



**GOOD IS  
PRIME  
POSITION**

**GREAT IS  
WHAT YOU DO  
FROM HERE**

South Sydney office space  
>200 sqm  
Bourke Road and O’Riordan Street  
Alexandria, NSW

MAKING  
SPACE  
FOR  
GREATNESS



# Flexible spaces



Sydney Corporate Park is a 14.4 hectare mixed-use estate with over 100 businesses located on-site.

Ideally located on O’Riordan Street in Alexandria, it is one of South Sydney’s most diverse estates, encompassing a range of retail, entertainment, office and warehouse businesses.



Now is the time to join Range Rover, Crunch Fitness and The Rocks Brewery in this vibrant estate.

- + Quality office spaces
- + Abundance of on-site amenity including cafés, gyms, child care and 24-hour security
- + Complimentary shuttle bus operates between Central Station
- + Close to bus stops, Mascot and Green Central train stations.

CENTRAL  
LOCATION

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**950M**

to Mascot  
train station

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**1.5KM**

to Green Square  
train station

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**5KM**

to Sydney CBD

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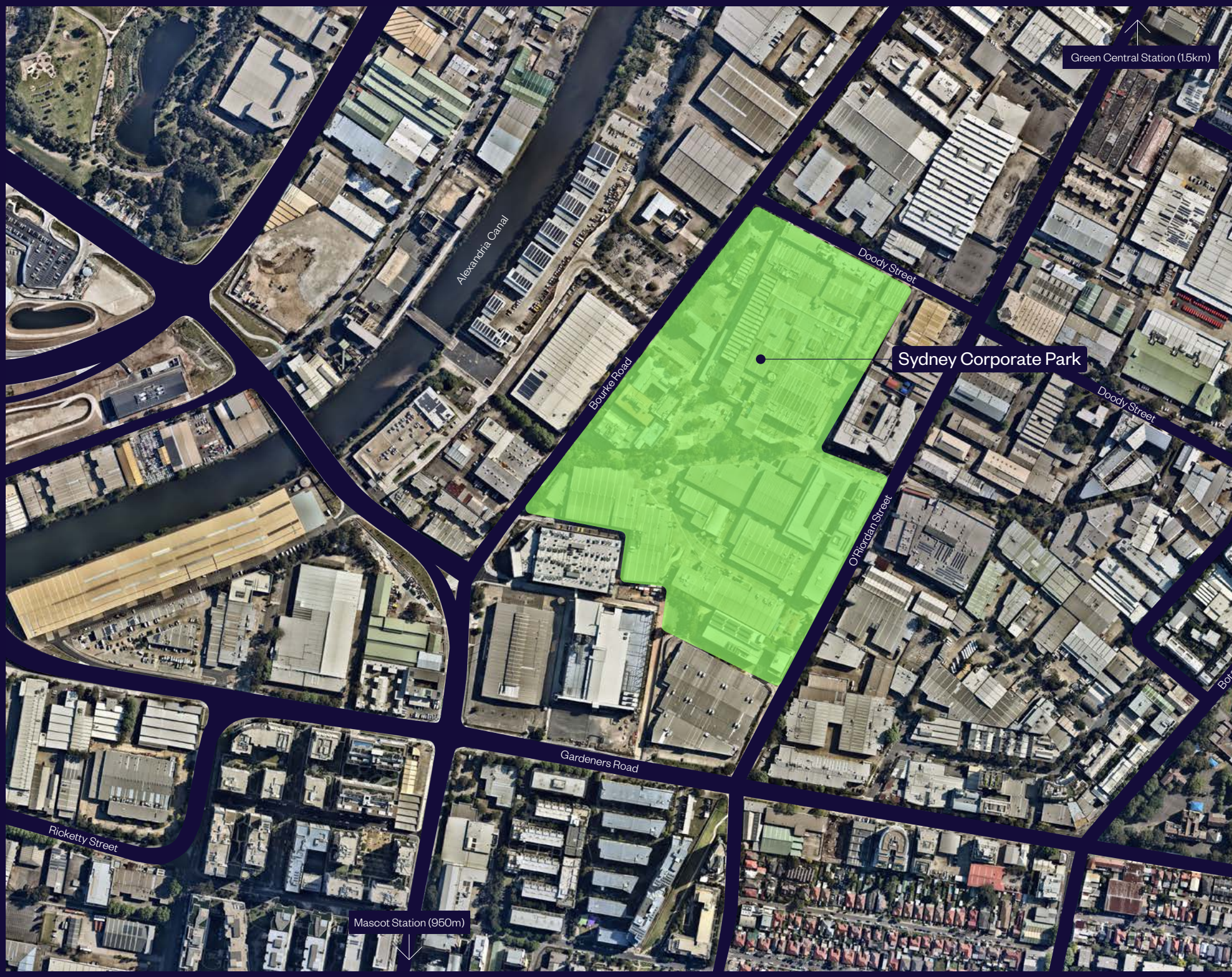
**ON-SITE**

shuttle bus

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**Easy  
access**

VIEW FROM ABOVE



Green Central Station (1.5km)

Sydney Corporate Park

Mascot Station (950m)

Alexandria Canal

Bourke Road

Doody Street

Doody Street

O'Riordan Street

Gardeners Road

Ricketty Street

# ACCESS

## BUS ROUTES

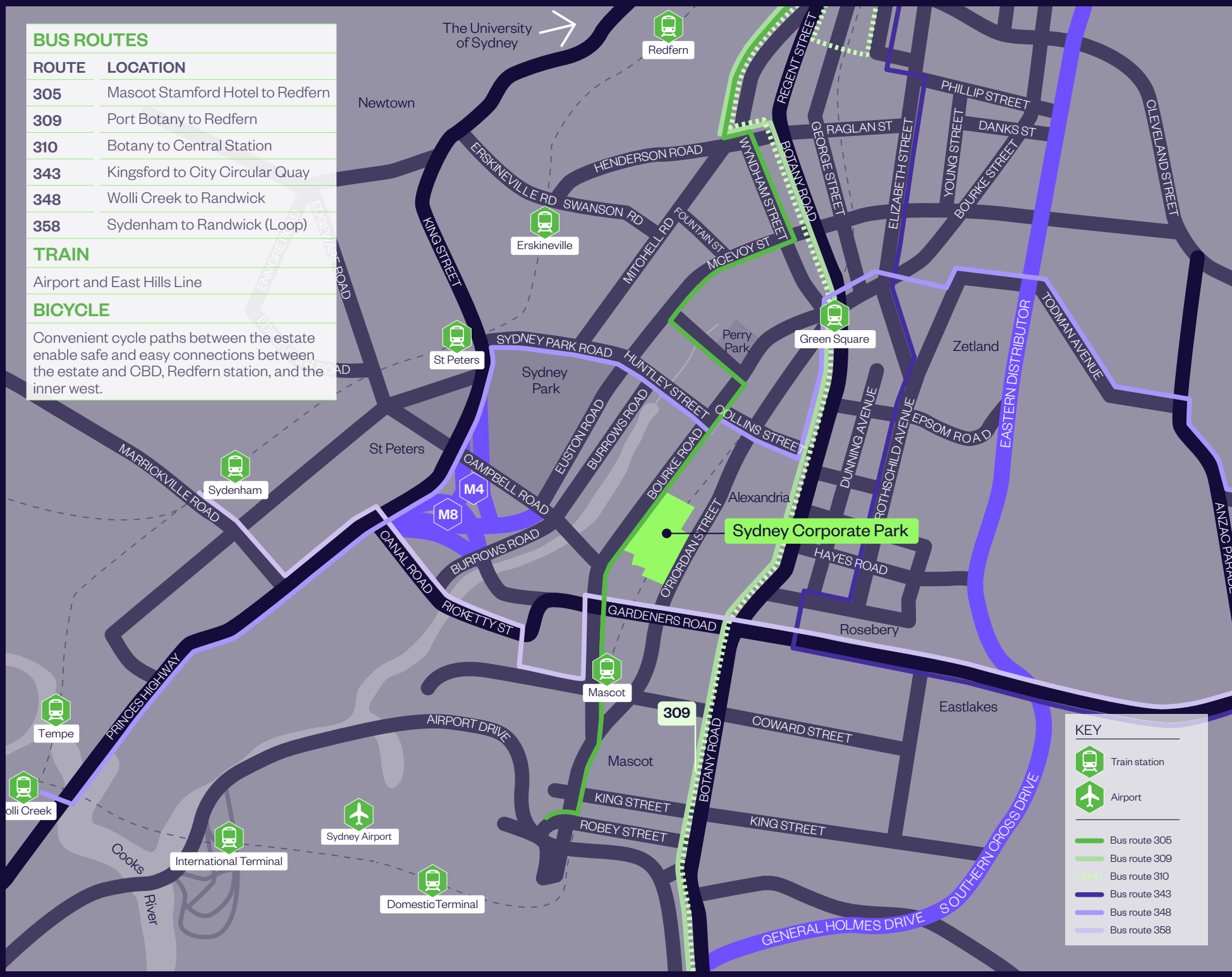
ROUTE	LOCATION
305	Mascot Stamford Hotel to Redfern
309	Port Botany to Redfern
310	Botany to Central Station
343	Kingsford to City Circular Quay
348	Wolli Creek to Randwick
358	Sydenham to Randwick (Loop)

## TRAIN

Airport and East Hills Line

## BICYCLE

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

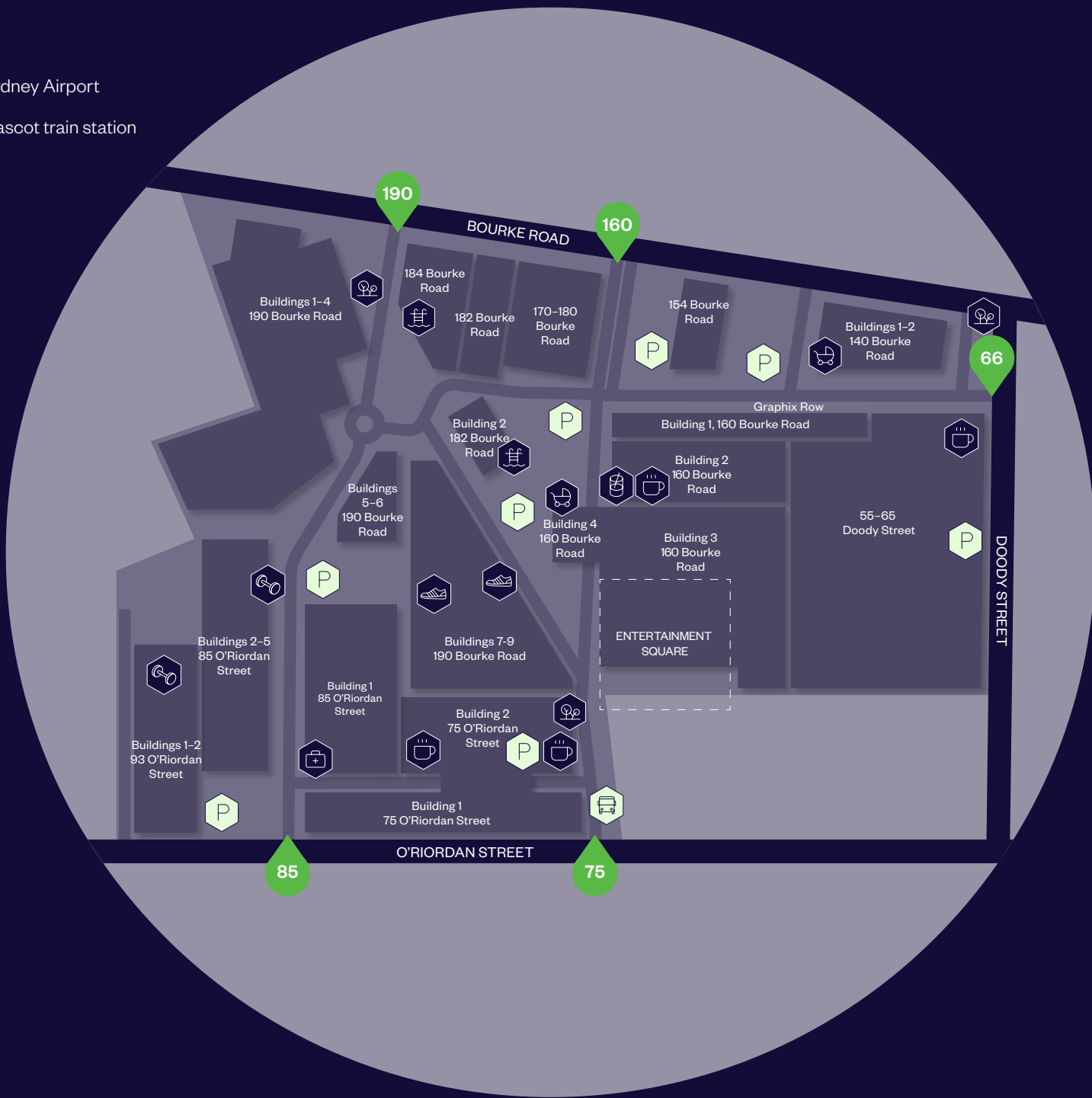


**KEY**

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

# AMENITIES

← To Sydney Airport  
 ← To Mascot train station



→ To Sydney CBD  
 → To Green Square train station  
 → To The Grounds café

## Key

- Bus
- Carpark
- Bar
- Café / restaurant
- Sydney CBD
- Childcare
- Outdoor seating
- Gym
- Indoor sports centre
- Medical centre
- Pool

# ON-SITE AMENITY AND SERVICES



### Health+fitness

There are multiple health and fitness centres on-site, including Crunch Fitness, Fencing Australia, Indoor Padel and National Badminton Centre.

### Entertainment

Holey Moley, Hijinx Hotel, Archie Brothers – Circus Electriq, and Ultra Football offer unique options for corporate events or team building activities.

### Food+drink

There are numerous cafés on-site including Café Alexandria, LoveEat and licensed venues include the Rocks Brewing Co. and Curva. All venues offer indoor and outdoor seating and catering is also available.

### Services

There are multiple on-site services that can assist with daily activities including, Mail n Parcel, Officeworks, medical centre and car servicing.

### Early childhood development

There are two child care centres on-site, Montessori and Alexandria Early Learning Education both offer early childhood development.

### Retail

Retail opportunities within the estate include car and dealerships, Wine Ark and Hilti power tools.



Sydney Corporate Park offers an outstanding level of amenity for staff and visitors



# MAKE YOUR MOVE



VACANCY	SQM	AVAILABLE
<b>184 Bourke Road</b>		
Unit 1.01, Level 1	679	Now
<b>190 Bourke Road</b>		
Building 5	488	Q4 2024
Building 6	1,167	Q3 2024
Suite 3.02, Level 1, Building 3	489	Now
<b>75 O'Riordan Street</b>		
Suite E2C	1,065	Now
Suite W2.A	496	Now
Suite W2.B1A	395	Now
Suite W2.C1/2	716	Now
<b>85 O'Riordan Street</b>		
Suite 1.01, Building 1	1,328	Now
Unit 1, Building 5	386	Now

## Key area statistics



4.0m

TOTAL POPULATION



1.3m

TOTAL HOUSEHOLDS



\$227.1bn

TOTAL PURCHASING POWER

## Total spend on



\$5.8bn

CLOTHING



\$18.6bn

FOOD + BEVERAGE

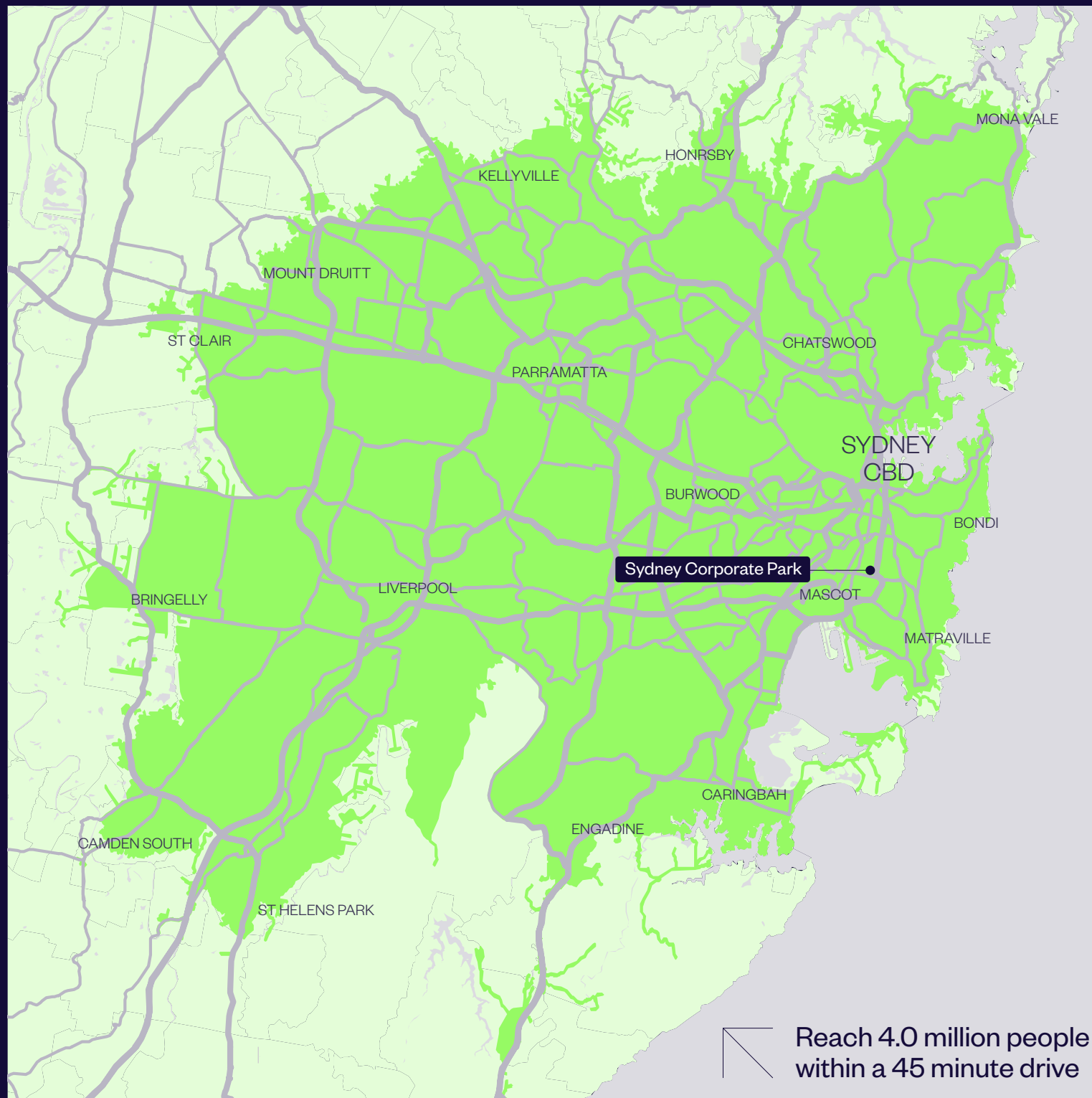


\$4.6bn

PERSONAL CARE

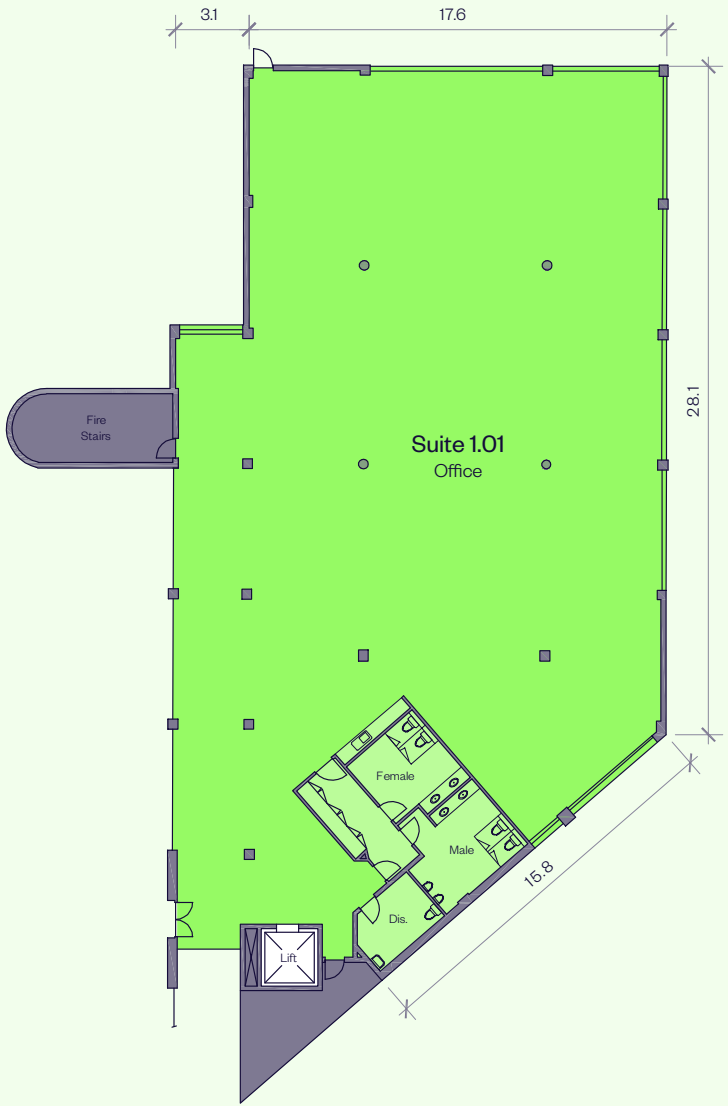
WITHIN  
45 MINUTE  
DRIVE TIME

Source: Esri and Michael Bauer Research



# UNIT 1.01

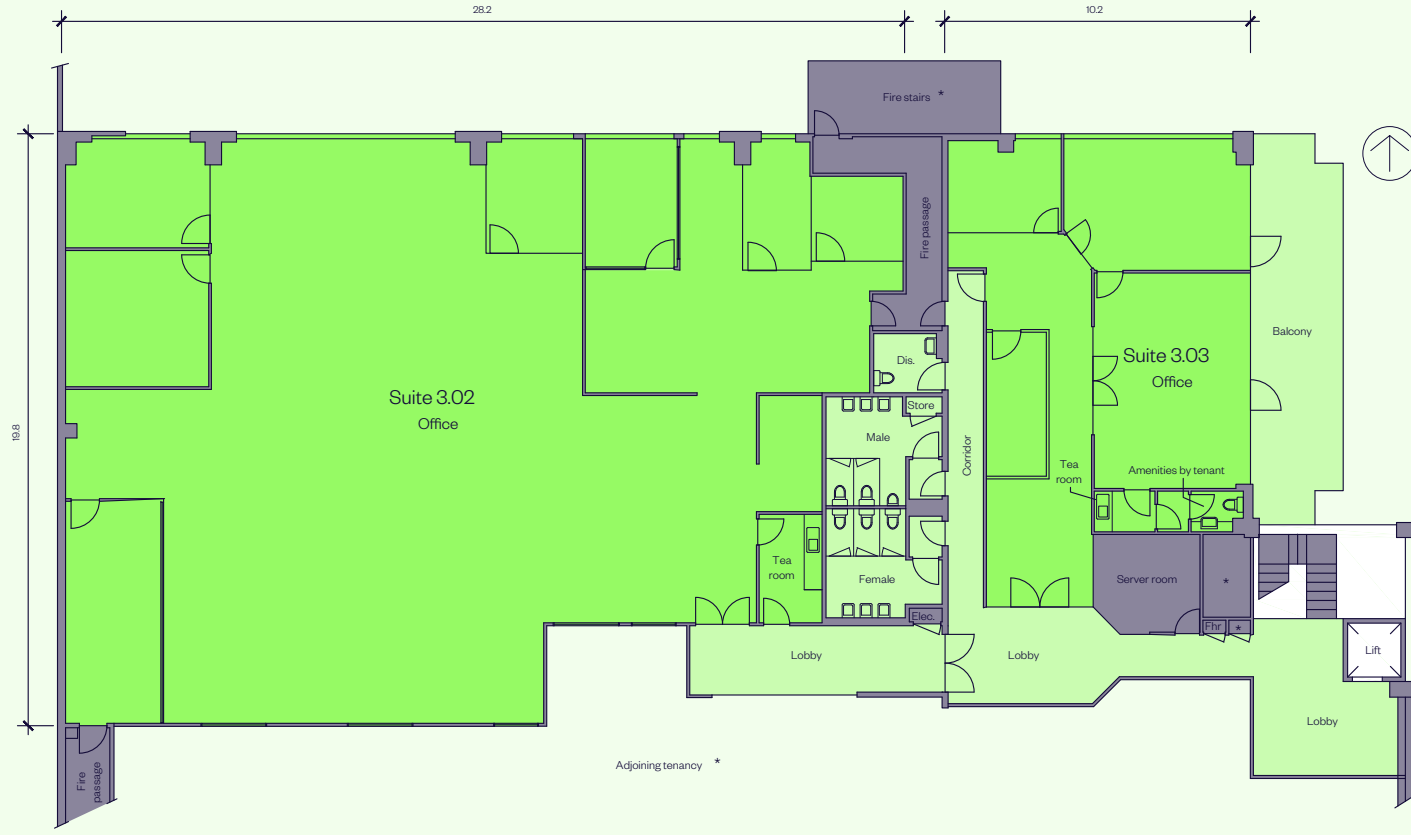
AREA SCHEDULE	SQM
Level 1	
Unit 1.01	679
Total area	679



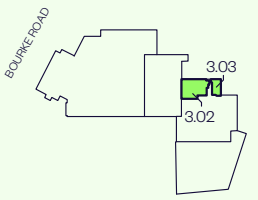
190 Bourke Road

# SUITE 3.02 AND 3.03 PLAN

AREA SCHEDULE	SQM
Level 1	
Suite 3.02	489
Suite 3.03	149.7
Total area	638.7



LOCATION PLAN

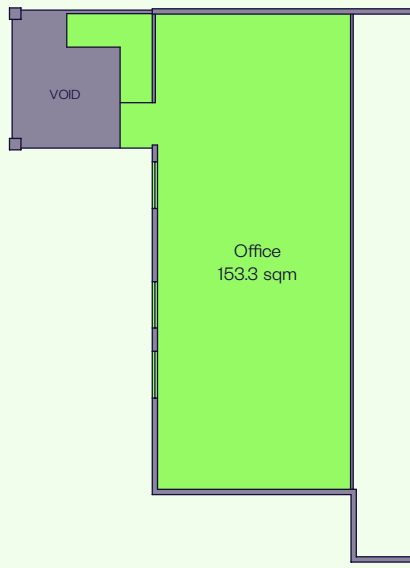
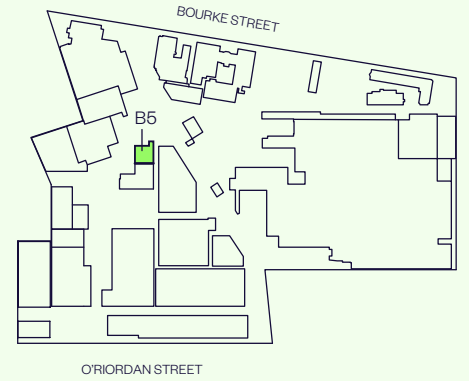


NOT TO SCALE

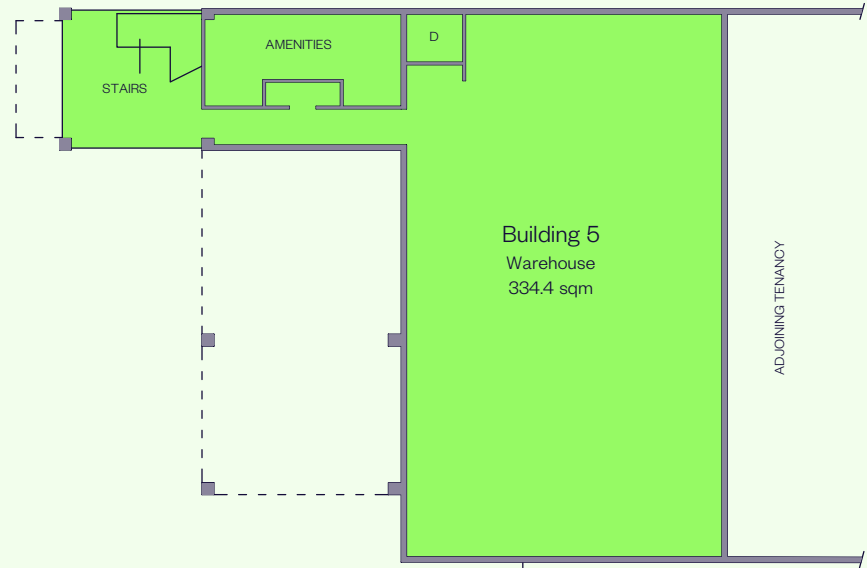
190 Bourke Road

# BUILDING 5 PLAN

AREA SCHEDULE	SQM
Warehouse	334.4
Office	153.3
Total area	487.7



First floor

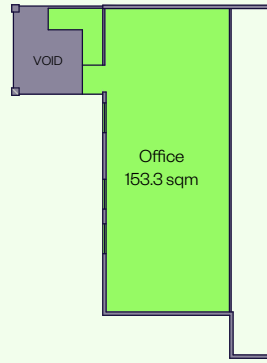


Ground floor

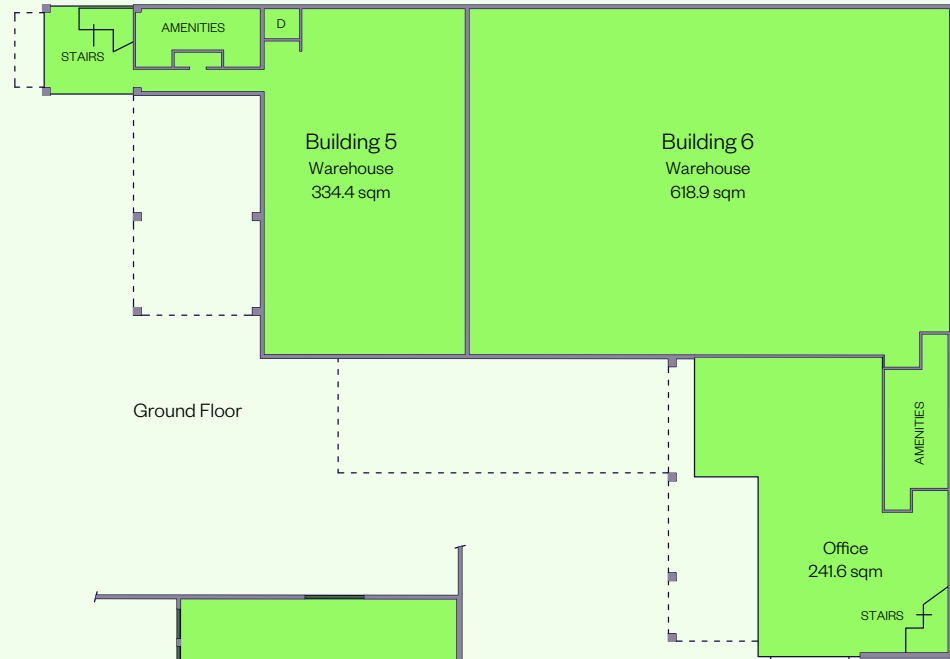
190 Bourke Road

# BUILDING 5 & 6 PLAN

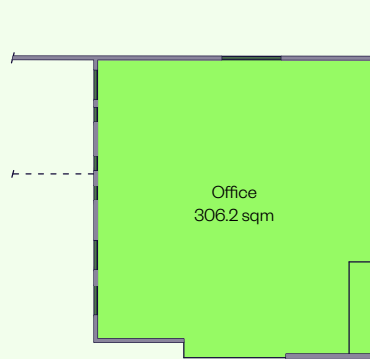
AREA SCHEDULE	SQM
<b>Building 5</b>	
Ground floor	
Warehouse	334.4
First floor	
Office	153.3
Total area	487.7
<b>Building 6</b>	
Ground floor	
Warehouse	618.9
Office	241.6
First floor	
Office	306.2
Total area	1,166.7



First Floor



Ground Floor

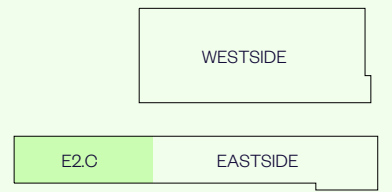


First Floor

75 O'Riordan Street

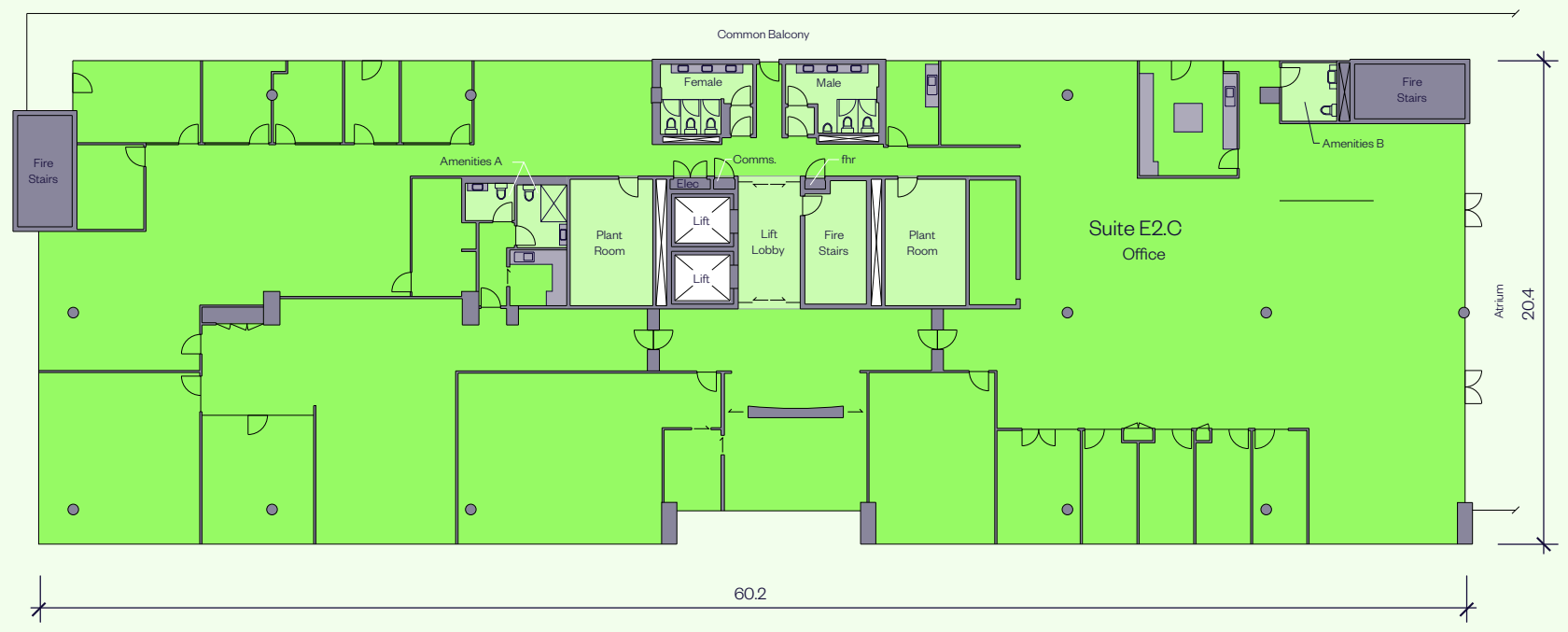
# SUITE E2.C PLAN

AREA SCHEDULE	SQM
Level 2	
Suite E2.C	1,046
Amenities A	11
Amenities B	8
Total building area	1,065



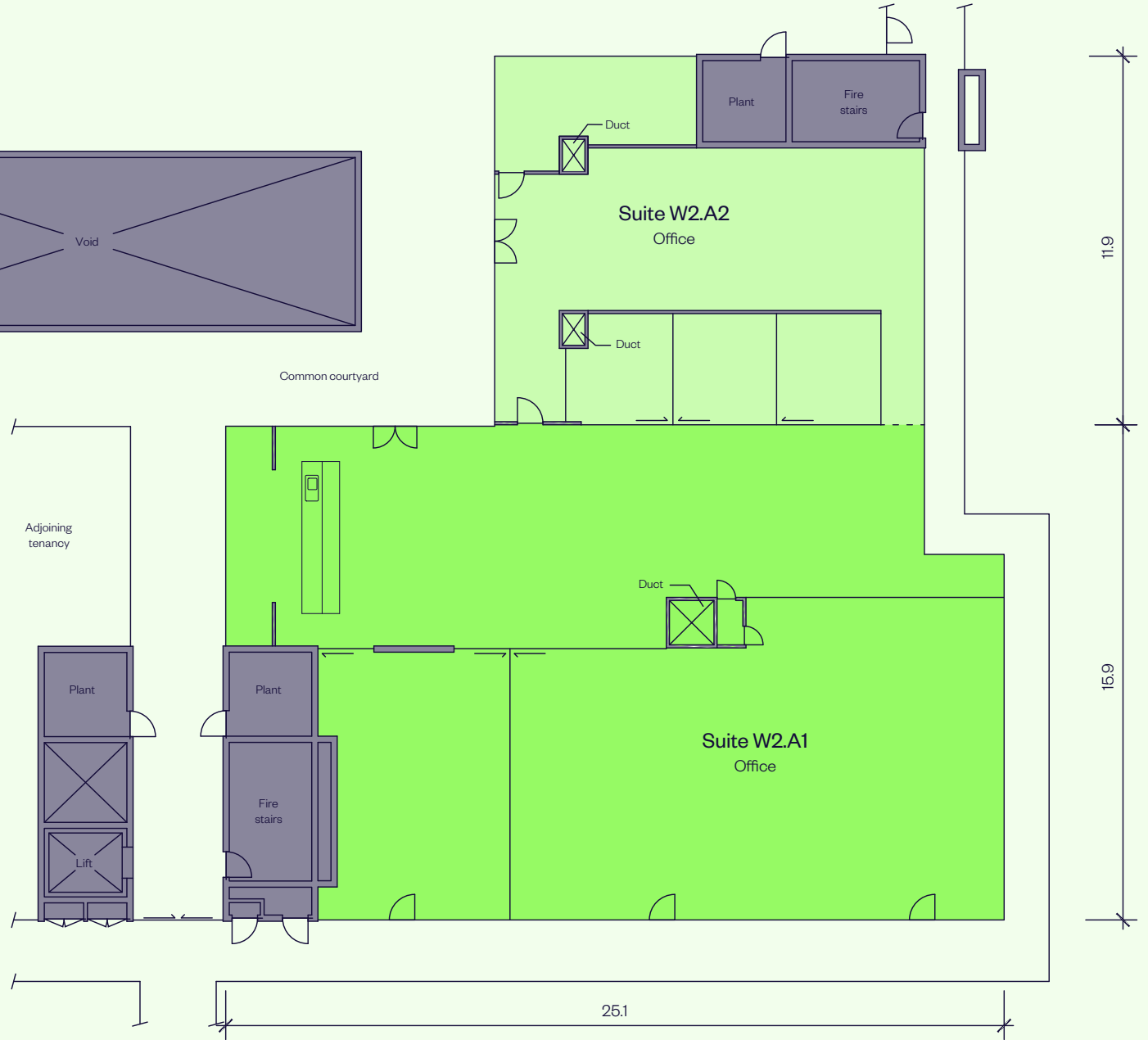
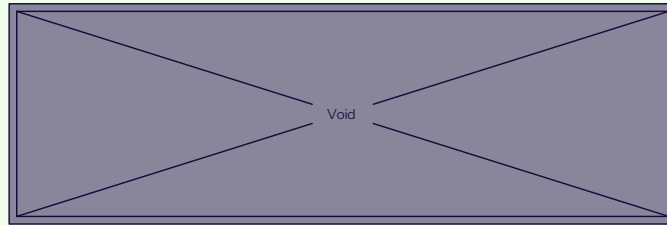
ORIOR DAN STREET

Location plan  
Not to Scale



# SUITE W2.A PLAN

AREA SCHEDULE	SQM
Suite W2.A1	
Office	356
Suite W2.A2	
Office	140
Total area	496

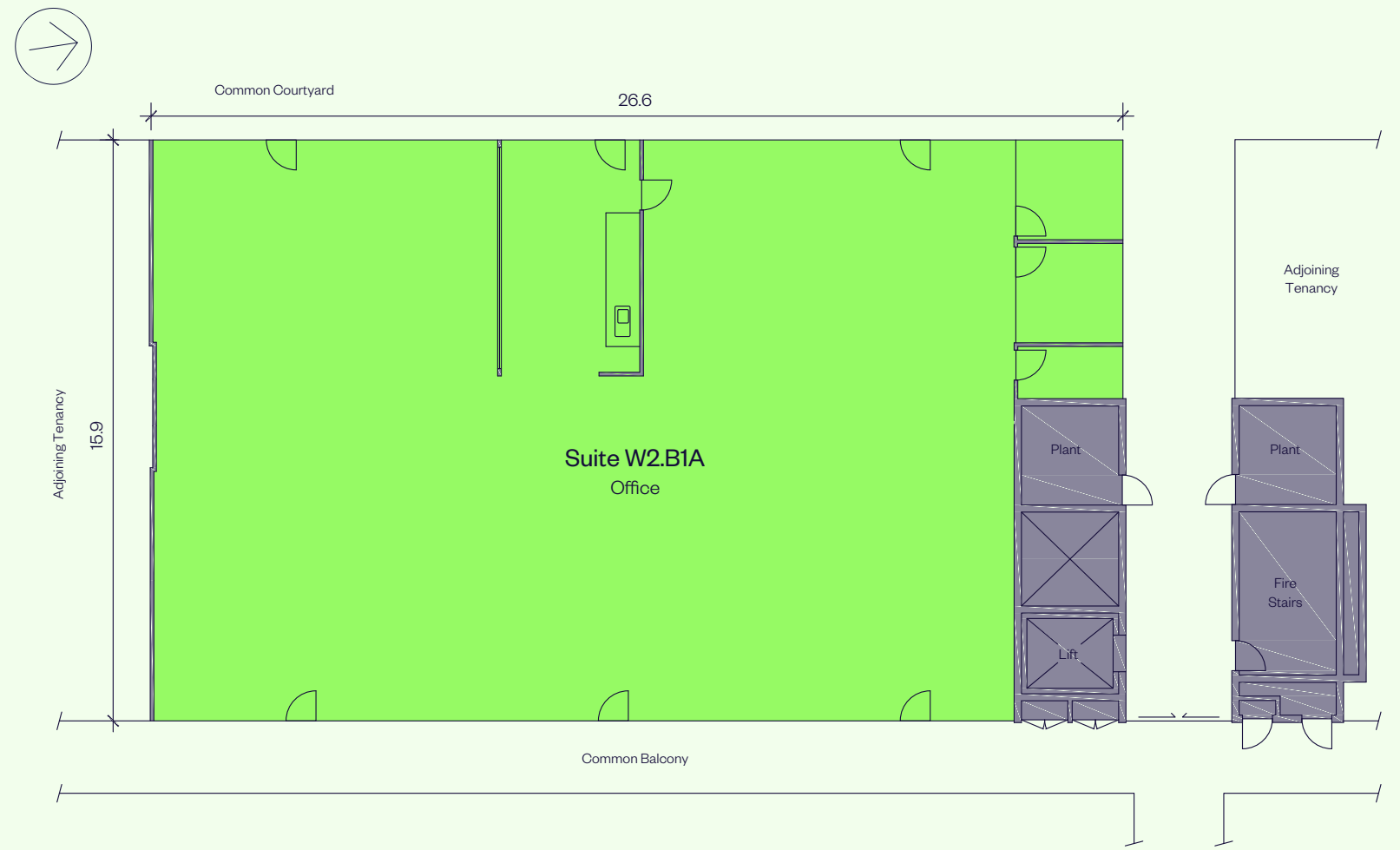




75 O'Riordan Street

# SUITE W2.B1A PLAN

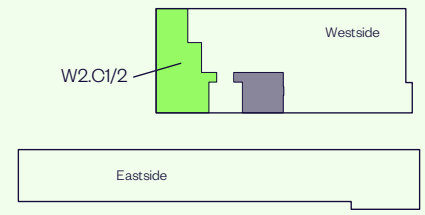
AREA SCHEDULE	SQM
Level 2	
Suite W2.B1A	395
Total area	395



75 O'Riordan Street

# SUITE W2.C1/2 PLAN

AREA SCHEDULE	SQM
Level 2	
Suite W2.C1/2	715.9
Total area	715.9

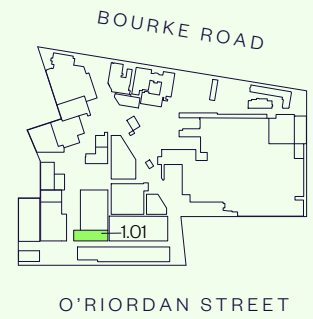
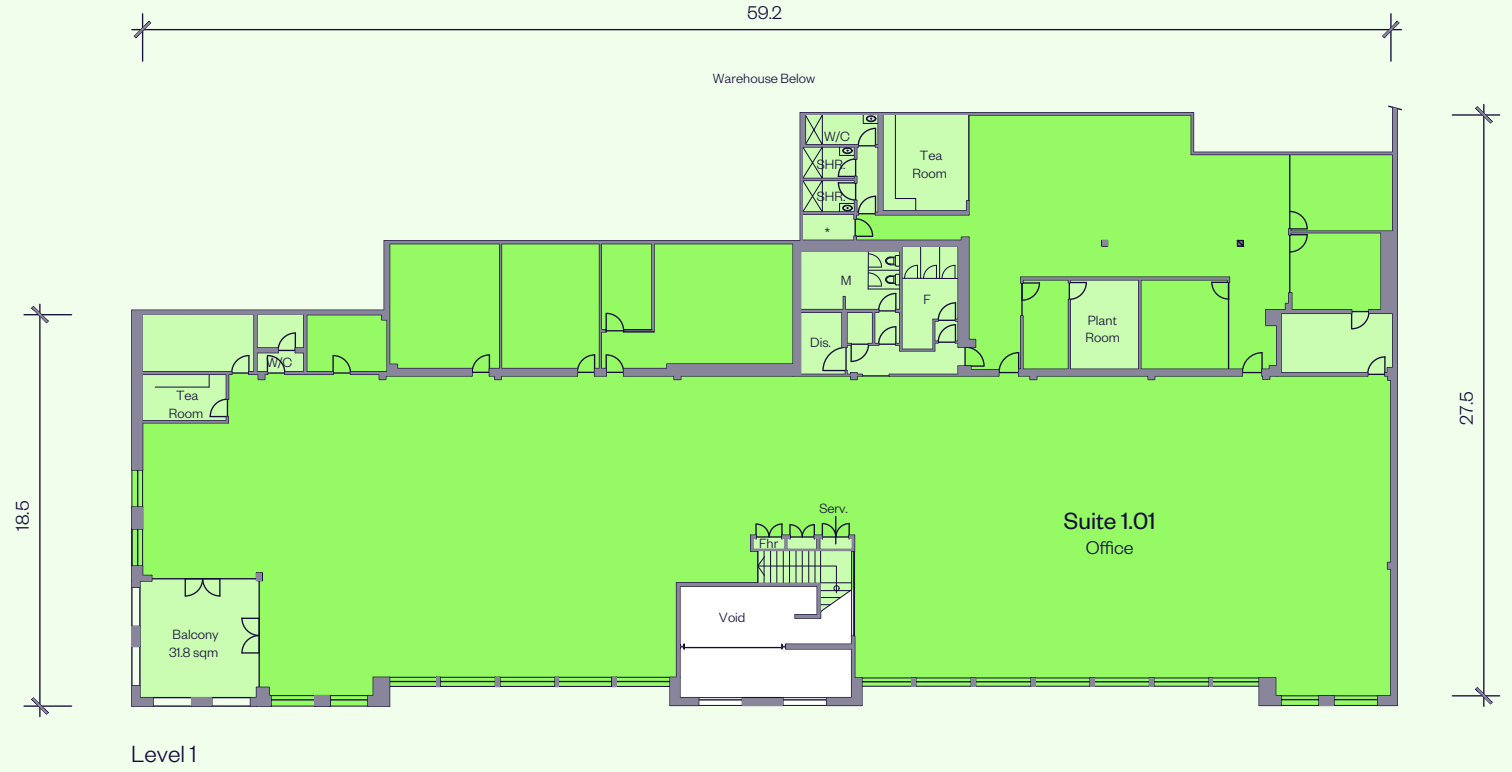


O'RIORDAN STREET

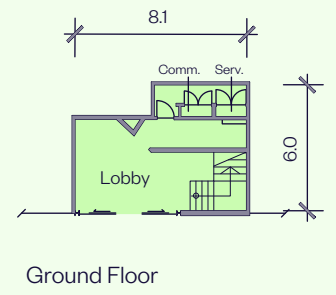
Location plan  
Not to scale

85 O'Riordan Street  
**SUITE 1.01,  
 BUILDING 1  
 PLAN**

AREA SCHEDULE	SQM
Level 1	
Office	1,283
Lobby	45
Total area	1,328



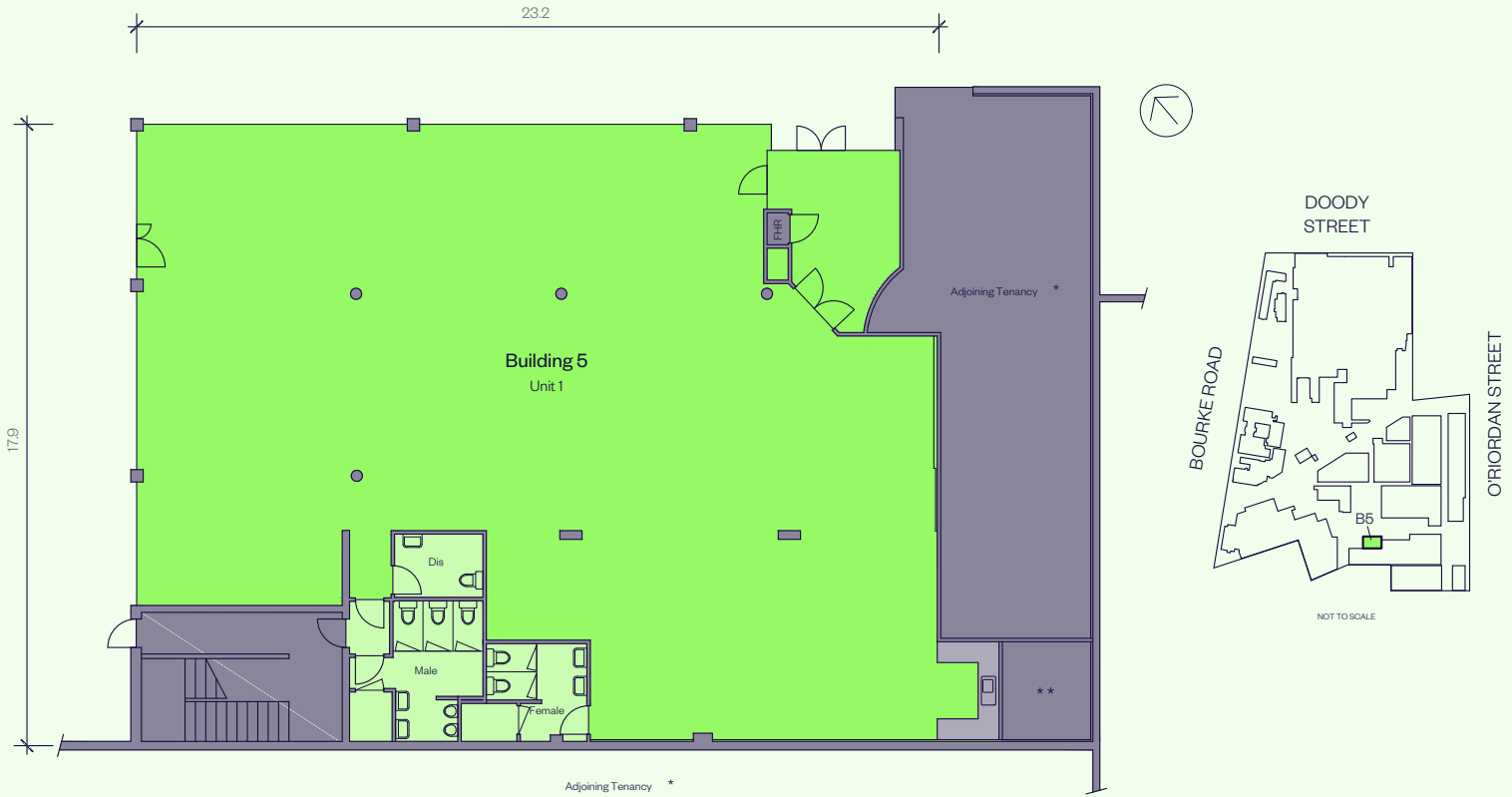
LOCATION PLAN  
 NOT TO SCALE



85 O'Riordan Street

# UNIT 1, BUILDING 5 PLAN

AREA SCHEDULE	SQM
Level 1	
Office	386.1
Total area	386.1



# 184 BOURKE ROAD – LEVEL 1 UNIT 1.01



# 75 O'RIORDAN STREET- SUITE W2.B1A



75 O'RIORDAN STREET-  
SUITE W2.C1.2



75 O'RIORDAN STREET-  
SUITE W3.B4





# 85 O'RIORDAN STREET – BUILDING 5, UNIT 1



# 65 DOODY STREET – BUILDING 1 UNIT 5



# 85 O'RIORDAN STREET - SUITE 1.01, BUILDING 1



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.

# CONTACT US



## ENQUIRE NOW

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or visit [SydneyCorporatePark.com](http://SydneyCorporatePark.com) to find out what's happening on-site.

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