

FOOD &
BEVERAGE
VILLAGE
SQUARE
GENERAL
STORES



*Connecting The
Westmead Community*

iqwestmead.com.au



A DYNAMIC INNOVATION PRECINCT

Modern and cosmopolitan, light and lively, Village Square will hum with energy from morning 'til night.

Westmead will be the proposed home to a community of great minds and true innovators, local residents, and hospital visitors. The iQ retail precinct – Village Square – will be the vibrant heart of a re-imagined suburb.

Village Square will be the social centre of Westmead, where 2,300sqm of space dedicated to retail and dining – a first for the area – will be home to cafés, restaurants, bars, take-away food stores, health and beauty services and every day needs.

Here, a community of innovators will share good food and great experiences.

Within Village Square, the combination of quality retail and a lush courtyard will become the point of gravity for the entire district. With a curated selection of places to eat and shop – all with an artisan flavour – and spaces to read a book or catch up with friends, Village Square will be a unique lifestyle destination in Sydney's Western district.





TRANSPORT



Village Square is easily accessed by foot, car, bike, and public transport.

Positioned between Westmead Hospital and Westmead station, this highly connected and highly visible site will become a local landmark that's seen and visited by thousands of people each day.

3-minute walk to Westmead train station and the confirmed future Sydney Metro West station, providing access to Parramatta in 3 mins and Central Station in 30mins

The new light rail station at your doorstep, with departures every 5 mins to Parramatta and Carlingford. Opening 2023.

Easy access to major roads: Cumberland Highway, Pennant Hills Road, M4 Motorway, Great Western Highway, and Victoria Road.

Onsite 137 basement parking, with approx 40 spaces dedicated to retail visitors

Retail Nodes

The Courtyard

A key arrival experience for visitors from hospitals, campuses, and other research buildings. This vibrant, activated space will integrate food and beverage tenancies with the courtyard.

Hawkesbury Road

Retail tenancies facing Hawkesbury Road will benefit from the high exposure of the location.



THE GROWING REGION

Village Square is at the centre of the country's fastest growing region.

YOUR FUTURE WORKERS



2,800

onsite workers and researchers at iQ

23,000

potential visitors from surrounding Westmead

30,000

potential visitor increase by 2021



18,800

health jobs within the precinct

50,000

health jobs by 2036 at current levels of investment*



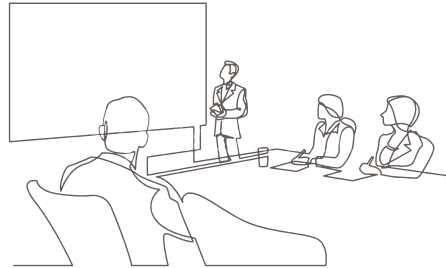
\$3.4 BILLION

of public and private investment committed to rebuilding Westmead over the next decade.

YOUR NEIGHBOURHOOD

39,000 sqm

of new A-grade office space at iQ for research, health and commercial tenancies

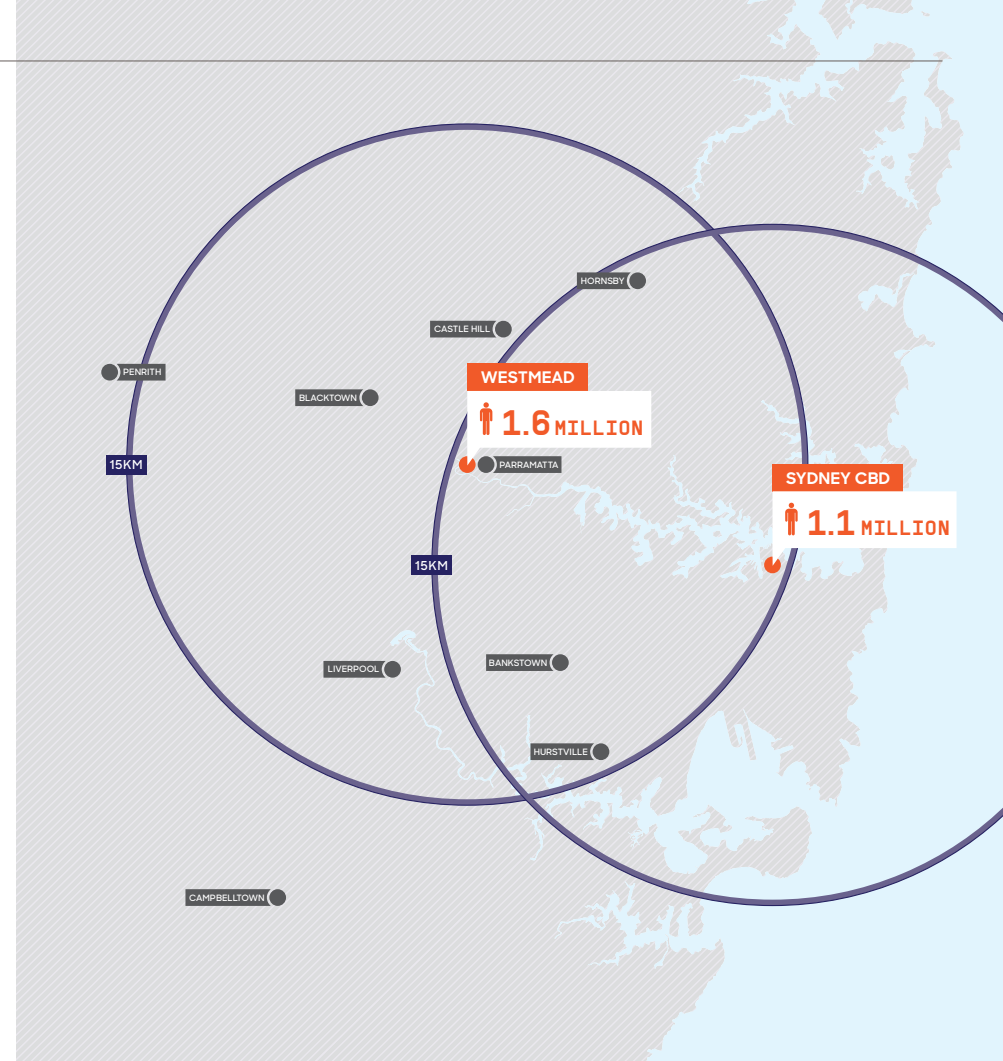



1,800 sqm

of retail space (stage one)

2,200 sqm

of proposed retail space, within the second stage, creating an even more enticing retail destination.

Westmead is perfectly located to access the growing surrounding population, currently 1.6m within a 15km radius*

* Source: ABS 2006 Census



innovationQuarter

— WESTMEAD —

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