

+ MAKING SPACE FOR GREATNESS

Goodman

SPACE FOR GETTING NOTICED



70 Euston Road
Alexandria, NSW

Flexible spaces



Artist's impression

Positioned on the high-profile corner of Euston Road and Huntley Street in Alexandria, 70 Euston Road provides outstanding exposure and connectivity.

Whether you're looking for a showroom, creative or warehouse space, this fully refurbished property offers flexibility to make it your own with spaces for lease from circa 3,000–6,000 sqm.



Artist's impression

Centrally located, the site enjoys easy access to the Sydney's CBD, airport and major road networks, including WestConnex connecting to the M4 and M5 Motorways. Amenity is also in abundance with cafés, restaurants, retailers and Sydney Park nearby.

CENTRAL CONNECTION

EASY ACCESS

100M

to Sydney Park

3.5KM

to Sydney Airport

1KM

to St Peters station

5KM

to Sydney CBD

1KM

to WestConnex
St Peters Interchange

8KM

to Port Botany

ACCESS

BUS ROUTES

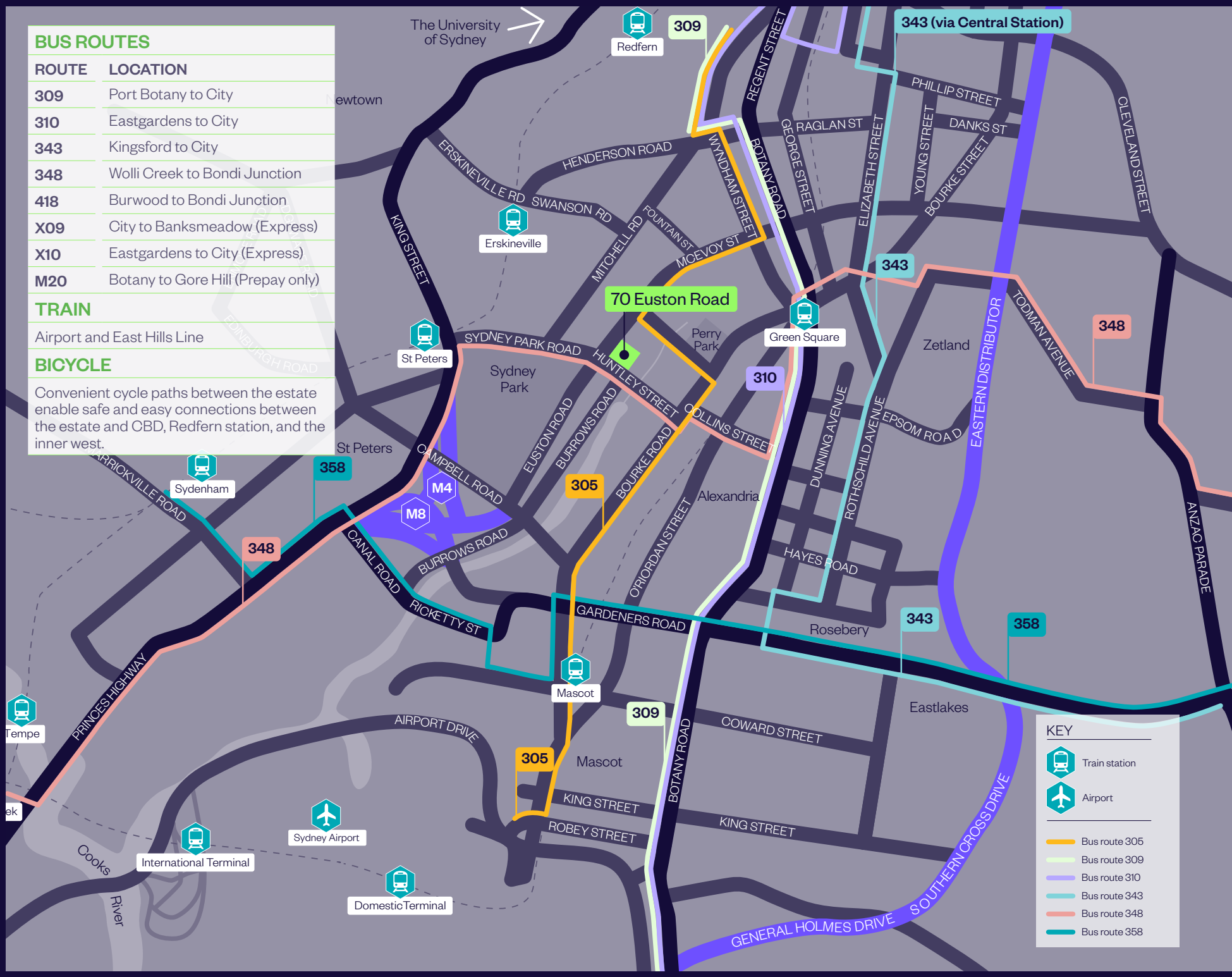
ROUTE	LOCATION
309	Port Botany to City
310	Eastgardens to City
343	Kingsford to City
348	Wolli Creek to Bondi Junction
418	Burwood to Bondi Junction
X09	City to Banksmeadow (Express)
X10	Eastgardens to City (Express)
M20	Botany to Gore Hill (Prepay only)

TRAIN

Airport and East Hills Line

BICYCLE

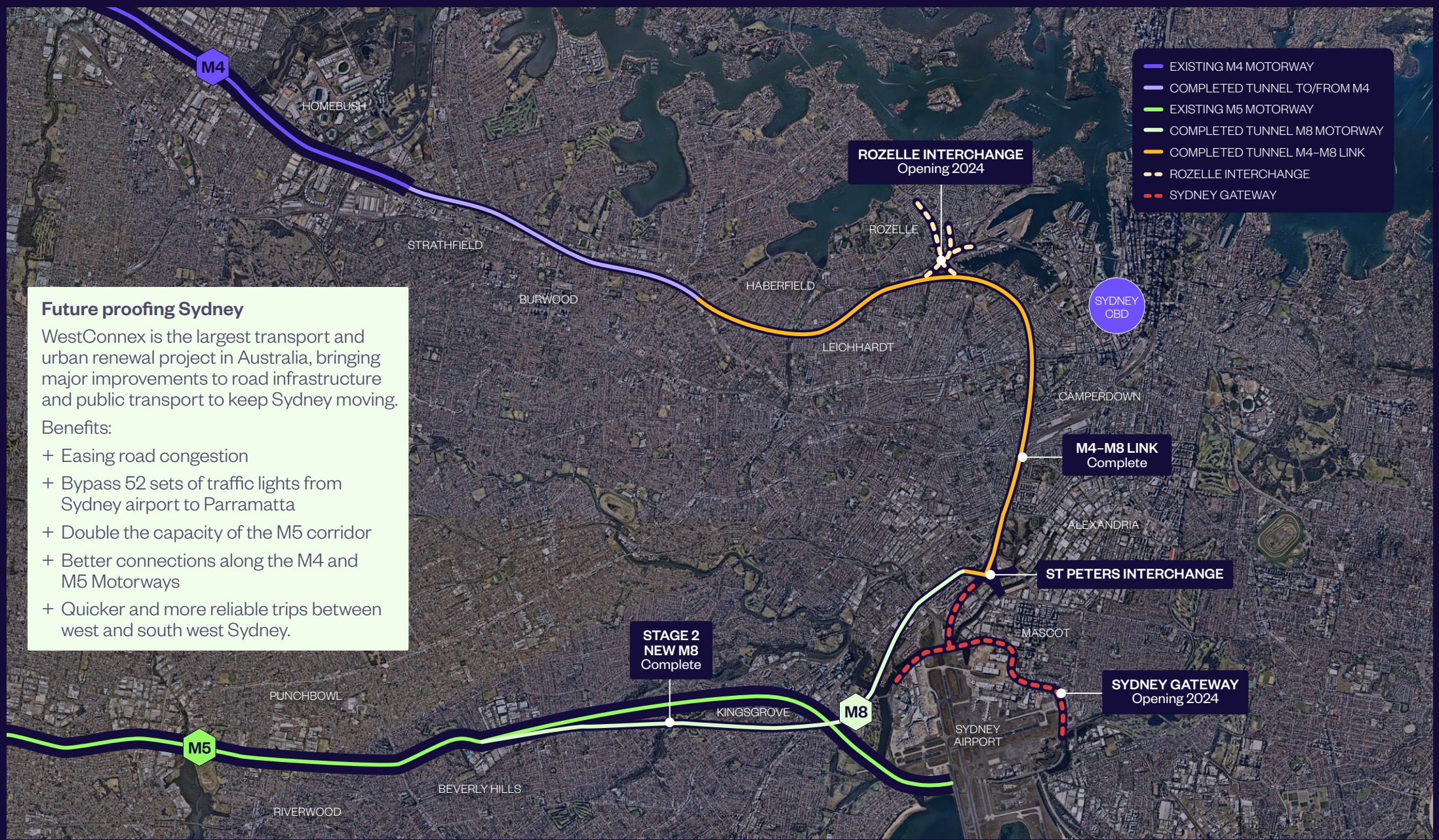
Convenient cycle paths between the estate enable safe and easy connections between the estate and OBD, Redfern station, and the inner west.



KEY

- Train station
- Airport
- Bus route 305
- Bus route 309
- Bus route 310
- Bus route 343
- Bus route 348
- Bus route 358

WESTCONNEX – IMPROVING ACCESS



Future proofing Sydney

WestConnex is the largest transport and urban renewal project in Australia, bringing major improvements to road infrastructure and public transport to keep Sydney moving.

Benefits:

- + Easing road congestion
- + Bypass 52 sets of traffic lights from Sydney airport to Parramatta
- + Double the capacity of the M5 corridor
- + Better connections along the M4 and M5 Motorways
- + Quicker and more reliable trips between west and south west Sydney.

NEARBY AMENITY AND SERVICES



Food and beverage

- + The Grounds
- + COOH
- + Bread and Circus
- + Al Aseel
- + The Rocks Brewery
- + No. 5 Restaurant and Bar
- + Crave Coffee Café
- + Loveat Café.

Child care and early education

- + Alexandria Montessori Academy Child Care Centre
- + Explore and Develop Alexandria - Early Learning Centre
- + Only About Children Alexandria
- + Story House Early Learning Alexandria
- + Huntley Street Early Learning Centre.

Health and fitness

- + Crunch Fitness
- + Plus Fitness 24/7
- + 9 Degrees Bouldering Gym.

Other amenity

- + Holey Moley Golf Club
- + Hijinx Hotel
- + Indoor Padel Australia
- + Archie Brothers Cirque Electriq
- + The Homemaker Alexandria
- + Officeworks
- + Bunnings
- + Woolworths.



Key area statistics

 **4.1m**
TOTAL POPULATION

 **1.4m**
TOTAL HOUSEHOLDS

 **\$243.7bn**
TOTAL PURCHASING POWER

Total spend on

 **\$6.5bn**
CLOTHING

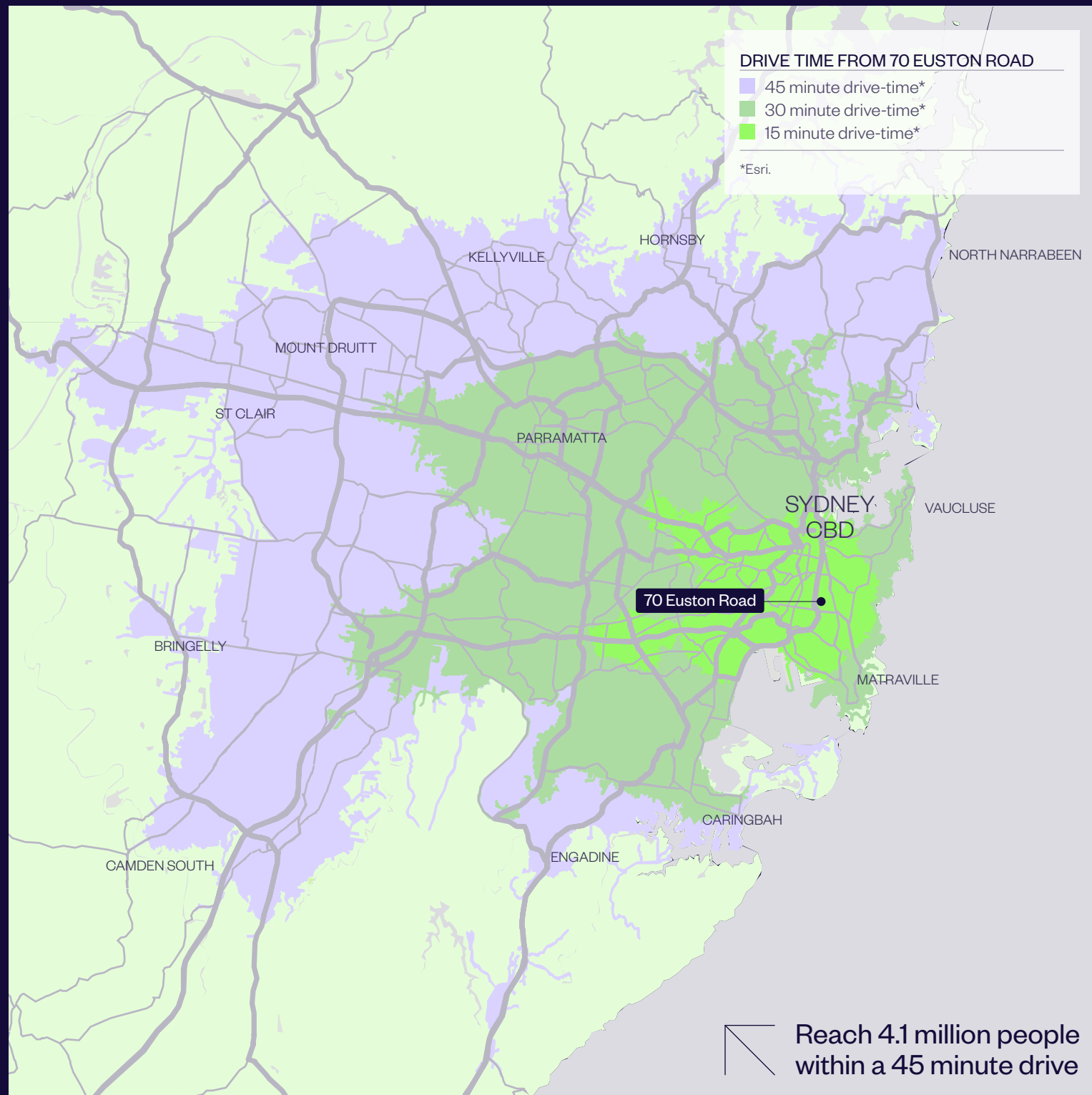
 **\$21.0bn**
FOOD + BEVERAGE

 **\$5.1bn**
PERSONAL CARE

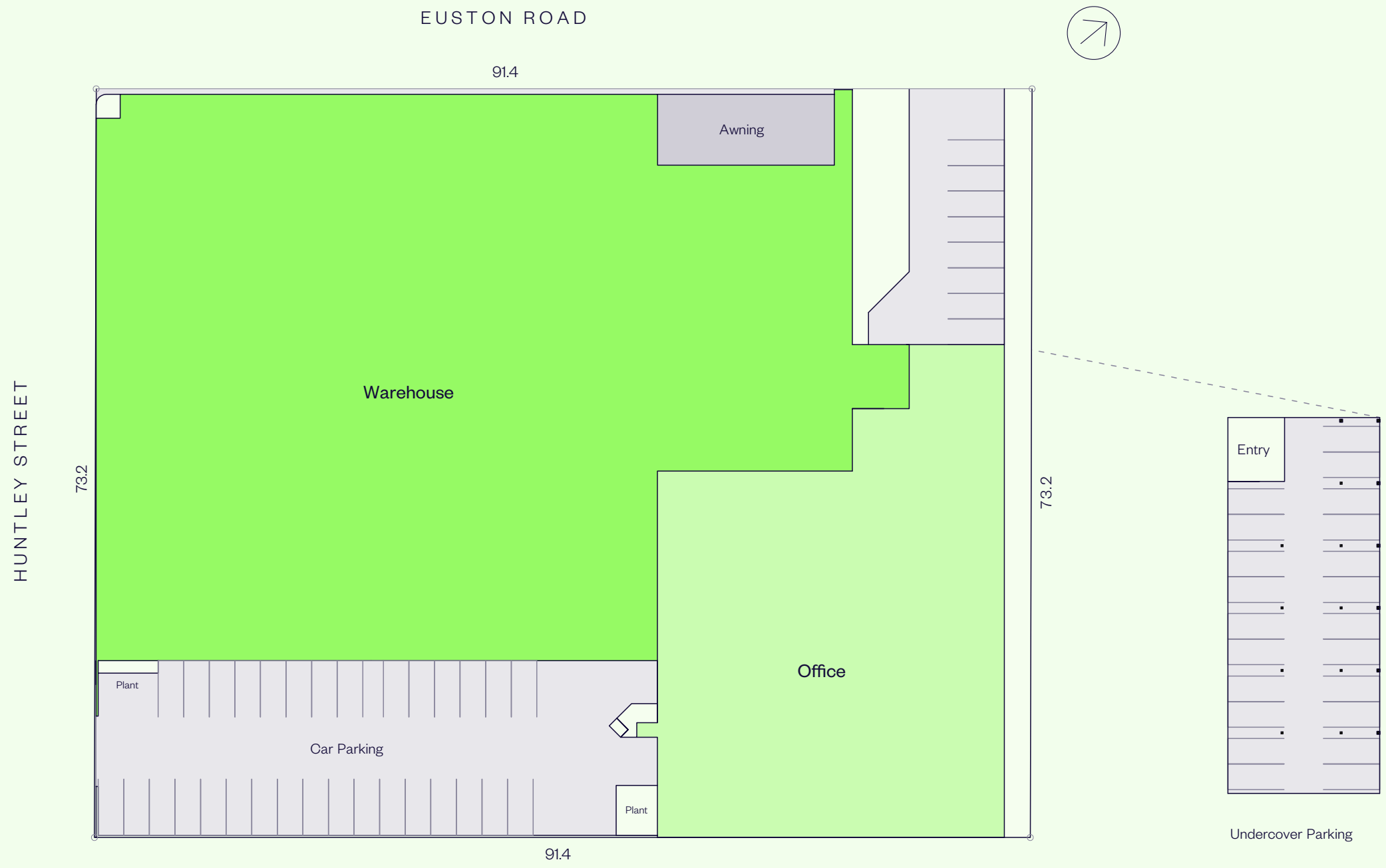
 **\$1.4bn**
ONLINE SHOPPING

**WITHIN
45 MINUTE
DRIVE TIME**

Source: Esri and Michael Bauer Research



SITE PLAN



■ FOR LEASE

FEATURES

- + High-profile showroom on busy corner location
- + Fully refurbished 5,925 sqm space
- + Flexibility to split into two units 2,905 sqm and 3,020 sqm
- + Potential for showroom windows facing Euston Road and Huntley Street
- + High clearance ceilings
- + On-grade roller door access
- + Premium 1,470 sqm light-filled office space on level 1
- + Metal mesh ceiling tiles in office
- + E3 Productivity zoning permitting a wide range of users, including commercial, retail, business and industrial
- + On-site parking.



Artist's impressions



ARTIST'S IMPRESSIONS



Corner Euston Road and Huntley Street



Euston Road

ARTIST'S IMPRESSIONS



Showroom



Level 1 office

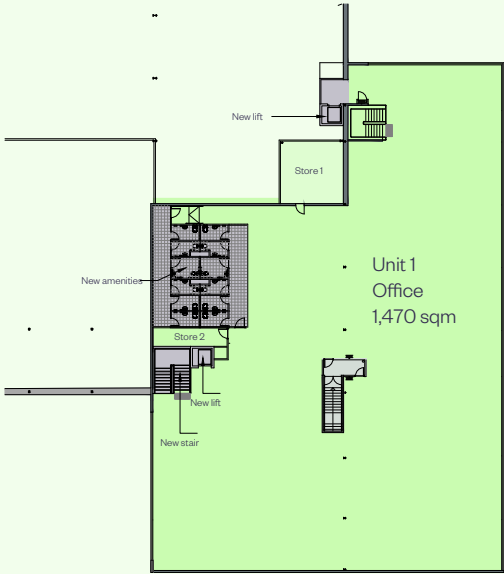
BUILDING PLAN

AREA SCHEDULE	SQM
Unit 1	
Warehouse / showroom	4,455
Office	1,470
Total building area	5,925

Note: all areas are subject to final survey.



Ground floor plan

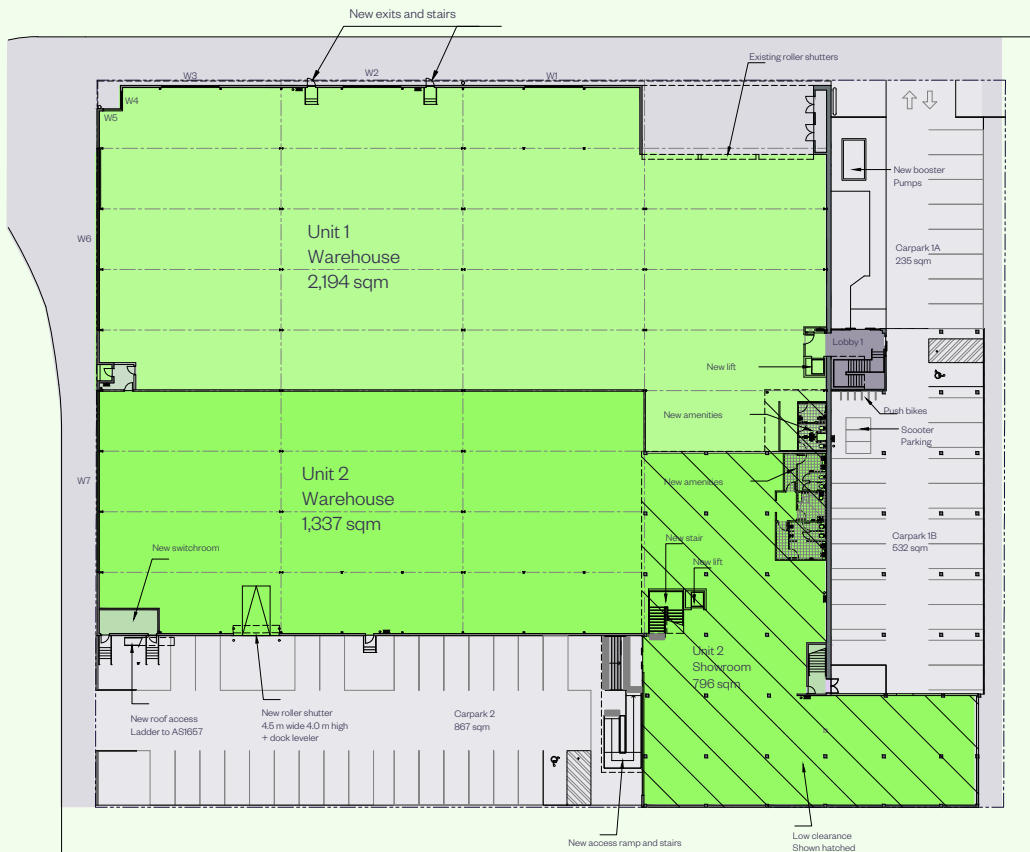


Level 1 plan

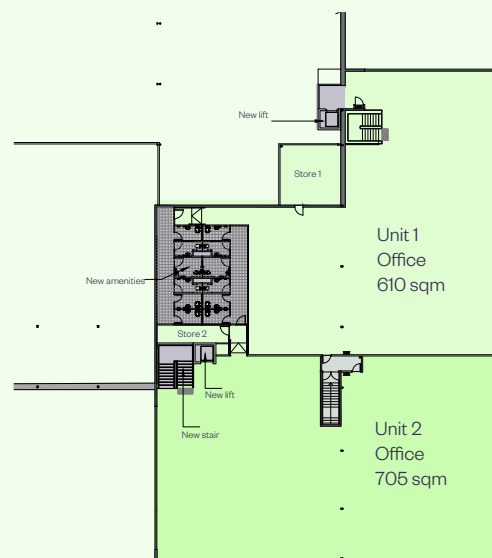
SPLIT TENANCY PLAN

AREA SCHEDULE	SQM
Unit 1	
Warehouse / showroom	2,265
Office	755
Total Unit 1 area	3,020
Unit 2	
Warehouse / showroom	2,190
Office	715
Total Unit 2 area	2,905

Note: all areas are subject to final survey.



Ground floor plan – two tenancies



Level 1 plan – two tenancies

Our teams provide progressive insights to business needs in an ever-changing world



SERVICE

Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

Sustainability



We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

Here's a snapshot of some of our initiatives across our Australian portfolio.

Procurement

To ensure the products and services we purchase don't harm people or the planet, we're working step-by-step with our suppliers and contractors. On the horizon are clear targets and minimum expectations for our supply chain partners. But for now, we are working together to set a baseline and understand obstacles and opportunities.



Climate resilience

Goodman has several control measures in place to futureproof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

Solar

We have installed over 24MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 60,000 solar panels – enough to power 6,000 homes, or the equivalent of taking 15,800 passenger vehicles off the road.

LED lighting + motion sensors

100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers

Smart meters

Smart meters help to manage electricity consumption by providing regular data related to interval electricity usage.

Electric vehicle future

Goodman recognises our role in preparing our estates and our customers for an EV future. We're supporting the switch to EVs by building a green fleet, encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers.

Sustainable landscaping

- + We have installed tanks to harvest rainwater
- + Our properties use smart water metering that allows easy access to irrigation programs via a smart device, such as a mobile phone
- + From December 2022 all handheld equipment used in landscaping and cleaning work at our properties will be battery operated



- + We use drought tolerant plants combined with ballast rock
- + A green waste recycling pilot project on several of our properties processed an estimated 500 cubic metres of green waste in just six months. The trial was so successful that we will roll out green waste recycling across all of our properties in November 2022
- + At Eastern Creek in NSW, we have constructed a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + We have been trialling a new steam weed control which surpasses the chemical Glyphosate. We're working closely with the manufacturer to improve the efficacy and portability so we can use it more widely.

INCLUSION AND DIVERSITY

Central to our purpose of “making space for greatness” is creating an environment where I&D is embedded into everything we do.

We work to create a culture where our people are valued and have the opportunity to realise their potential.

We are all accountable for making it a reality. Our people are champions of openness, fairness and respect.



 At Goodman, we lead the way in inclusion and diversity

FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and we're determined to make a difference.

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we’re able to make a real difference, where and when it matters most.



Above: Clontarf Foundation
Bottom L-R: Clontarf Foundation, Thread Together, Bestest Foundation

How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organisations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organisations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organisations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

LEARN MORE ABOUT THE GOODMAN FOUNDATION



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