

Goodman⁺

SPACE⁺

SYDNEY CORPORATE PARK





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overview+

Sydney Corporate Park is a 14.4 hectare mixed use estate, encompassing a diverse range of office, warehouse and retail businesses. A village style atmosphere is created as a result of the Park's scale and outstanding onsite amenities.

There are more than 80 businesses located at Sydney Corporate Park including Virgin, Range Rover, Harley Davidson, The Rocks Brewery, UFC Gymnasium, In2Ski and Sky Zone Indoor Trampoline Park.



location+

Sydney Corporate Park is located in the emerging creative and commercial precinct of Alexandria, offering proximity to the CBD, excellent amenity and lifestyle benefits and convenient public transport options.

The estate offers an abundance of designated parking areas, and is in close proximity to Mascot train station, the Airport and CBD.

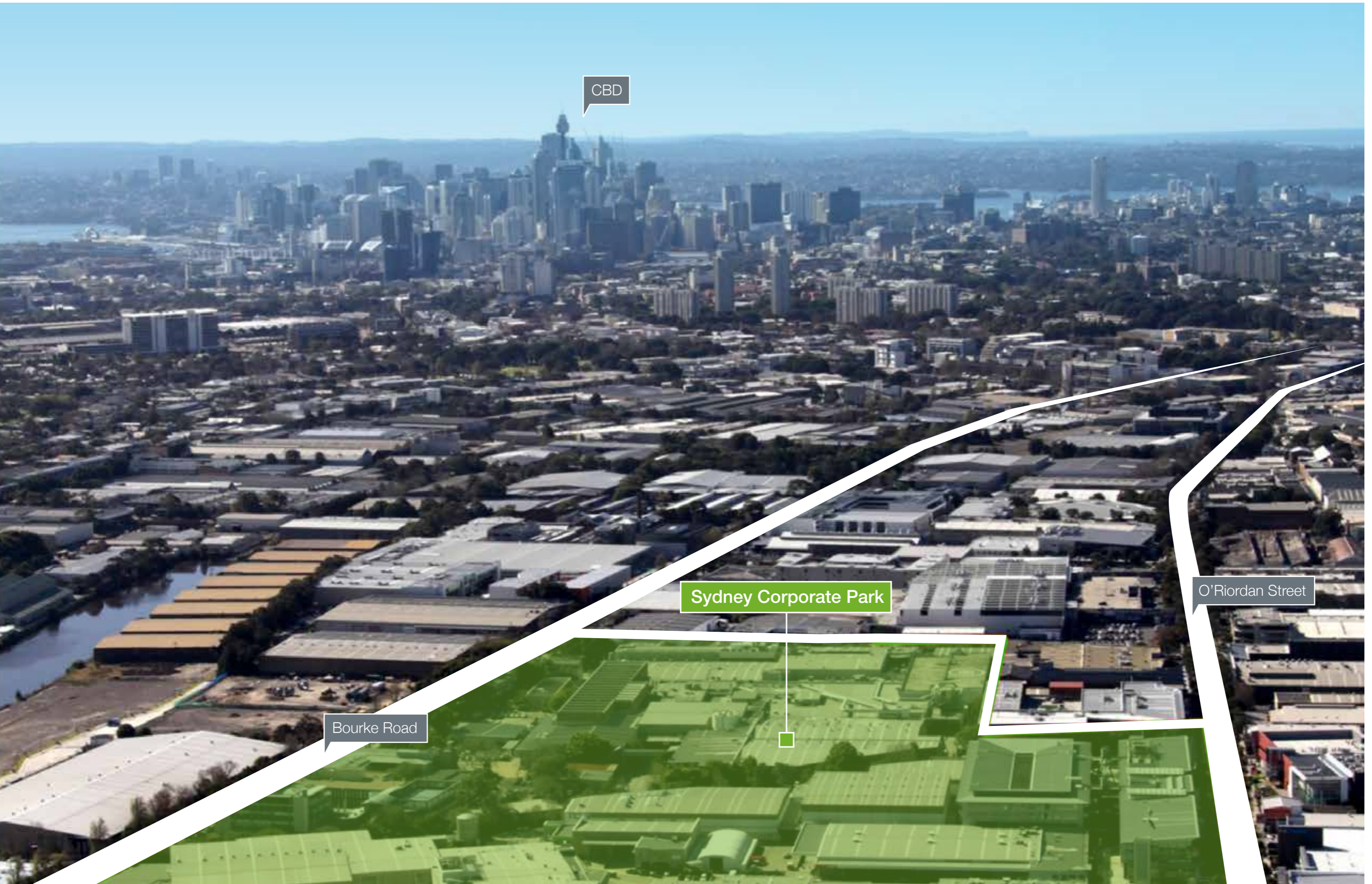



950m
to Mascot Station


30m
to bus stop


5km
to Sydney CBD


2km
to Sydney Airport



Alexandria / Rosebery Precinct

public transport+

Trains

Airport and East Hills Line

Bus

- 305 – Airport Hotel to Railway Square
- 308 – City to Marrickville Metro
- 309 – City to Port Botany
- 310 – City to Eastgardens
- 343 – Kingsford to City
- 348 – Bondi Junction to Wolli Creek
- 355 – Marrickville Metro to Bondi Junction
- 357 – Sydenham to Bondi Junction
- 370 – Leichhardt Marketplace to Coogee
- L09 – Redfern to Port Botany (limited stops)
- X09 – City to Banksmeadow




Shuttle Bus

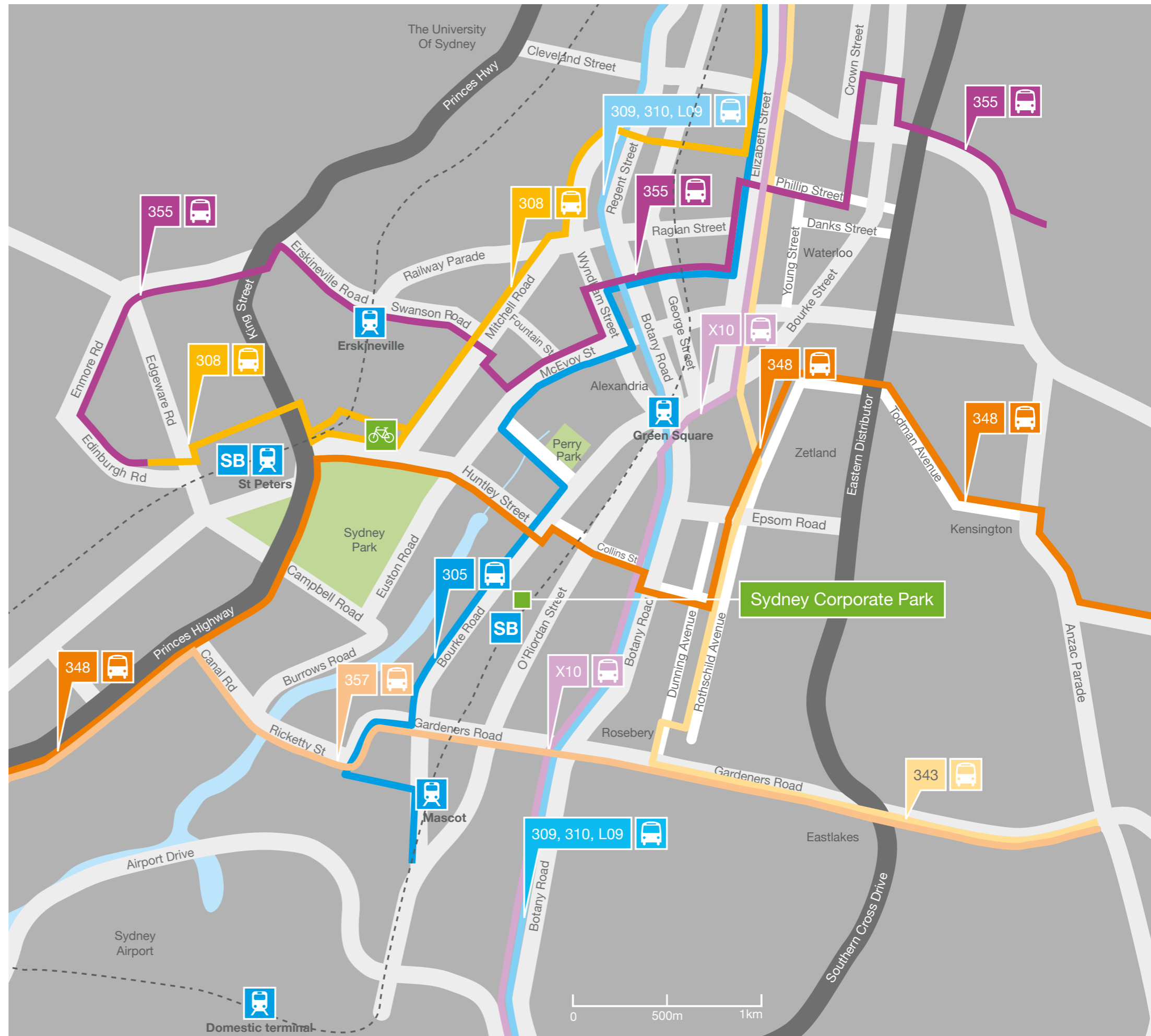
Central service
St Peters service

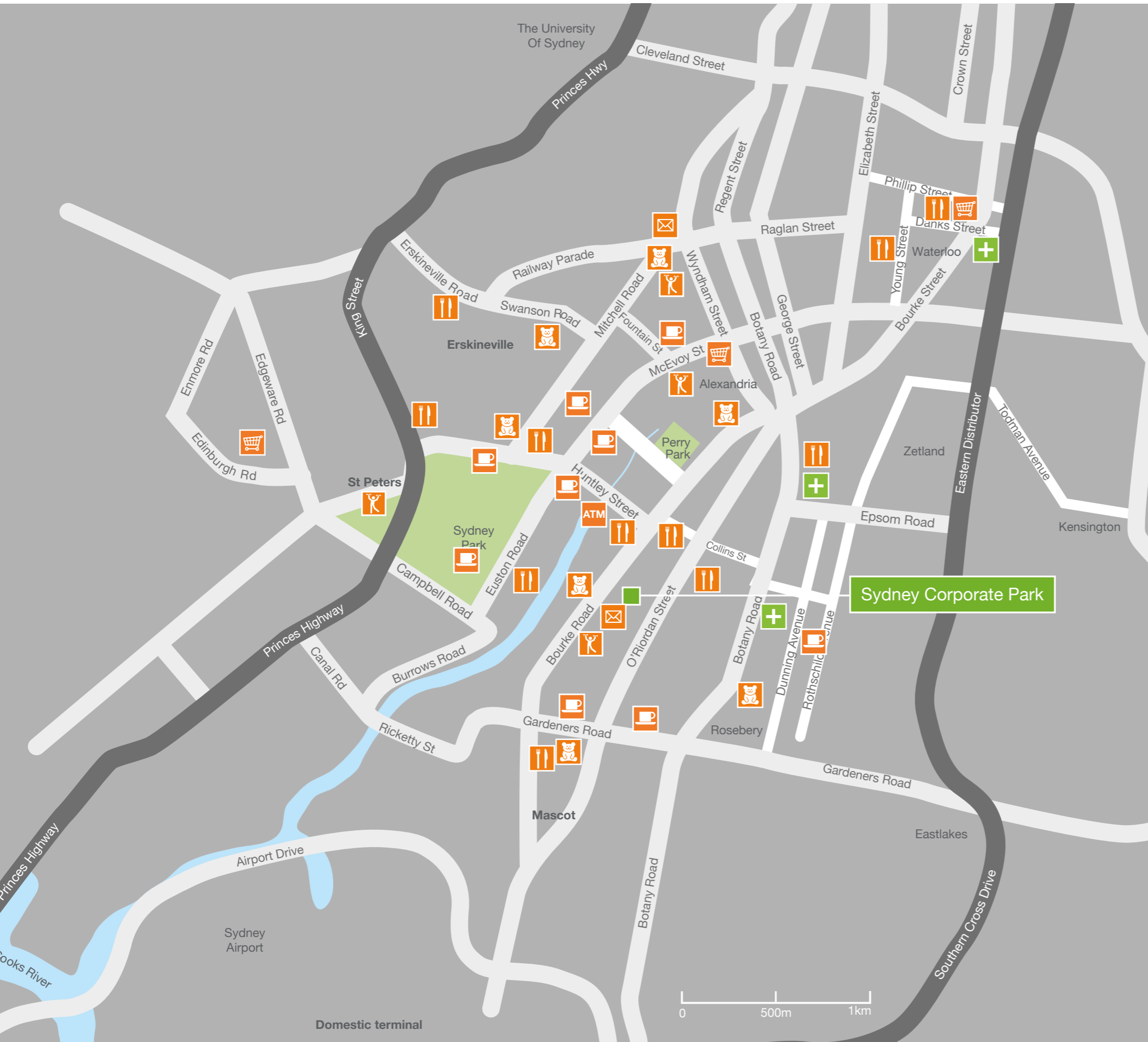
Bicycle

Convenient cycle paths between the estate and South Sydney enables safe and easy connections between the estate and CBD, Redfern station, and the inner west.

Legend









	Train station
	Bus
	Shuttle Bus





Alexandria / Rosebery Precinct

local amenity+

- Legend**
-  ATM
 -  Café
 -  Childcare
 -  Gym
 -  Medical Centre
 -  Post
 -  Restaurant
 -  Supermarket

onsite amenities+

Sydney Corporate Park offers an outstanding level of amenity to those who work at, or visit the Park.





fitness+health

Sydney Corporate Park is home to Australia's only UFC gym and All Sorts Fitness, a multi level fitness facility offering a gym, fitness classes, an indoor swimming pool and rooftop tennis court. Corporate membership opportunities are available.

There is also an indoor sports centre, basketball court and professional dance academy open to the public.

Beauty and health services include Kinetic Health medical centre, a hair and beauty salon located on Graphix Row and Vital Wellbeing offer massages and natural health services.



food+drink

There are four cafés at the Park, each offering indoor and outdoor seating, a variety of food and catering options and licensed premises for after work drinks. The Rocks Brewery is a fully functioning brewery with a bar and large outdoor area for guests.





entertainment+

The Rocks Brewery, In2Ski and Skyzone Indoor Trampolining offer unique options for corporate events or team building activities.



functions+catering

Within the Park is a Function Centre, boasting outstanding views of the CBD skyline and South Sydney. There are a number of function room options and packages catering for corporate, team building and private events. The Function Centre provides all aspects of event management.



services+

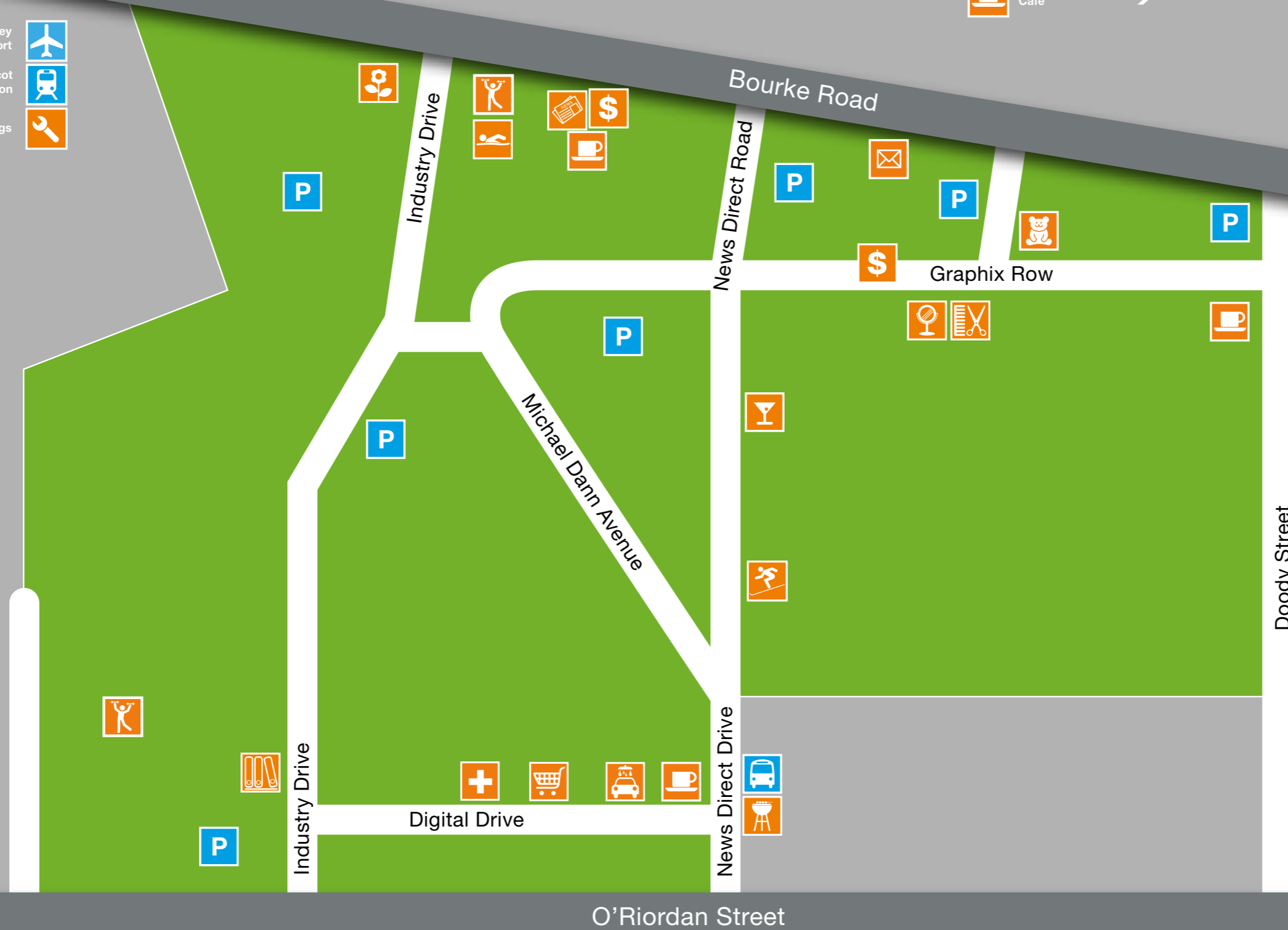
Your staff will enjoy convenient access to onsite services including ATMs, Australia Post, newsagent, convenience store, solicitor, Officeworks and Mail and Parcel.


























onsite amenities map+

- ← To Sydney Airport 
- ← To Mascot train station 
- ← To Bunnings 

-  To Sydney CBD →
-  To Green Square train station →
-  To The Grounds Café →



-  Airport
-  Bus
-  Carpark
-  Train station
-  ATM
-  Bar
-  BBQ
-  Beauty salon
-  Bunnings
-  Car wash
-  Café
-  CBD
-  Childcare
-  Convenience store
-  Garden
-  Gym
-  Hairdresser
-  In2ski
-  Medical Centre
-  Newsagent
-  Officeworks
-  Pool
-  Post office

onsite shuttle bus service+

A shuttle bus service operates between The Park and Central and St Peters train stations.

Central Service

The Central Service operates approximately every 20 minutes between 6:30 am and 6:40 pm, the service takes approximately 20 minutes each way.

Central Pick up/Drop off:

Opposite 2 Chalmers Street, the same side of the Street as the Station

SCP Pick up/Drop off:

Next to Wheels & Cupcake Café

- + First vehicle at Central:
6:30 am
- + First vehicle at Sydney Corporate Park:
6:50 am
- + Last vehicle from Sydney Corporate Park:
6.40 pm

St Peters Service

This service operates during peak hours, and takes approximately 10 minutes each way.

St Peters Pick up/Drop off:

South of St Peters station in the Sydney Park car park on Princes Hwy, opposite May St.

Sydney Corporate Park Pick up/Drop off:

Next to 184 Bourke Road, between the Orchard and ANZ Bank, see map below.

- + First vehicle leaves Sydney Corporate Park:
7:30 am
- + First vehicle leaves St Peters:
7:40 am
- + Last Afternoon vehicle leaves Sydney Corporate Park: 5:50 pm
- + Last Afternoon vehicle leaves St Peters:
6:00 pm

onsite shuttle bus timetable+

Central to Sydney Corporate Park			
Morning service		Afternoon service	
Vehicle 1			
Central	6.30am	Sydney Corporate Park	12.00pm
Sydney Corporate Park	6.45am	Central	12.15pm
Central	7.00am	Sydney Corporate Park	12.30pm
Sydney Corporate Park	7.20am	Central	12.45pm
Central	7.40am	Sydney Corporate Park	1.00pm
Sydney Corporate Park	8.00am	Central	1.15pm
Central	8.20am	Sydney Corporate Park	1.30pm
Sydney Corporate Park	8.40am	Central	1.45pm
Central	9.00am	Sydney Corporate Park	2.00pm
Sydney Corporate Park	9.20am	Sydney Corporate Park	2.20pm
Central	9.40am	Central	2.40pm
Sydney Corporate Park	10.00am	Sydney Corporate Park	3.00pm
Vehicle 1 terminates at Sydney Corporate Park at 10.00am, resuming at 11.00am		Central	3.20pm
Sydney Corporate Park	11.00am	Sydney Corporate Park	3.40pm
Central	11.15am	Central	4.00pm
Sydney Corporate Park	11.30am	Sydney Corporate Park	4.20pm
Central	11.45am	Central	4.40pm
		Sydney Corporate Park	5.00pm
		Central	5.20pm
		Sydney Corporate Park	5.40pm
		Central	6.00pm
		Sydney Corporate Park	6.20pm
		Central	6.40pm

This service operates on the following timetable between Mondays and Fridays. Please note that the times are only approximate and are dependent on traffic conditions.

Central to Sydney Corporate Park			
Morning service		Afternoon service	
Vehicle 2			
Sydney Corporate Park	7.00am	Sydney Corporate Park	3.20pm
Central	7.20am	Central	3.40pm
Sydney Corporate Park	7.40am	Sydney Corporate Park	4.00pm
Central	8.00am	Central	4.20pm
Sydney Corporate Park	8.20am	Sydney Corporate Park	4.40pm
Central	8.40am	Central	5.00pm
Sydney Corporate Park	9.00am	Sydney Corporate Park	5.20pm
Central	9.20am	Central	5.40pm
Sydney Corporate Park	9.40am	Sydney Corporate Park	6.00pm
Central	10.00am	Central	6.20pm
Sydney Corporate Park	10.20am	Sydney Corporate Park	6.40pm
Central	10.40am	Central	7.00pm
Sydney Corporate Park	11.00am		
Vehicle 2 terminates at Sydney Corporate Park at 11.00am, resuming at 3.20pm			

St Peters to Sydney Corporate Park			
Morning service		Afternoon service	
Sydney Corporate Park	7.30am	Sydney Corporate Park	4.30pm
St Peters	7.40am	St Peters	4.40pm
Sydney Corporate Park	7.50am	Sydney Corporate Park	4.50pm
St Peters	8.00am	St Peters	5.00pm
Sydney Corporate Park	8.10am	Sydney Corporate Park	5.10pm
St Peters	8.20am	St Peters	5.20pm
Sydney Corporate Park	8.30am	Sydney Corporate Park	5.30pm
St Peters	8.40am	St Peters	5.40pm
Sydney Corporate Park	8.50am	Sydney Corporate Park	5.50pm
St Peters	9.00am	St Peters	6.00pm
Sydney Corporate Park	9.10am	Sydney Corporate Park	6.10pm

St Peters pick up / drop off:

South of St Peters station in the Sydney Park car park on Princes Highway, opposite May Street.

Sydney Corporate Park pick / drop off:

184 Bourke Road (opposite All Sorts pool)

environmental initiatives+

Recycled water

Rainwater is collected in containers situated on the rooftops of buildings within the Park. This rainwater is harvested, then recycled and used for cleaning, flushing toilets and irrigating garden beds.

Compost tower

Sydney Corporate Park has a large composting tower where organic material is collected from within the property, added to the compost tower and then decomposes to produce rich compost for the site's many garden beds.

Wind turbine

Harnesses wind energy to produce electricity for use within the Park.

Lighting

Exterior and common amenity lighting use CBUS controlled PE cells. Exterior lights are only switched on when there isn't enough natural light and are timed to minimise energy consumption.





Solar power

The onsite 600 panel solar farm is one of the biggest solar installations in NSW and produces up to 600 kWh of power per day

Recycling

Waste collected at Sydney Corporate Park is sent to an Alternative Waste Facility which uses a UR-3R technology to process waste. Recyclable materials are removed from the general waste and organic material is used to generate energy to power. Around 80% of waste from Sydney Corporate Park is diverted from landfill.

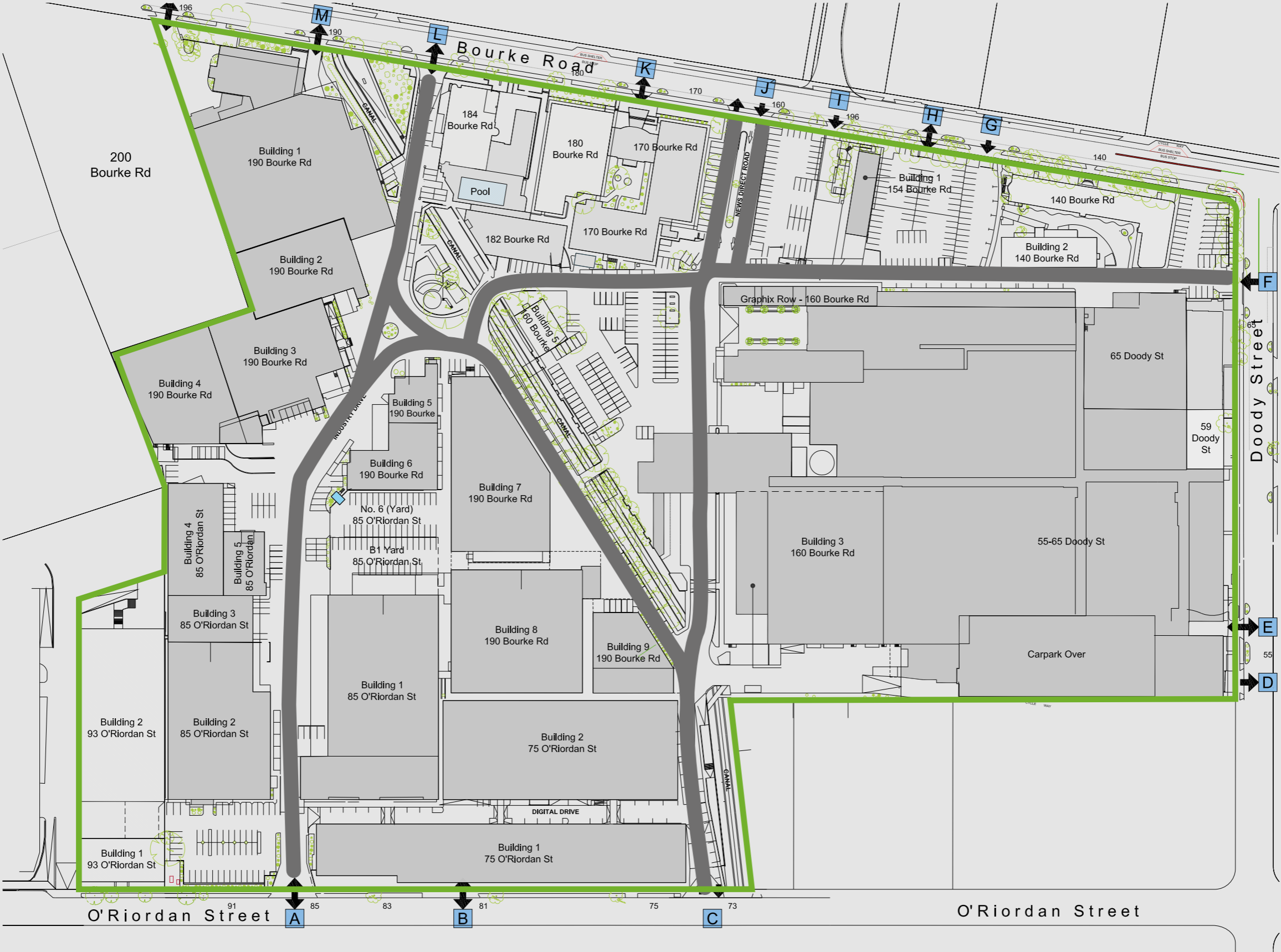


55 doody street features+

- + Flexible office space to suit your requirements
- + A generous courtyard area provides an outdoor breakout space and an abundance of natural light for the office working area
- + 85 car spaces available
- + Warehouse space available
- + Excellent exposure to Doody Street
- + Convenient and easy access to public transport and local amenities



site plan+



proposed ground floor plan+



Area schedule	sqm
Area 2A	5,317
Area 2	4,621

service offering+

Goodman manages 27 properties, with more than 890,000 sqm of business space in the South Sydney precinct of Alexandria, Mascot and Botany.

We are committed to building long-term relationships with customers and superior customer service is at the heart of everything we do. To ensure our customers receive the best possible service, all of our estates have dedicated property services teams.

Goodman's Sydney Corporate Park property team are located onsite, to best service customer's operational needs and ensure maintenance and presentation standards are exceptional.





your goodman property team includes:

- + Two Building Manager who provide on-site support for day-to-day operations, maintenance issues, occupational health and safety and general site operations.
- + Two Property Managers who are available to discuss any lease queries, invoicing issues or modifications to tenancies.
- + A Portfolio Manager who is available to discuss any changes to your business space requirements.
- + Onsite parking and 24/7 security is provided for businesses located at Sydney Corporate Park.



goodman showcase+

Goodman has significant experience in the design and development associated with urban renewal and adaptive reuse.

Recent projects include:

- + A 5,000 sqm adaptive reuse development at IBC Corporate Centre, Homebush, providing modern converted office space for Super Retail Group and Goodman.
- + The redevelopment of a dilapidated warehouse at Ferntree Business Park into a modern office and warehouse facility for Dräger.
- + The conversion of an existing warehouse into a modern office space at Unit B4 in Alexandria Industrial Estate, which was awarded a Design Excellence Award at IDEA 2014.

ibc corporate centre, nsw+



Goodman is an integrated property group that owns, develops and manages industrial property and business space globally.

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

With total assets of A\$26 billion and 418 properties under management, Goodman is one of the largest listed industrial property groups in the world. We are building value in industrial 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 1,044 professionals working in 36 offices across 18 countries, Goodman has the global reach to meet our customers' changing needs.

Goodman is one of the largest listed industrial property groups globally.

**\$26
billion**

total assets under
management

18

total number of
countries operating in

36

offices worldwide

1,044

dedicated property
professionals
(approximately)

418

business space
properties under
management

**17.0
million**

sqm of business space
under management

1,750

business space
customer base
(approximately)

**\$2.6
billion**

development work
in progress

As at 31 December 2013.

thank you+

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