

+ MAKING SPACE FOR GREATNESS

Goodman



# SPACE FOR GLOBAL PLAYERS

Foundation Park  
< 1,000 sqm  
7-11 Talavera Road  
Macquarie Park, NSW

# Strategic location



Macquarie Park is a dynamic business and technology hub offering unparalleled opportunities for collaboration and advancement.

The area is a highly-sought after place to work with a wide range of amenities.



Foundation Park is a modern commercial park located on the high-profile corner of Lane Cove and Talavera Roads. Home to Nanosonics, Merck and Ericsson, the estate offers high quality office space close to major arterial roads and public transport.

A number of leasing opportunities are available from 264–797 sqm.

CENTRAL  
CONNECTION

# VIEW FROM ABOVE



SYDNEY OLYMPIC PARK

PARRAMATTA

Epping Road

Foundation Park

Lane Cove Road

Talavera Road

M2 Motorway

← Sydney CBD

# EASY ACCESS

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**30M**

to nearest bus

**1.1KM**

to shopping  
centre

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**600M**

to M2  
Motorway

**8.7KM**

to Chatswood

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**650M**

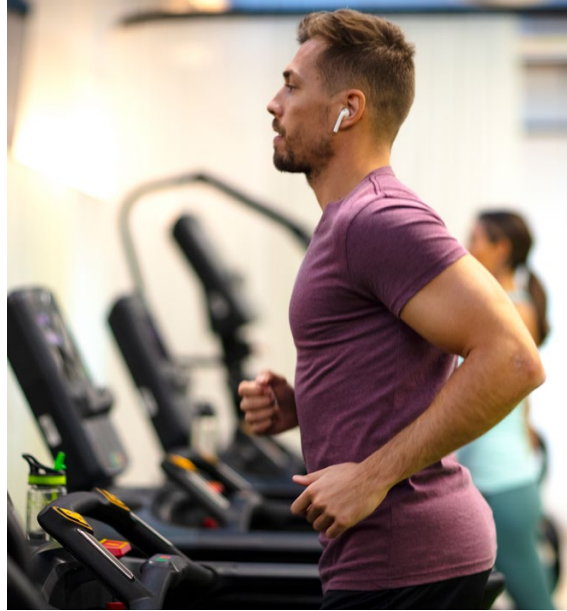
to nearest  
train

**16KM**

to Sydney  
CBD

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# NEARBY AND ON-SITE AMENITY



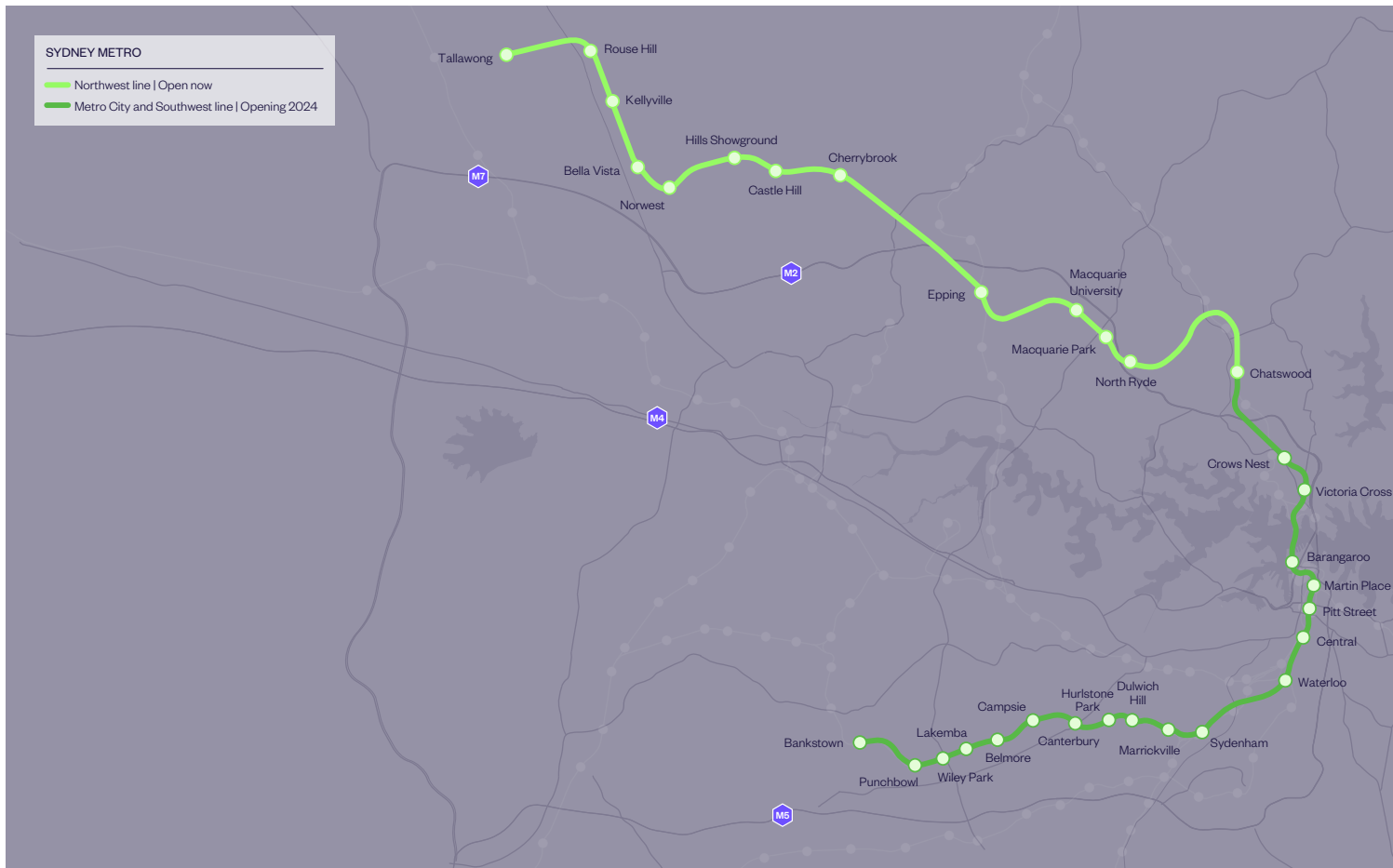
## Macquarie Centre

Access over 360 speciality stores and services at Macquarie Centre, just minutes from the estate. With ample parking and public transport options, the shopping centre provides a range of essential services, retail stores, and after-work entertainment.

## On-site amenity

The estate features two on-site cafes, providing customers with an abundance of culinary and beverage options.





Sourced: Sydney Metro

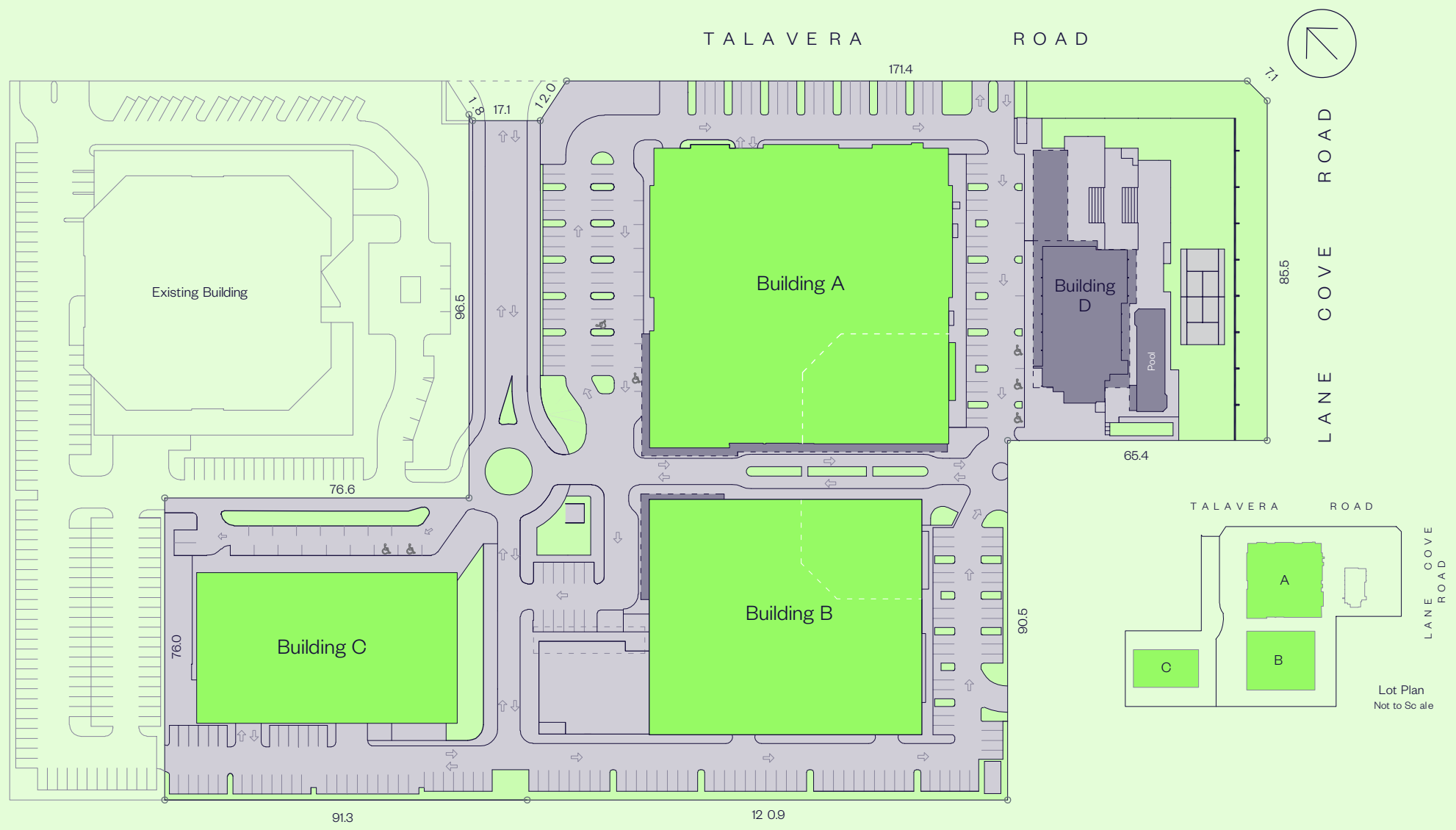
# TRANSPORT UPGRADE SYDNEY METRO NORTHWEST

Following a \$7.3 billion upgrade, commuters can expect a train every four minutes during peak times, and an extra 4,000 car parking spaces across the 14 metro stations.

Starting in 2024, the Metro will run underneath Sydney Harbour, allowing commuters to travel from Macquarie Park to Sydney CBD in just 18 minutes.



# SITE PLAN



■ FOR LEASE



# FEATURES

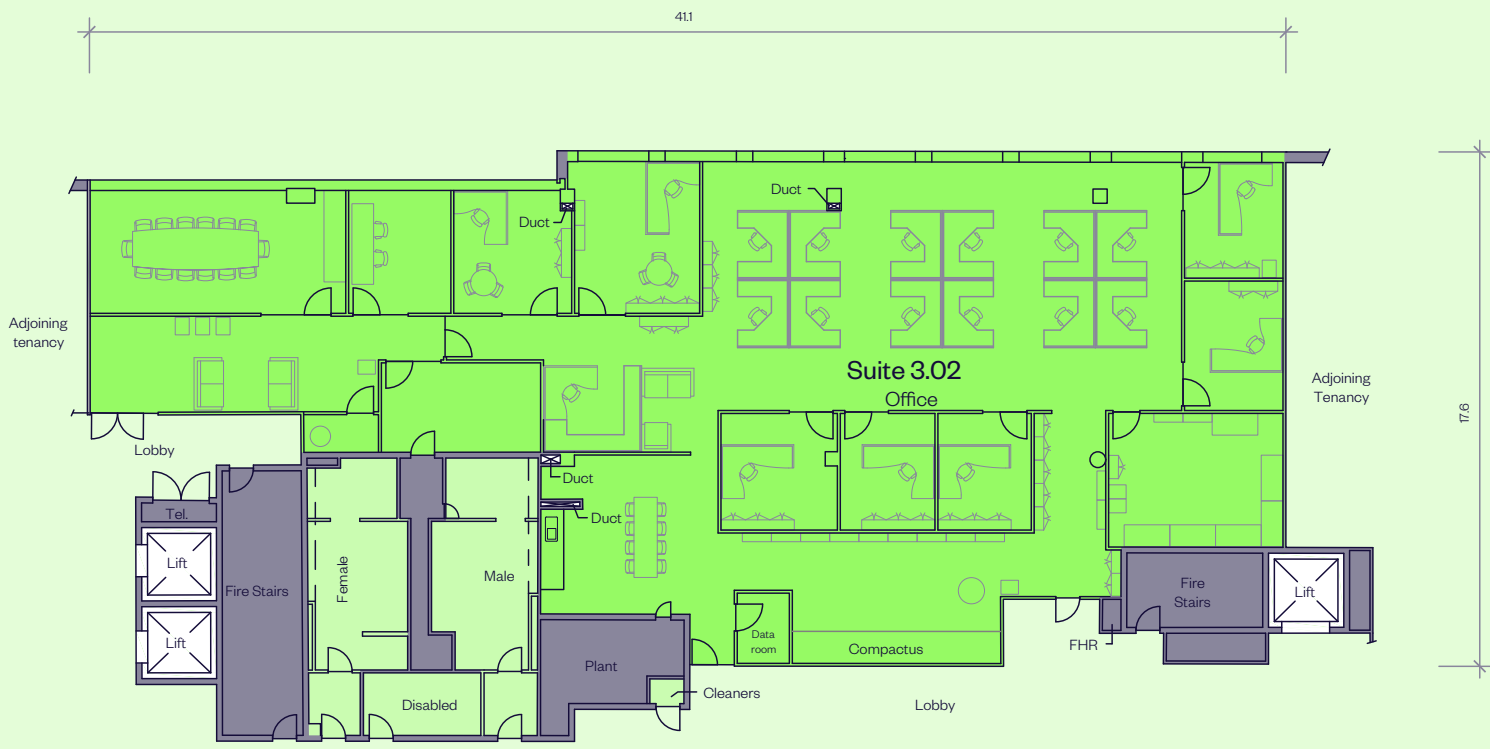
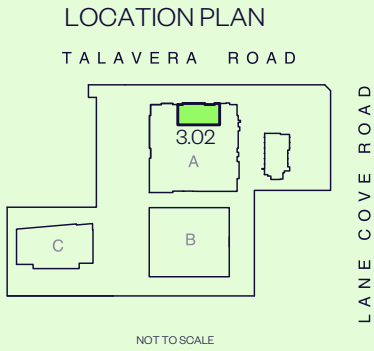


## Quality workspace

- + Office suites from 264–797 sqm
- + Partial fitout options available
- + Refurbished lobby areas
- + Generous on-site parking
- + Superior on-site amenities including gym, tennis court, pool and cafés
- + 6-star NABERS energy rating at Building A and B
- + Parking Management App in place.

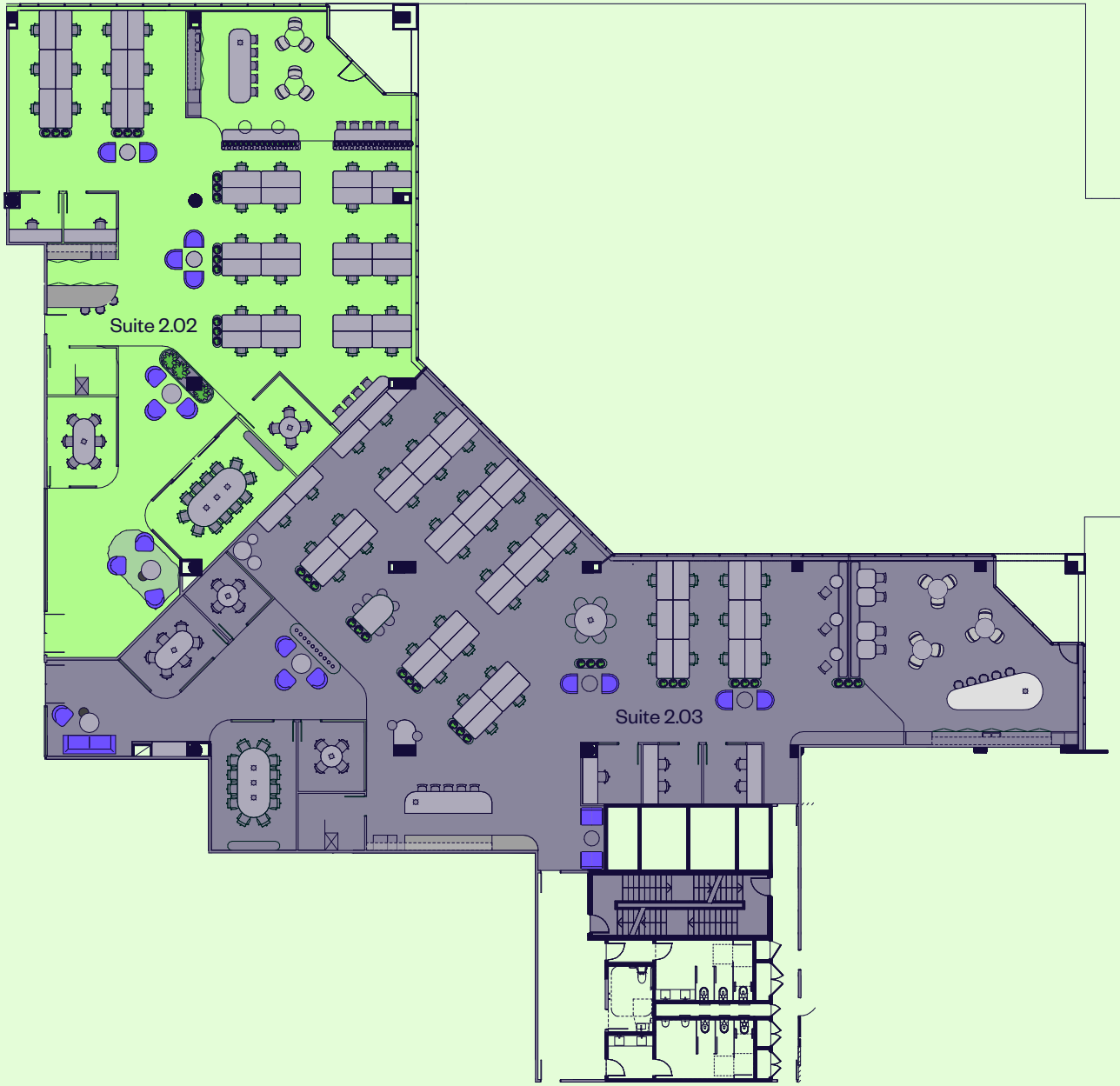
# BUILDING A, SUITE 3.02 PLAN

AREA SCHEDULE	SQM
Office	543
<b>Total building area</b>	<b>543</b>



# BUILDING B, LEVEL 2 PLAN

AREA SCHEDULE	SQM
Suite 2.02	421.8
<b>Total building area</b>	<b>421.8</b>



# BUILDING B, SUITE 2.02



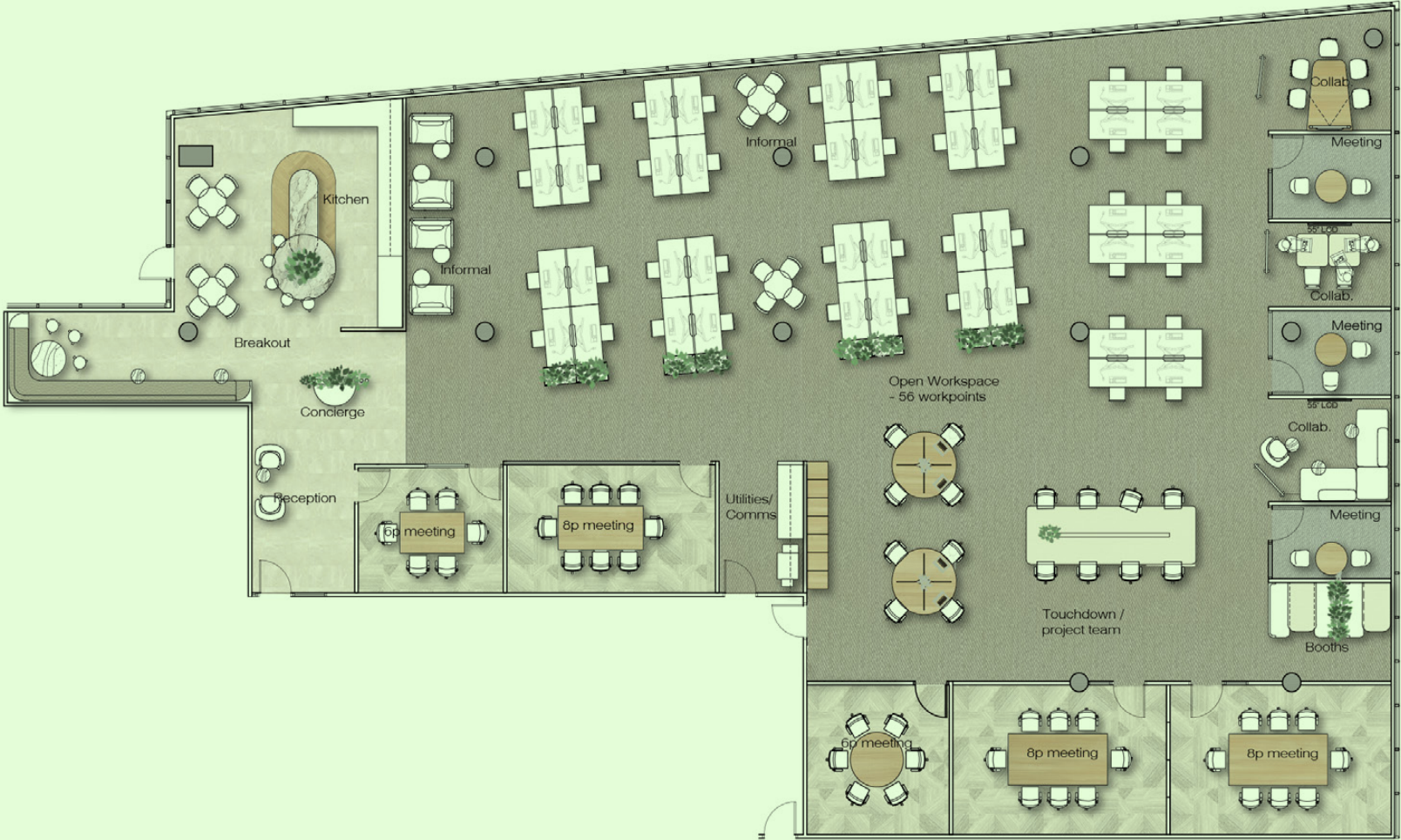
# BUILDING B, SUITE 4.03 PLAN

AREA SCHEDULE	SQM
Suite 4.03	501.6
<b>Total building area</b>	<b>501.6</b>



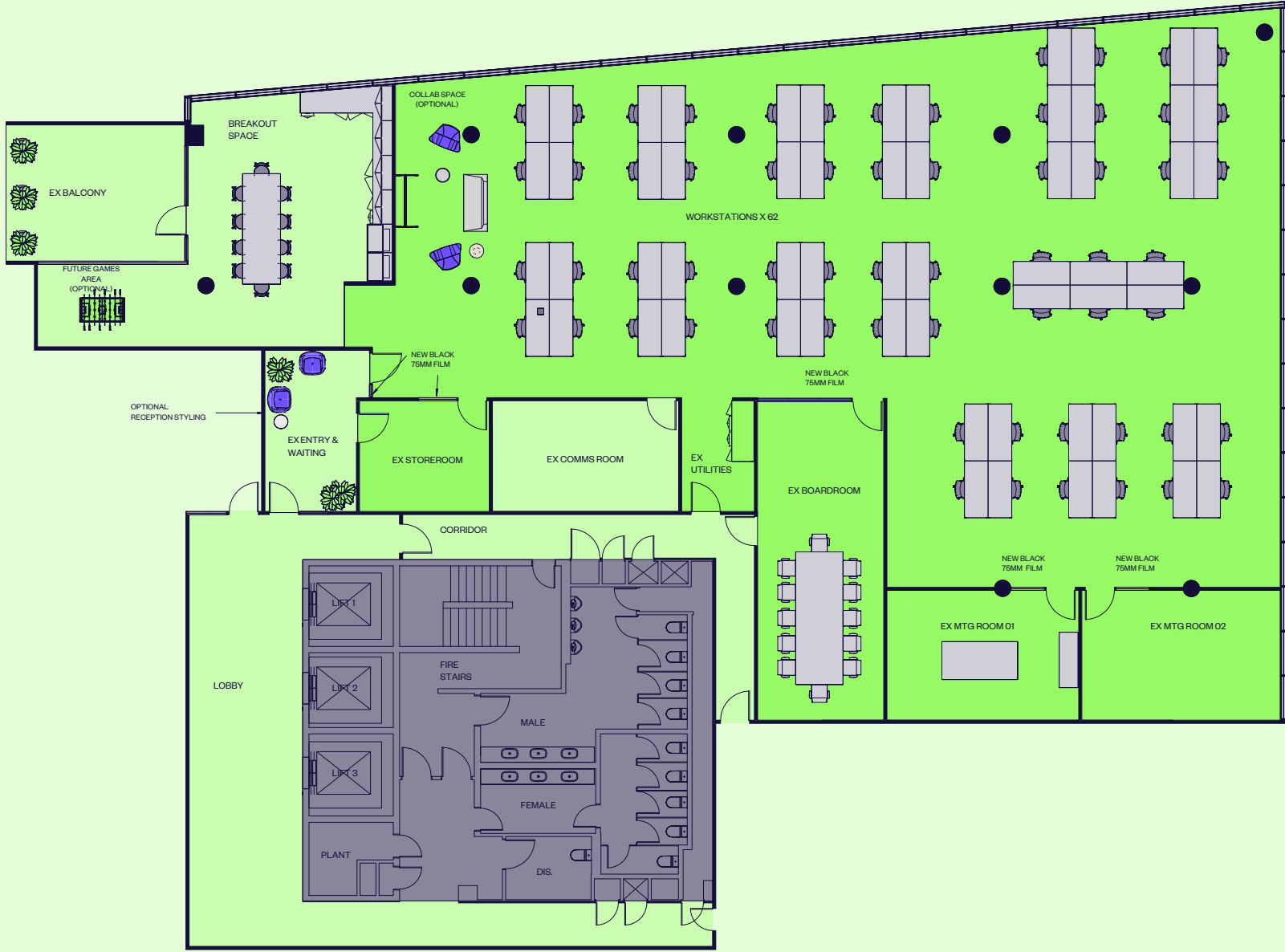
# BUILDING C, SUITE 5.01 – INDICATIVE FITOUT PLAN

AREA SCHEDULE	SQM
Level 5	
Suite 5.01	622.8
<b>Total building area</b>	<b>622.8</b>
Workstations	56



# BUILDING C, SUITE 5.02 PLAN

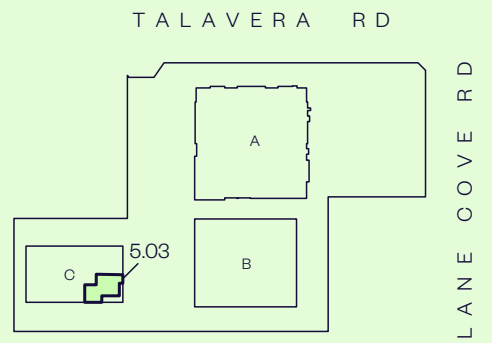
AREA SCHEDULE	SQM
Level 5	
Suite 5.02	797.0
<b>Total building area</b>	<b>797.0</b>



# BUILDING C, SUITE 5.03 PLAN

AREA SCHEDULE	SQM
Level 5	
Suite 5.03	346.0
<b>Total building area</b>	<b>346.0</b>

Available Jan 2024



Location Plan  
Not to Scale



■ FOR LEASE



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



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



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.

## 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.

## 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.

## 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.

## 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
- + We use drought tolerant plants combined with ballast rock
- + From December 2022 all handheld equipment used in landscaping and cleaning work at our properties will be battery operated
- + 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 65,000 years.



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, language and traditions.

Goodman has been moving through the Reflect stage of our Reconciliation Action Plan (RAP). A RAP is designed to provide tangible and genuine benefits for Aboriginal and Torres Strait Islander peoples around the core pillars of relationships, respect and opportunities. Like anything we do, it's important that our first RAP is authentic and ambitious—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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