

**GOOD IS  
SPACE TO GROW**

**GREAT IS  
WHAT YOU DO  
FROM HERE**

Quarter One  
1 Epping Road  
North Ryde, NSW

MAKING  
SPACE  
FOR  
GREATNESS



# Strategic location



Quarter One offers high quality office space with excellent exposure to Epping Road.

The estate has a newly refurbished foyer and end-of-trip facilities, and provides easy access to a range of cafes and amenities in the area.



Quarter One is ideally located at the gateway to the North Ryde commercial area, providing convenient road access to Sydney CBD via the Lane Cove tunnel and the Hills District via the M2 Motorway.

# CENTRAL CONNECTION

100M

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to nearest bus stop

700M

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to North Ryde  
train station

1KM

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to M2 Motorway

3.2KM

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to Macquarie Centre

5.7KM

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to Chatswood

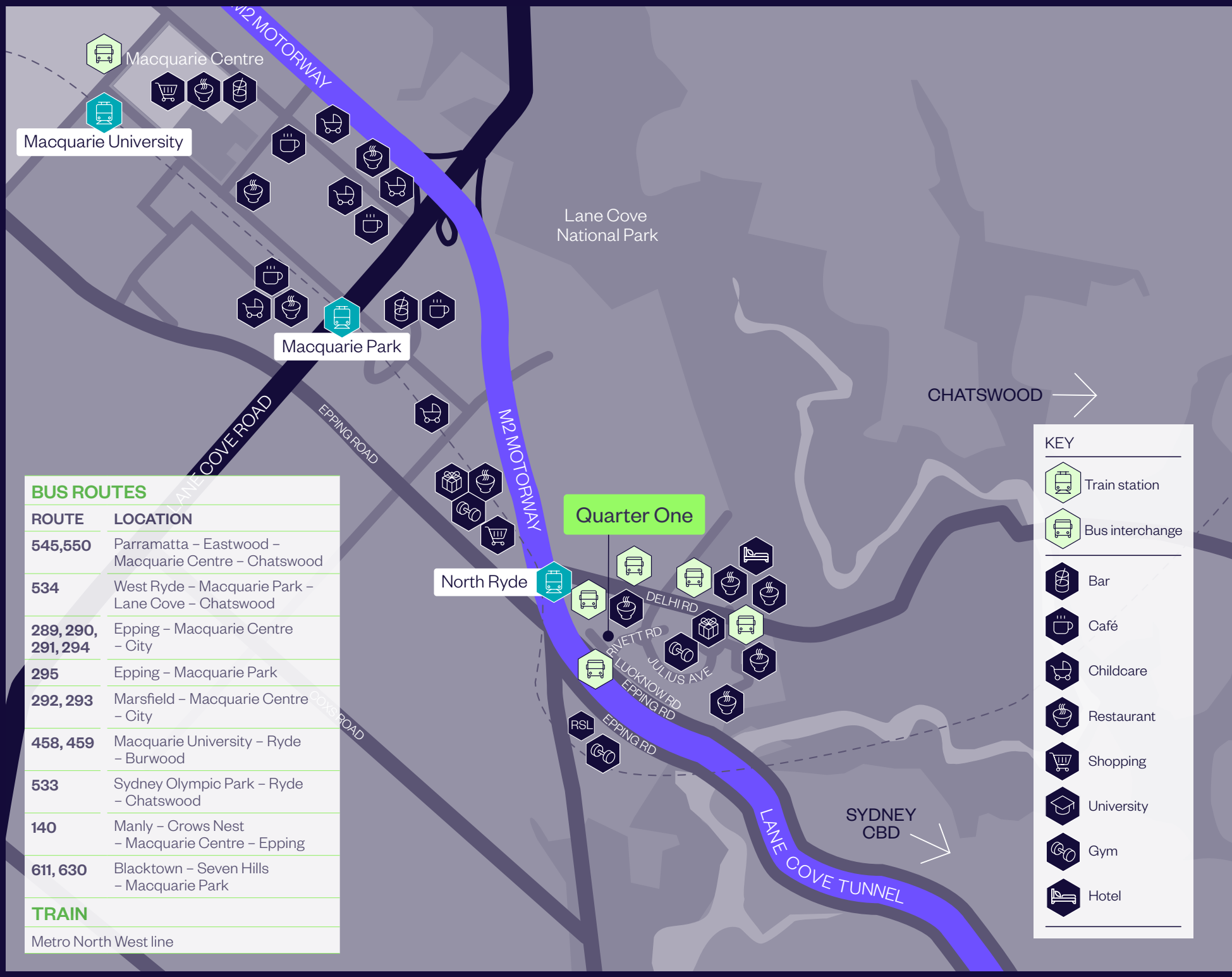
14.1KM

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to Sydney CBD

Easy  
access

# ACCESS













## BUS ROUTES

ROUTE	LOCATION
545,550	Parramatta – Eastwood – Macquarie Centre – Chatswood
534	West Ryde – Macquarie Park – Lane Cove – Chatswood
289, 290, 291, 294	Epping – Macquarie Centre – City
295	Epping – Macquarie Park
292, 293	Marsfield – Macquarie Centre – City
458, 459	Macquarie University – Ryde – Burwood
533	Sydney Olympic Park – Ryde – Chatswood
140	Manly – Crows Nest – Macquarie Centre – Epping
611, 630	Blacktown – Seven Hills – Macquarie Park

## TRAIN

Metro North West line

## KEY

-  Train station
-  Bus interchange
-  Bar
-  Café
-  Childcare
-  Restaurant
-  Shopping
-  University
-  Gym
-  Hotel

# VIEW FROM ABOVE



# CENTRALLY CONNECTED LOCATION

## Car

+ Sydney's CBD can be easily accessed from Quarter One via the Lane Cove Tunnel. On/off ramps to the M2 Motorway also offer convenient access to the Hills District, and ample on-site parking is available at the estate.

## Buses

+ Bus routes to Chatswood, Bondi Junction and Parramatta stop at nearby Delhi Road and Epping Road.

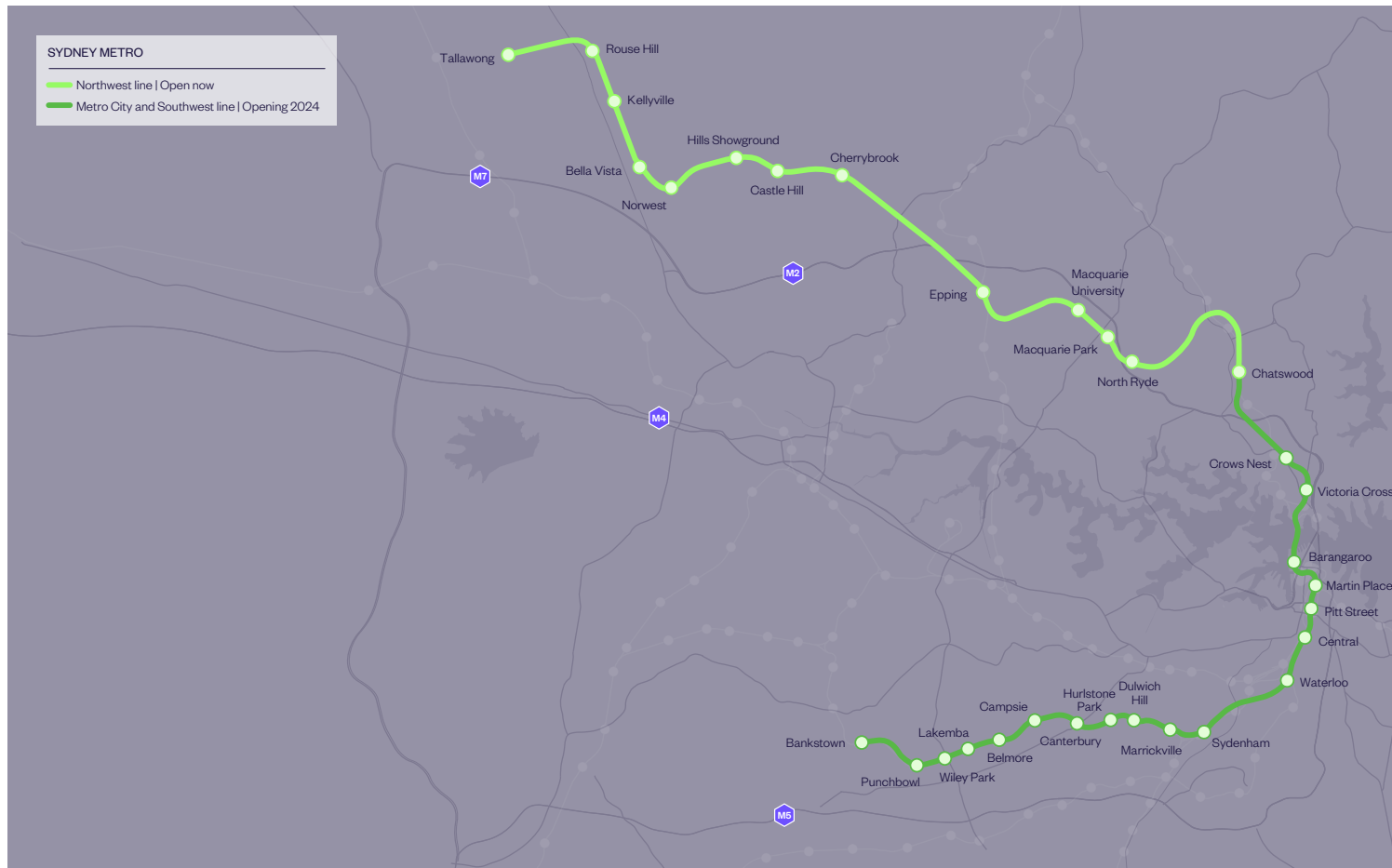
## Trains

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



Rail, bus and road networks offer easy access from all areas of Sydney

# TRANSPORT UPGRADE SYDNEY METRO NORTHWEST



The Sydney Metro Northwest line connects the Hills District to Chatswood via Macquarie Park. Following a \$7.3 billion upgrade, commuters can enjoy train services every four minutes during peak times, as well as an extra 4,000 car parking spaces across the 14 metro stations.

The Metro will run underneath Sydney Harbour, allowing commuters to travel from Macquarie Park to Sydney CBD in just 18 minutes.



Trains run every four minutes during peak times



# EDIBLE GARDEN

The edible garden at Quarter One is designed for customer wellbeing. Consisting of three veggie patches, the garden grows fresh herbs, salad ingredients, strawberries and edible flowers. Seasonal produce is added as needed, and the garden is maintained on a weekly basis.

All customers at Quarter One have access to the edible garden, including our on-site café and caterers. The garden fosters community among our customers by creating a space to unwind and enjoy the produce on offer. The garden also benefits from a smart irrigation system, which recycles water and lowers our total water usage.





# FEATURES - MODERN WORKSPACE

- + Flexible, light-filled spaces from 366-1,638 sqm
- + On-site parking including three levels of secure basement parking
- + Outdoor breakout areas for staff relaxation
- + End of trip facilities
- + Fitout options available
- + Walking distance to North Ryde Metro station and bus routes
- + 3.5-star NABERS Energy rating (6-star with Greenpower).



# GROUND FLOOR, SUITE G.03 PLAN

AREA SCHEDULE	SQM
Suite G.03	1,638

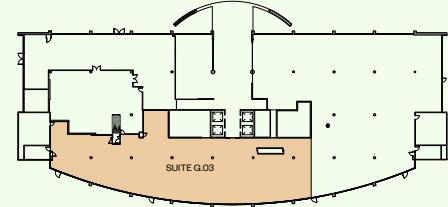
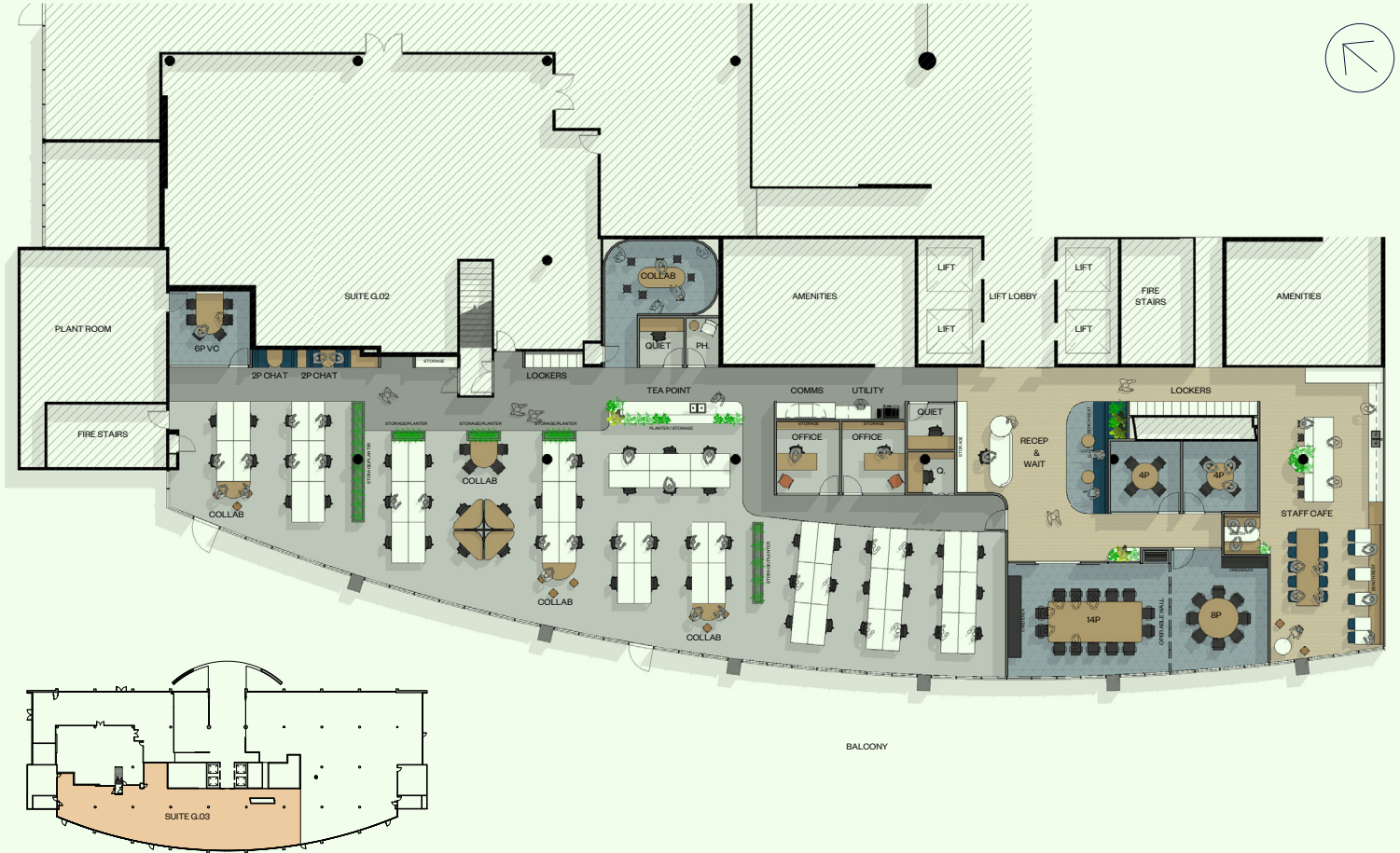


# GROUND FLOOR FITOUT



# GROUND FLOOR, SUITE G.03 INDICATIVE FITOUT PLAN

AREA SCHEDULE	SQM
Suite G.03	693



2 KEY PLAN - Suite G.03  
Floor Plan SCALE 1:500



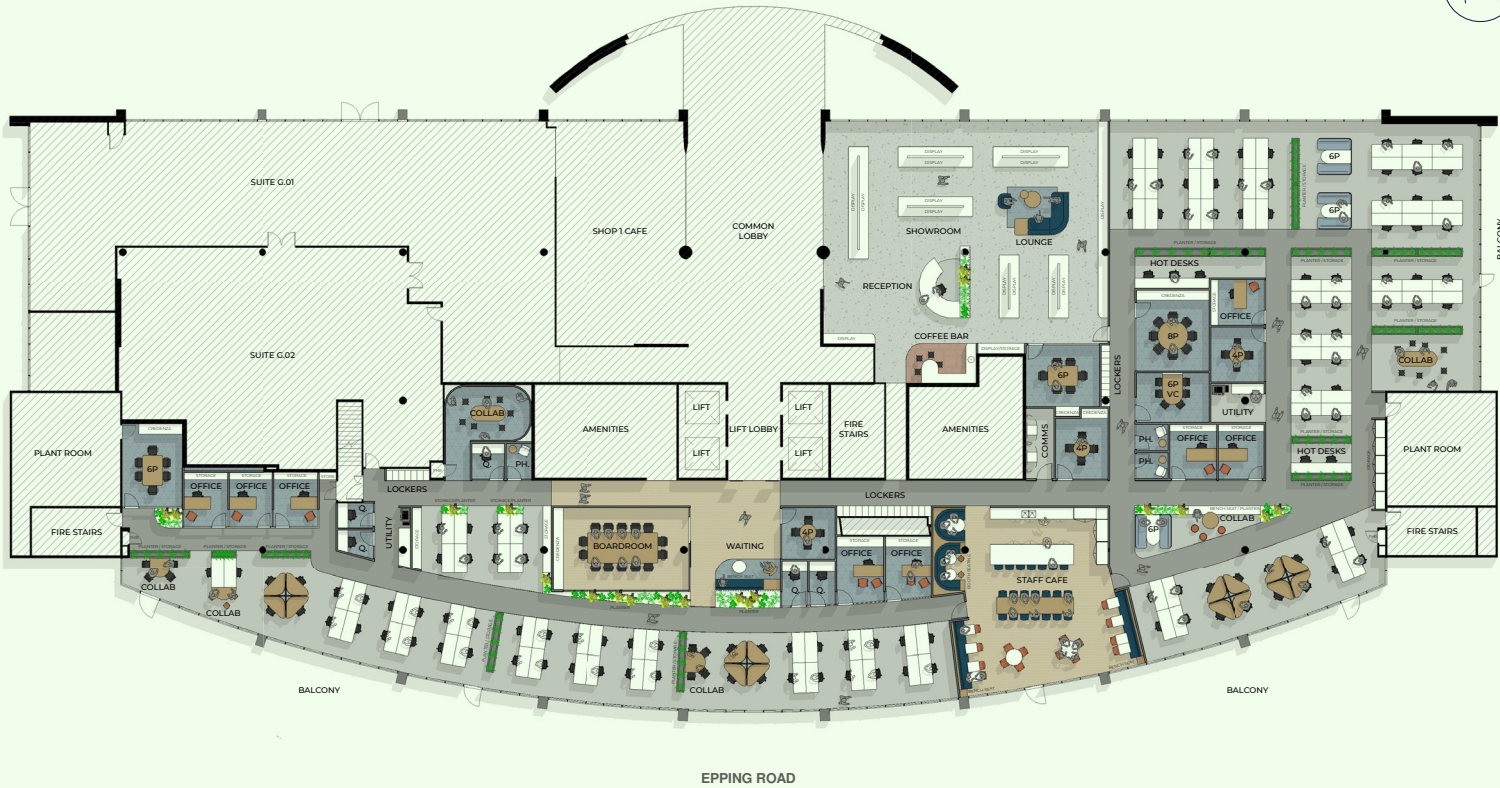
# GROUND FLOOR, SUITE G.04 INDICATIVE FITOUT PLAN

AREA SCHEDULE	SQM
Suite G.04	945



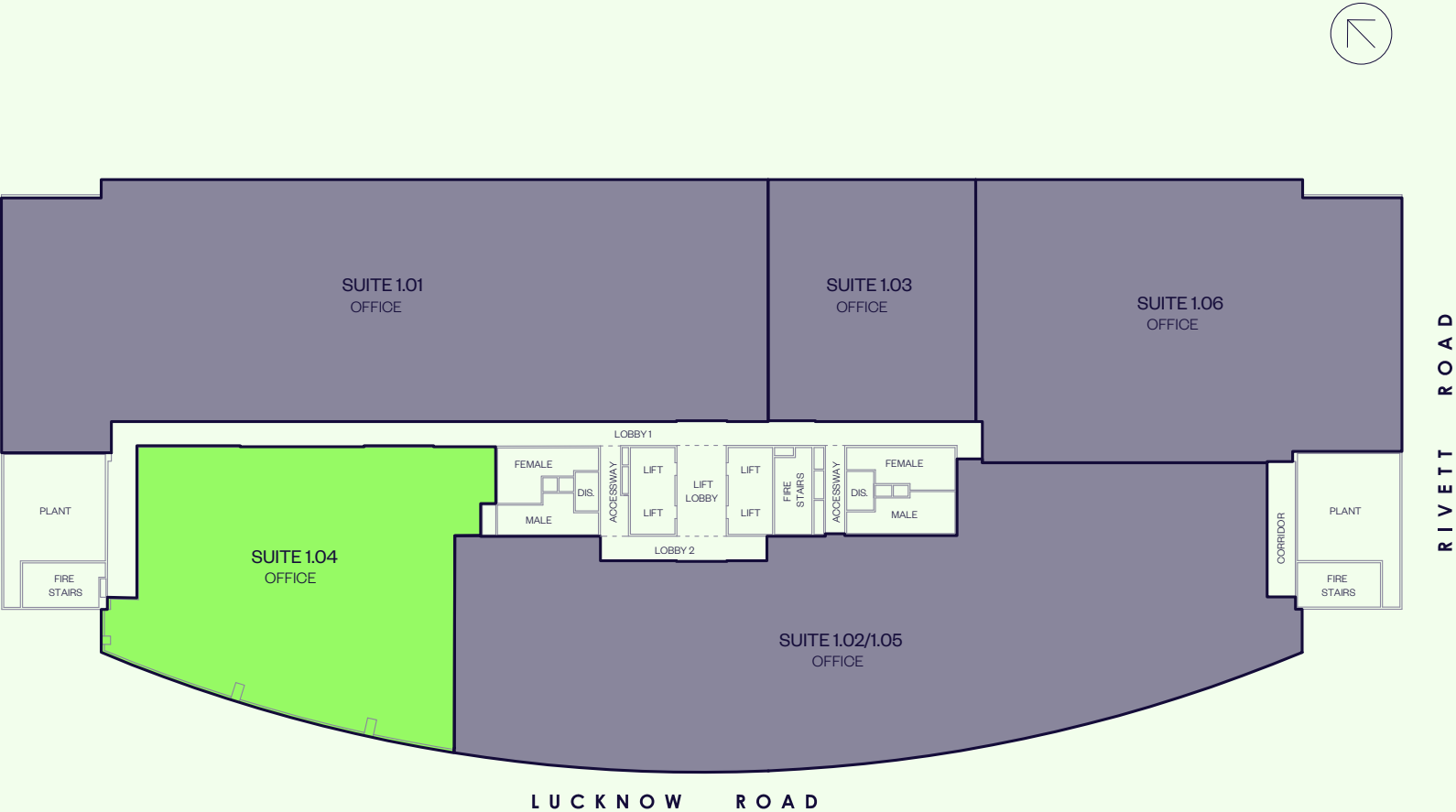
# GROUND FLOOR, SUITE G.03 + G.04 COMBINED INDICATIVE FITOUT PLAN

AREA SCHEDULE	SQM
Suite G.03 + G.04	1,638



# LEVEL 1 PLAN

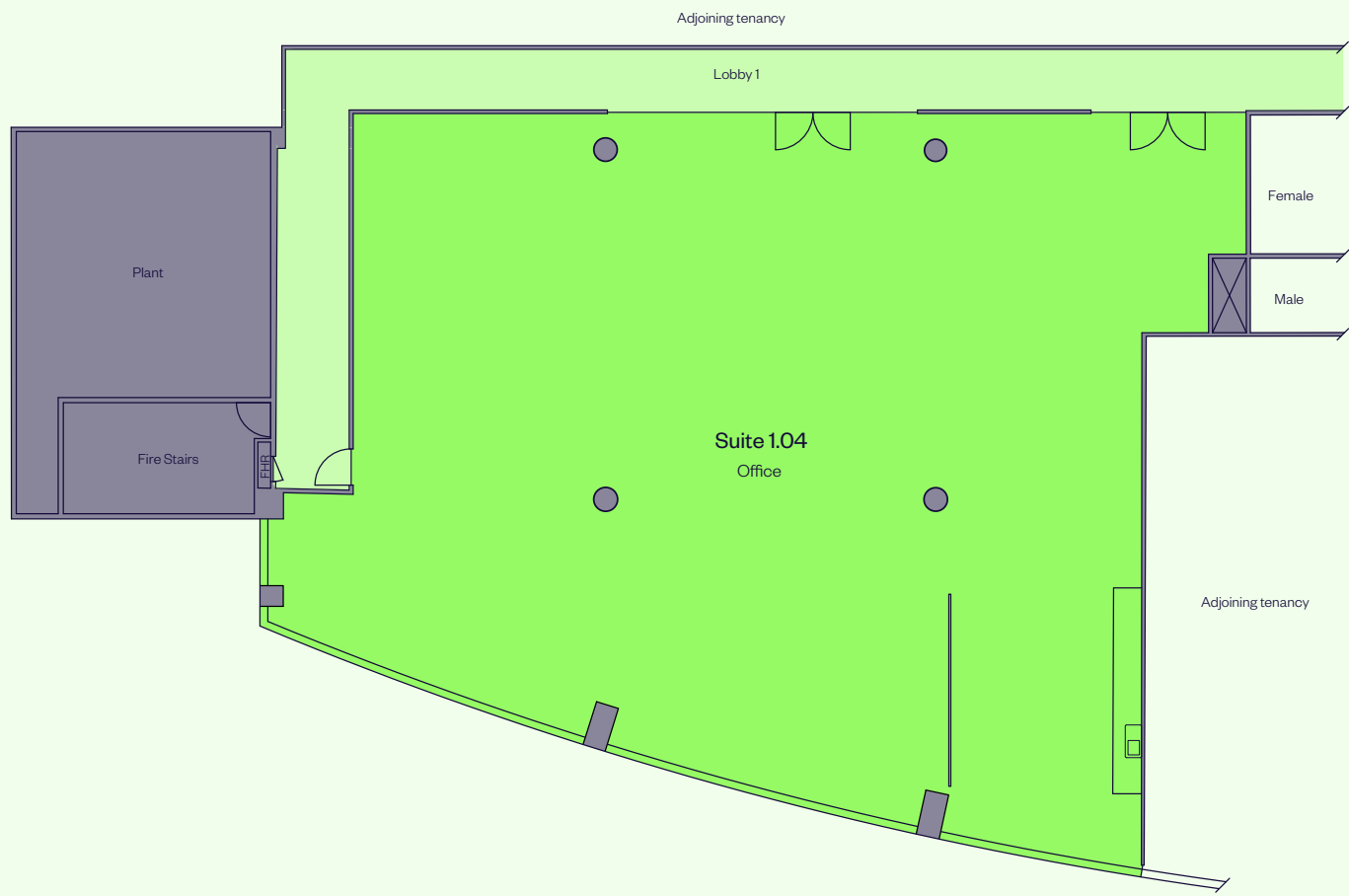
AREA SCHEDULE	SQM
Suite 1.04 Office	366.8



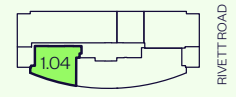


# LEVEL 1, SUITE 1.04 PLAN

AREA SCHEDULE	SQM
Office	366.8



### LOCATION PLAN

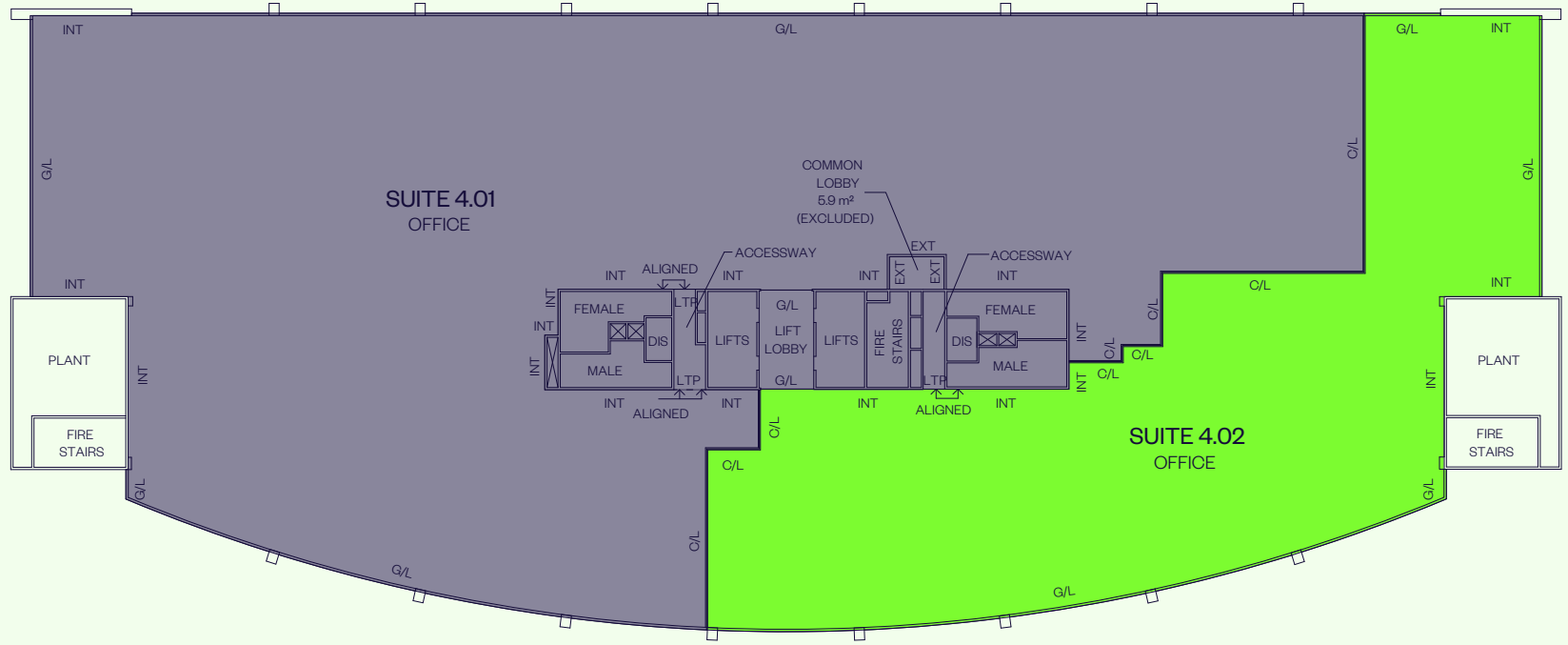


EPPING ROAD  
NOT TO SCALE



# LEVEL 4, SUITE 4.02 PLAN

AREA SCHEDULE	SQM
Office	761.7



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.

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 future-proof 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 50MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 200,000 solar panels – enough to power 12,000 homes, or the equivalent of taking 30,000 passenger vehicles off the road.

**LED lighting + motion sensors**

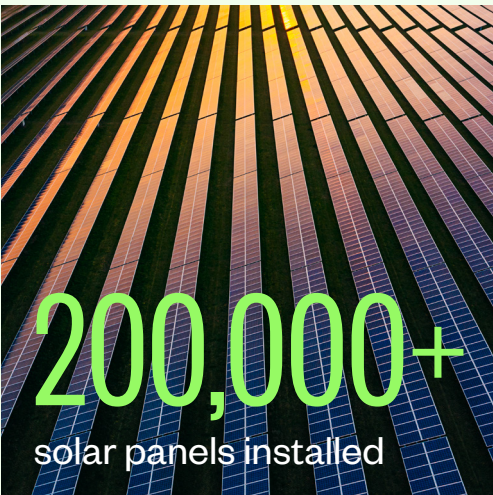
100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers.

**Electric vehicle future**

We recognise our role in preparing our estates, our people, and our customers for an EV future. We're supporting the switch to EVs by transitioning our own fleet and 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 potable water metering that allows proactive management of water consumption across the portfolio
- + All handheld equipment used in landscaping and cleaning work at our properties is battery operated
- + We use drought tolerant plants combined with ballast rock
- + We recycle our green waste, and as a result, have processed approximately 500 cubic metres of green waste to date
- + At Eastern Creek in NSW, we built a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + We use steam weed control which surpasses the chemical Glyphosate.



Sustainability


# 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



# CONTACT



## ENQUIRE NOW

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