the exterior, leaving column-free office interiors blessed by panoramic views. The ground plane features a lively multi-story lobby, a seamless fusion of interior and exterior worlds. Designed for a 5-star sustainability rating, the tower's dynamic contours bring distinction to the crowd of boxy towers in this fast-developing corporate hub.

**Design Team** - Founded in 2001, Fitzpatrick+Partners has emerged as one of Australia's leading architectural design firms, with projects that combine innovation and sustainability. Like a movie director, the practice recognizes that excellent architecture requires coordination across disciplines to progressively realize a common vision. They aim to translate clients' aspirations into successful projects within site constraints, creating engaging spaces for users. While actively adopting sustainable systems, Fitzpatrick+Partners

continually questions and searches for optimal solutions. Looking ahead, they believe thoughtful design and construction can enable buildings to adapt to change over time, prioritizing quality over quantity.