



Space for:

smart companies

MACQUARIE CORPORATE CENTRE
2 BANFIELD ROAD, MACQUARIE PARK, NSW

Make the smart move

A brand new 12-storey architecturally designed office tower is now under construction at 2 Banfield Road, offering the opportunity to move into a state of the art workspace in the heart of Sydney's Macquarie Park.

Ideally positioned adjacent to Macquarie Centre, the site offers unrivalled access to a huge variety of retail shops and services, as well as multiple public transport options.

- + Designed by award winning architect HDR Rice Daubney
- + PCA A-Grade building totalling 14,874 sqm over 12 levels
- + Access via two new public roads

Designed to achieve building excellence:

- + Typical floor plate 1,400 sqm
- + 3,680 sqm office space remaining for lease
- + Car park ratio 1:58
- + 4-star Green Star
- + 5-star NABERS Energy rating
- + On-site café, end of trip and gym.

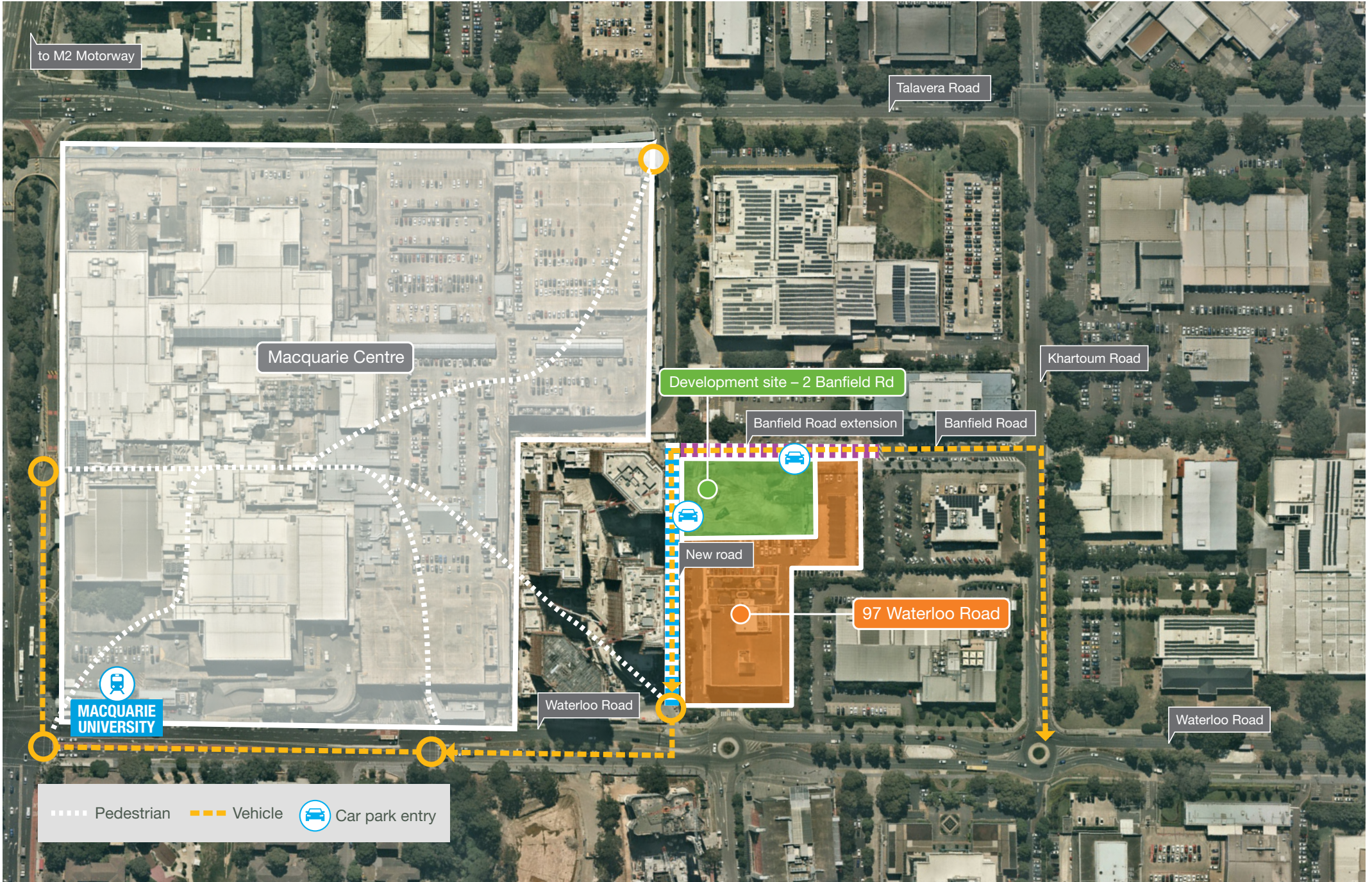
56%
COMMITTED WITH
DELIVERY Q3 2020



Artist's impression of ground floor lobby – 2 Banfield Road, Macquarie Park

VIEW FROM ABOVE



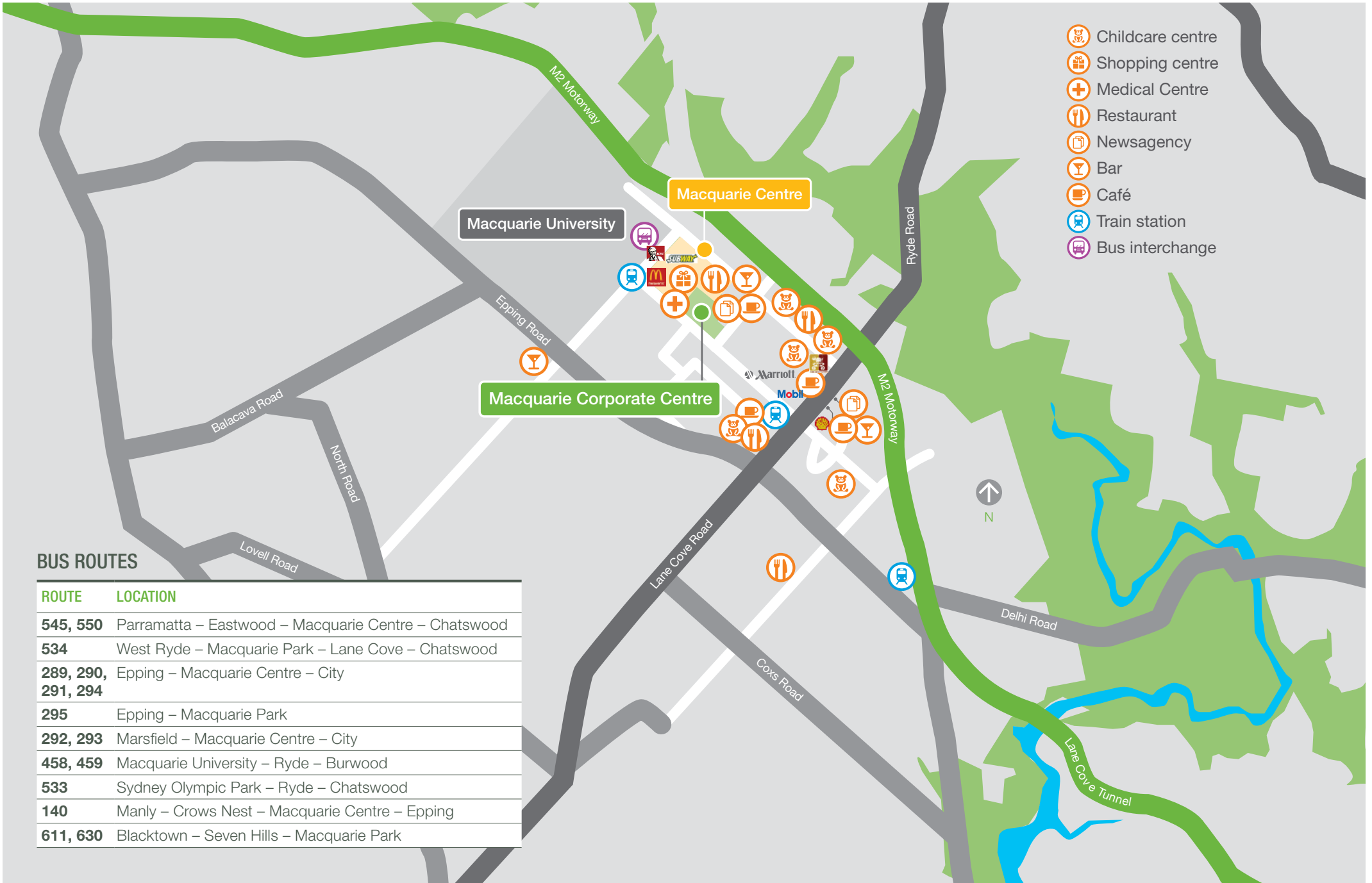


A retail and leisure destination

Macquarie Shopping Centre is the second largest regional shopping centre in Australia and has over 250 specialty stores plus major retailers, these include;

Food	Retail	Amenities
McDonald's	Myer	Childcare
Nando's	David Jones	Gyms
Mad Mex	H&M	Hotels
Bakers Delight	Zara	Coles
Soul Origin	GAP	Aldi
Gloria Jeans	Witchery	Woolworths
Grill'd		Dental
Sushi World		Hospital
Top Juice		Service NSW
Health Food Stores		Visitor Car Park





A clever move

Car

Macquarie Corporate Centre is located within 250 metres of the M2 Motorway providing a direct link to Sydney's CBD, Hills District, North Sydney and South to the airport via the Eastern Distributor.

Trains

The estate benefits from the new Sydney Metro Northwest line, which connects the nearby Macquarie University Station to Rouse Hill and Chatswood.

Buses

Bus routes are accessible on Lane Cove, Talavera and Herring Roads with a major bus interchange located nearby at Macquarie Centre.



RAIL, BUS AND ROAD NETWORKS OFFER EASY ACCESS FROM ALL AREAS OF SYDNEY



CENTRALLY CONNECTED



20M

to nearest bus stop



150M

to shopping centre



250M

to M2 motorway



350M

to bus interchange



7.6KM

to Chatswood



16KM

to Sydney CBD

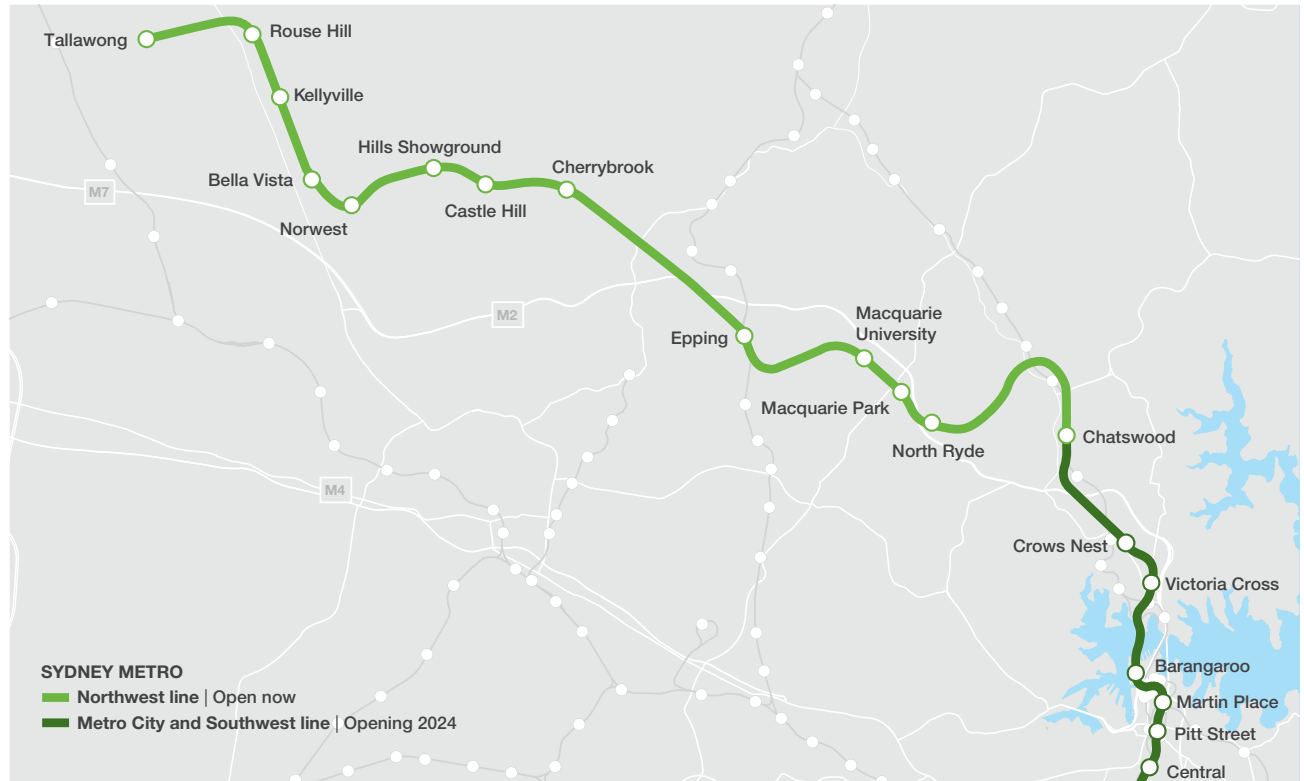
Sydney Metro Northwest

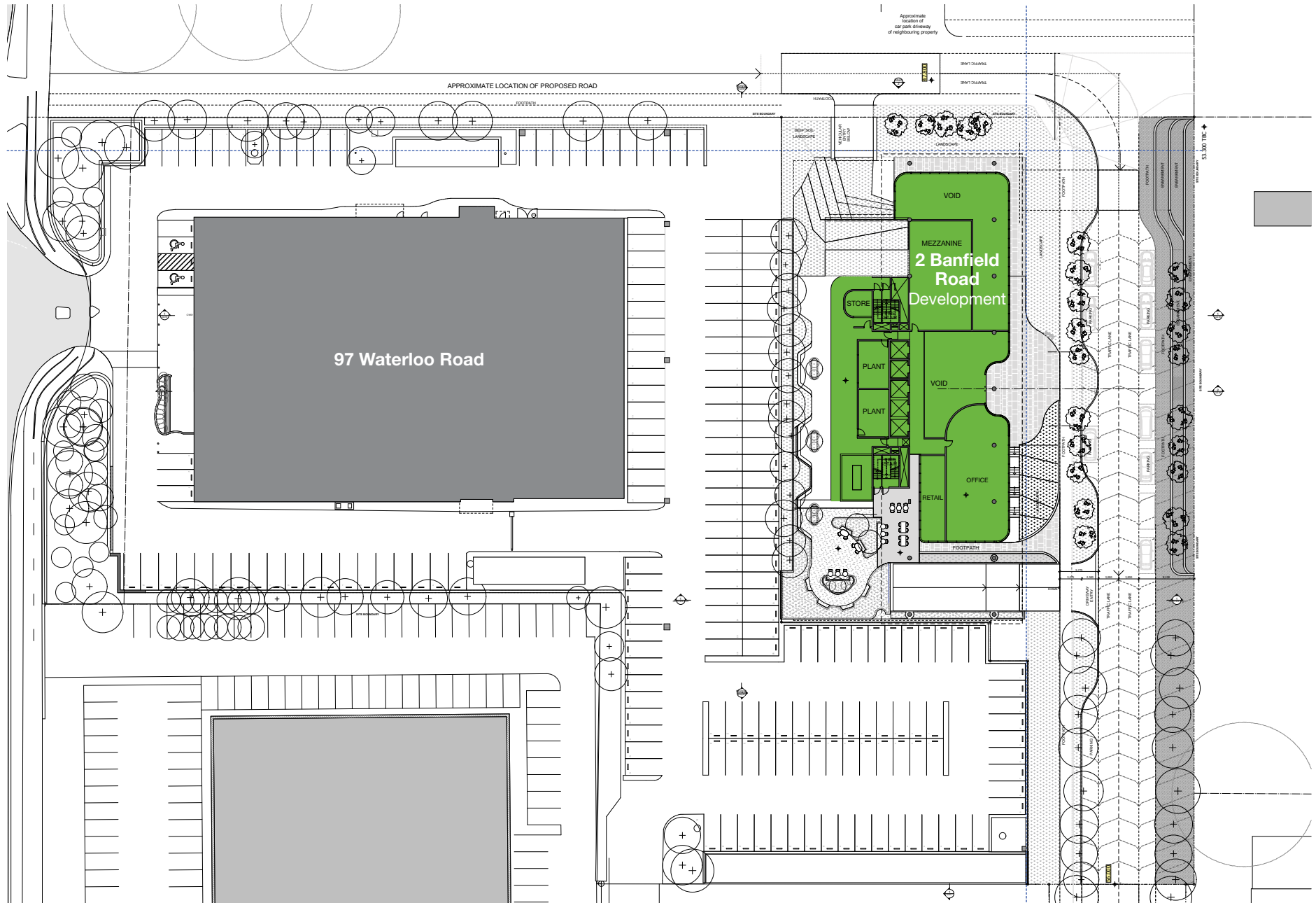


The new \$7.3 billion Sydney Metro Northwest line is now open, connecting Sydney's Hills District to Chatswood via Macquarie Park.

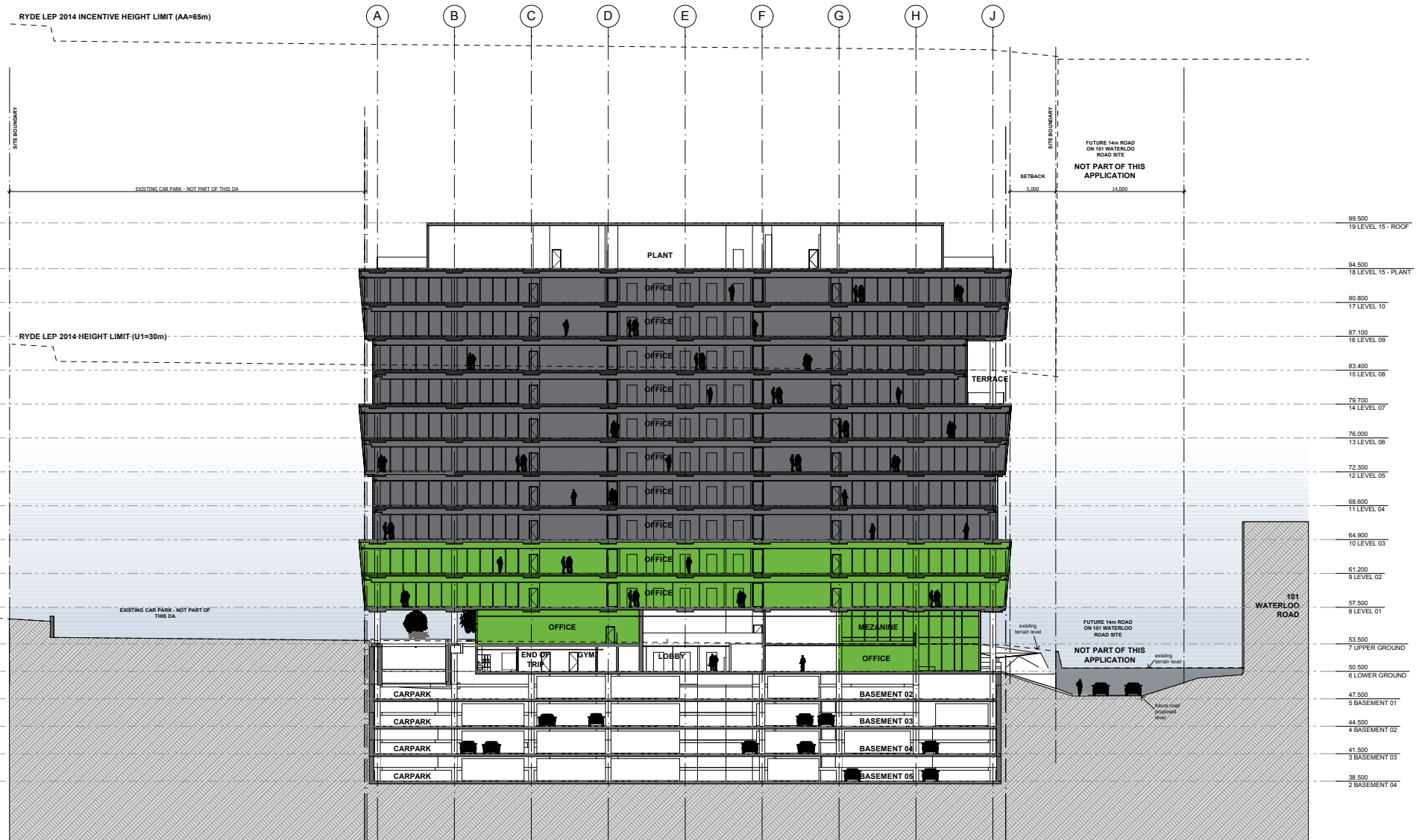
The line includes eight new stations from Tallawong near Rouse Hill to Epping, with the five existing stations from Epping to Chatswood upgraded to reach next-generation metro standards.

Commuters can now enjoy train services every four minutes during peak times and an extra 4,000 commuter car parking spaces.





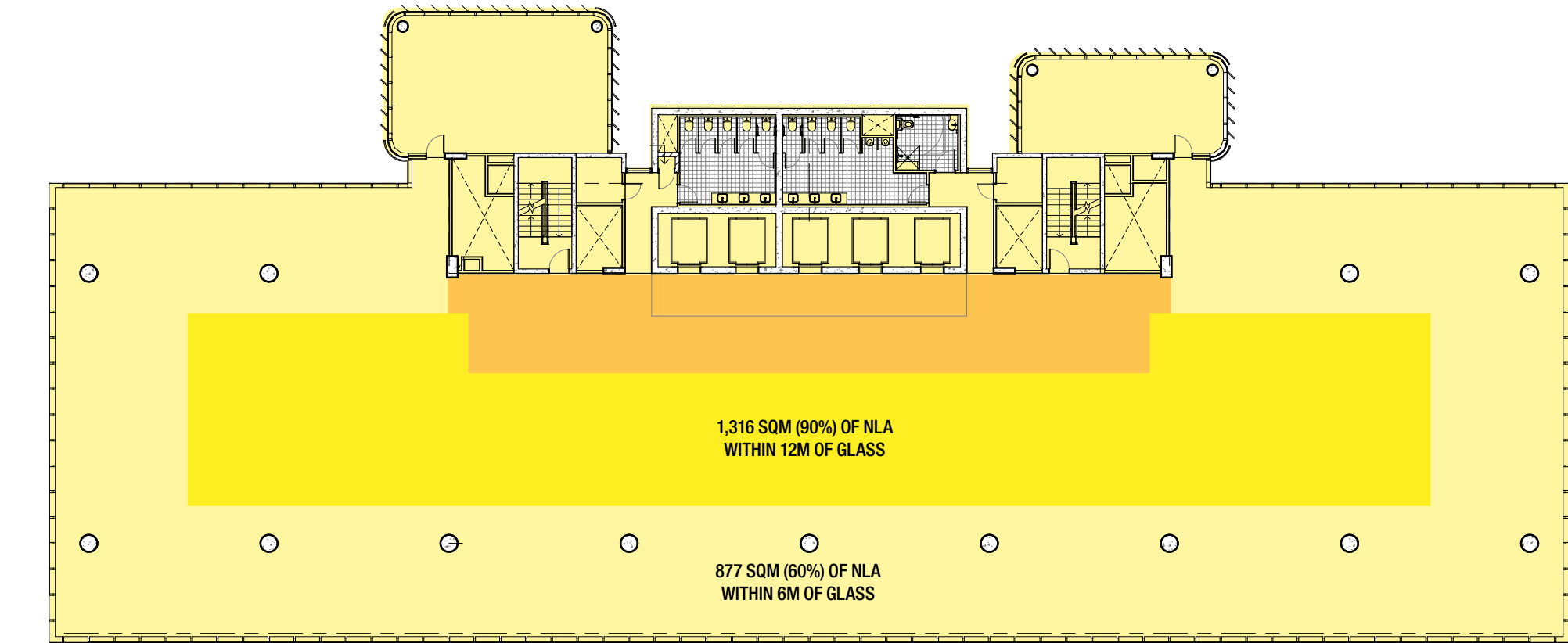
LEVEL		BUILDING NLA SQM	AVAILABILITY	SPACE USE
10	Level 10	1,494	Leased	Office
9	Level 9	1,457	Leased	Office
8	Level 8	1,249	Leased	Office
7	Level 7	1,249	Leased	Office
6	Level 6	1,494	Leased	Office
5	Level 5	1,457	Leased	Office
4	Level 4	1,314	Leased	Office
3	Level 3	1,314	Under contract	Office
2	Level 2	1,495	Available	Office
1	Level 1	1,458	Available	Office
0	Upper ground suite 2	195	Available	Office
0	Upper ground mezzanine	198	Available	Office
-1	Lower ground floor	334	Available	Office
TOTAL		14,723	3,680	
Cars		280		



- For Lease
- Leased
- Under contract

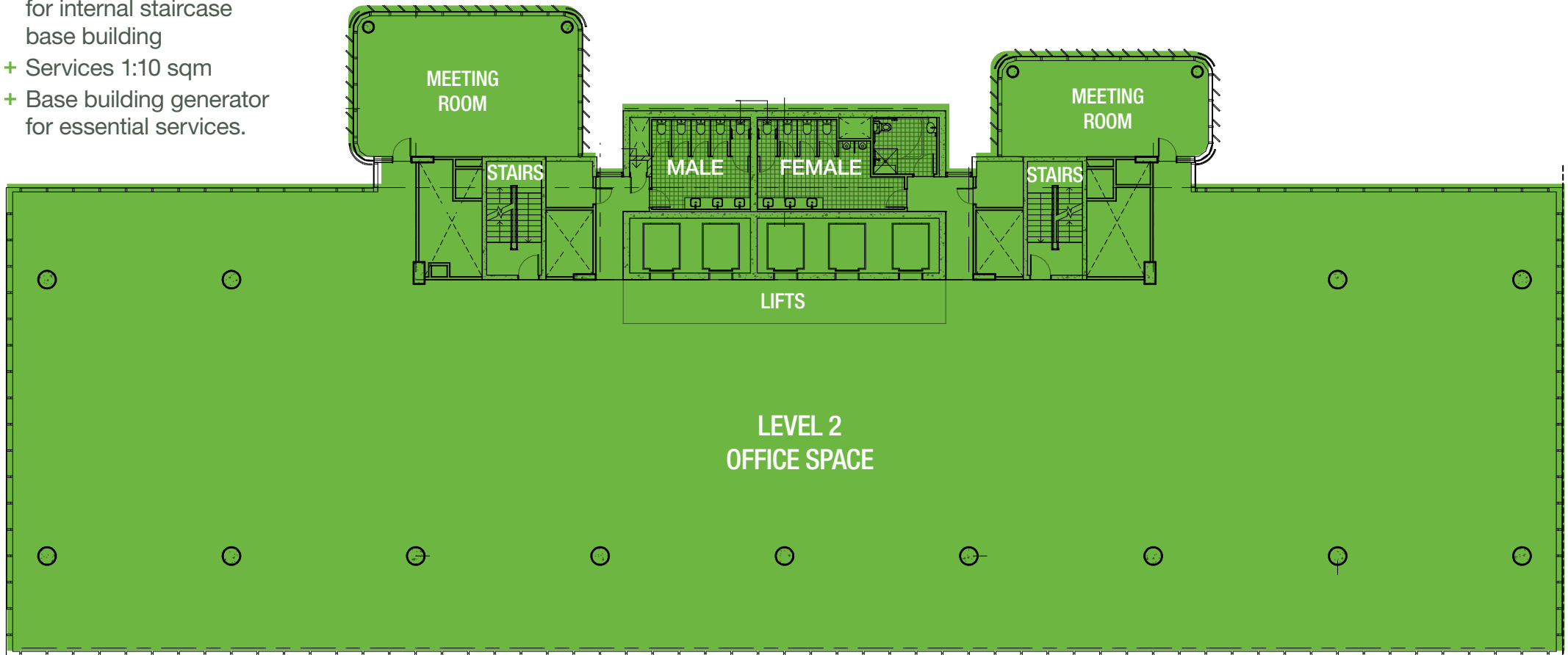
- + Double height entry
- + Informal meeting space
- + Entry to End of Trip facilities and gym
- + Lobby café.





AREA SCHEDULE	SQM
Average floor plate	1,400

- + Side core
- + 100% visibility across floor plate, subject to fitout
- + Vertical connectivity for internal staircase base building
- + Services 1:10 sqm
- + Base building generator for essential services.



■ For lease

ITEM	DESCRIPTION
Location	Macquarie Corporate Centre 2 Banfield Road, Macquarie Park
Ownership	Goodman Australia Industrial Partnership (GAIP)
Management	Goodman Property Services will manage the property. A dedicated Building Manager will provide on-site support for day-to-day operations, while a Property, Asset and Portfolio Manager will be available to discuss any lease queries, invoicing issues or modifications to tenancies
Building	A 14,874 sqm office building with ground floor retail, gym and EOT facilities. The building will contain 280 secure car parks
Building services	Building Design brief attached
Special services	A shared loading dock exclusive to the building
ESD features	+ 4 star Green Star and As-Built + 5 Star NABERS Energy Rating.
Signage	Lobby directory board
Parking	Car parking is provided at a rate of 1 space per 58 sqm NLA, contained within the 4 level secure basement
Amenities	+ An unmaned customer only gymnasium is provided on-site and situated on ground floor + EOT facilities are provided and located on the ground floor adjacent to the gym and bike store enclosure + A cafe will be positioned in the ground floor lobby at the entry to the building + Childcare facilities are located on the Estate, within the building fronting 97 Waterloo Road frontage + 350m from Macquarie Shopping Centre train station, bus terminal and taxi stand + Situated 350m from the Macquarie Shopping Centre containing 5,000 car parks (3hrs free parking) and over 350 retail stores.
Timeline	Early access: Can be accommodated prior to Practical Completion Practical Completion: August 2020



OWN+DEVELOP+MANAGE

With total assets of A\$49.2 billion and 394 properties under management, Goodman is one of the largest listed industrial property groups in the world. We are building value in property and fund management with innovative new developments, business models and investment offerings.

Our integrated **own+develop+manage** customer service offering is at the heart of everything we do. This approach allows us to build a comprehensive understanding of customer needs, resulting in long-term relationships, superior investment returns and developments that meet organisations' individual requirements.

With approximately 1,000 professionals working in 29 offices across 17 countries, Goodman has the global reach to meet our customers' changing needs.

**GOODMAN IS ONE
OF THE LARGEST
LISTED INDUSTRIAL
PROPERTY GROUPS
GLOBALLY.**



We invest in business parks, office parks, industrial estates, warehouses and distribution centres. We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

\$49.2bn

total assets under management

1,600+

business space customer base (approx.)

19.4m

sqm of business space under management

394

business space properties under management

17

total number of countries operating in

\$4.3bn

development work in progress

1,000+

dedicated property professionals (approx.)

29

offices worldwide

Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.





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