

+ MAKING SPACE FOR GREATNESS

Goodman

# SPACE FOR HIGH EXPECTATIONS



The Park  
5 Talavera Road,  
Macquarie Park, NSW

# Strategic location



Macquarie Park is a lively business community, home to some of Australia's leading companies.

The area is a dynamic and energetic place to work with a wide range of cafés, restaurants, shopping centres, gyms and leisure facilities.



The Park offers excellent access to arterial roads, public transport and local amenities within Macquarie Park. An ideal option for businesses looking to consolidate their warehouse and office space requirements in one central location.

Goodman currently has a number of outstanding leasing opportunities with flexible office spaces.

CENTRAL  
CONNECTION

# VIEW FROM ABOVE



---

**50M**

to nearest bus

---

**250M**

to M2 Motorway

---

**450M**

to nearest train

---

**1.6KM**

to Macquarie Centre

---

**16KM**

to Sydney CBD

---

**Easy  
access**

# LOCATION

## Private vehicle

+ The Park is strategically located close to the M2 Motorway and Lane Cove Tunnel, providing a direct link to Sydney's Hills District, North Sydney, Sydney CBD and South to the airport via the Eastern Distributor.

## Buses

+ Bus routes are located at the front of the property and a major bus interchange is located at the nearby Macquarie Centre.

## Trains

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



# NEARBY AMENITY AND SERVICES



## A retail and leisure destination

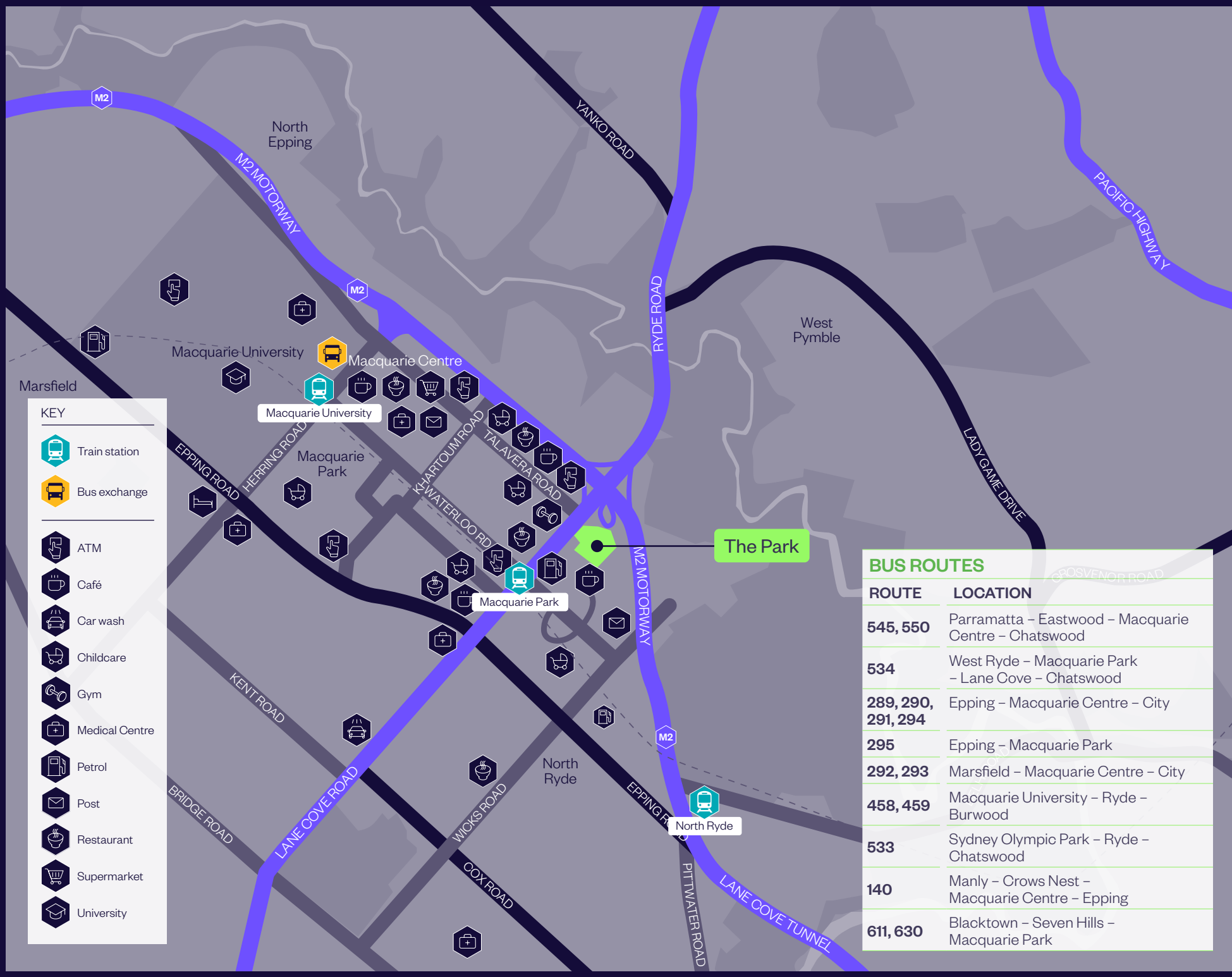
Located a short drive from the estate, Macquarie Centre is the largest suburban shopping centre in Sydney, with over 390 specialty stores and services including major retailers such as Myer, David Jones, H&M, Woolworths, Target and a Fitness First gym.

With over 4,900 car spaces, it is easy to access Coles, Aldi and the local fresh food market – as well as the local post office, banks, Medicare and Service NSW. Numerous cafés and a large food court provide extensive choice and variety for lunchtime dining and restaurants. Event Cinemas, Strike Bowling and the Macquarie ice skating rink provide great options for after work entertainment.

Macquarie Centre is the second largest shopping centre in Sydney



# ACCESS



**KEY**

-  Train station
-  Bus exchange

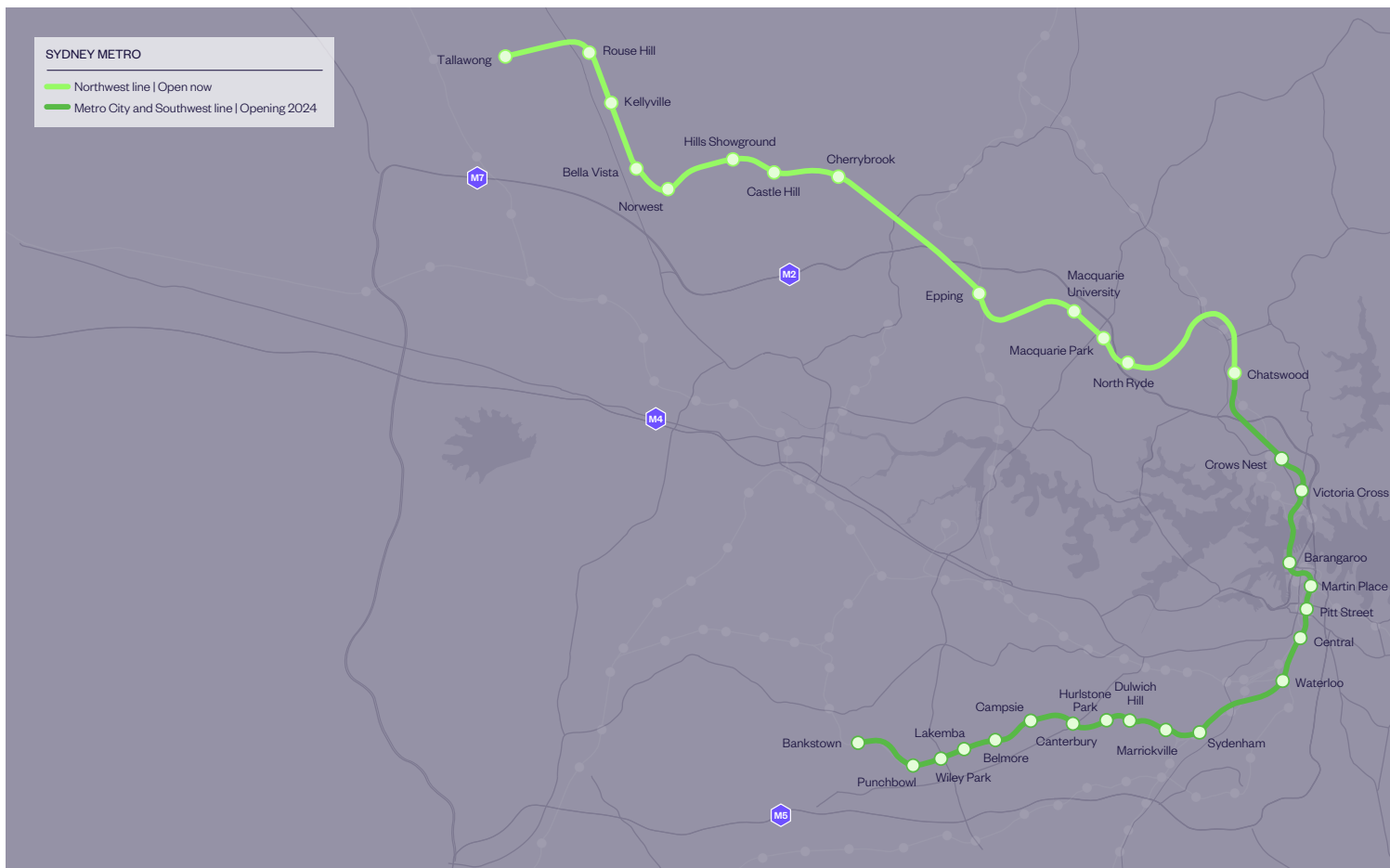
---

-  ATM
-  Café
-  Car wash
-  Childcare
-  Gym
-  Medical Centre
-  Petrol
-  Post
-  Restaurant
-  Supermarket
-  University

**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





Sourced: Sydney Metro

# TRANSPORT UPGRADE SYDNEY METRO NORTHWEST

The new \$7.3 billion Sydney Metro Northwest line is now open, connecting Sydney's Hills District to Chatswood via Macquarie Park.

The line includes eight new stations from Tallawong near Rouse Hill to Epping, with the five existing stations from Epping to Chatswood upgraded to reach next-generation metro standards.

Commuters can now enjoy train services every four minutes during peak times and an extra 4,000 commuter car parking spaces.



Trains run every four minutes during peak times

# MASTERPLAN



■ FOR LEASE

# FEATURES



### Quality workspace

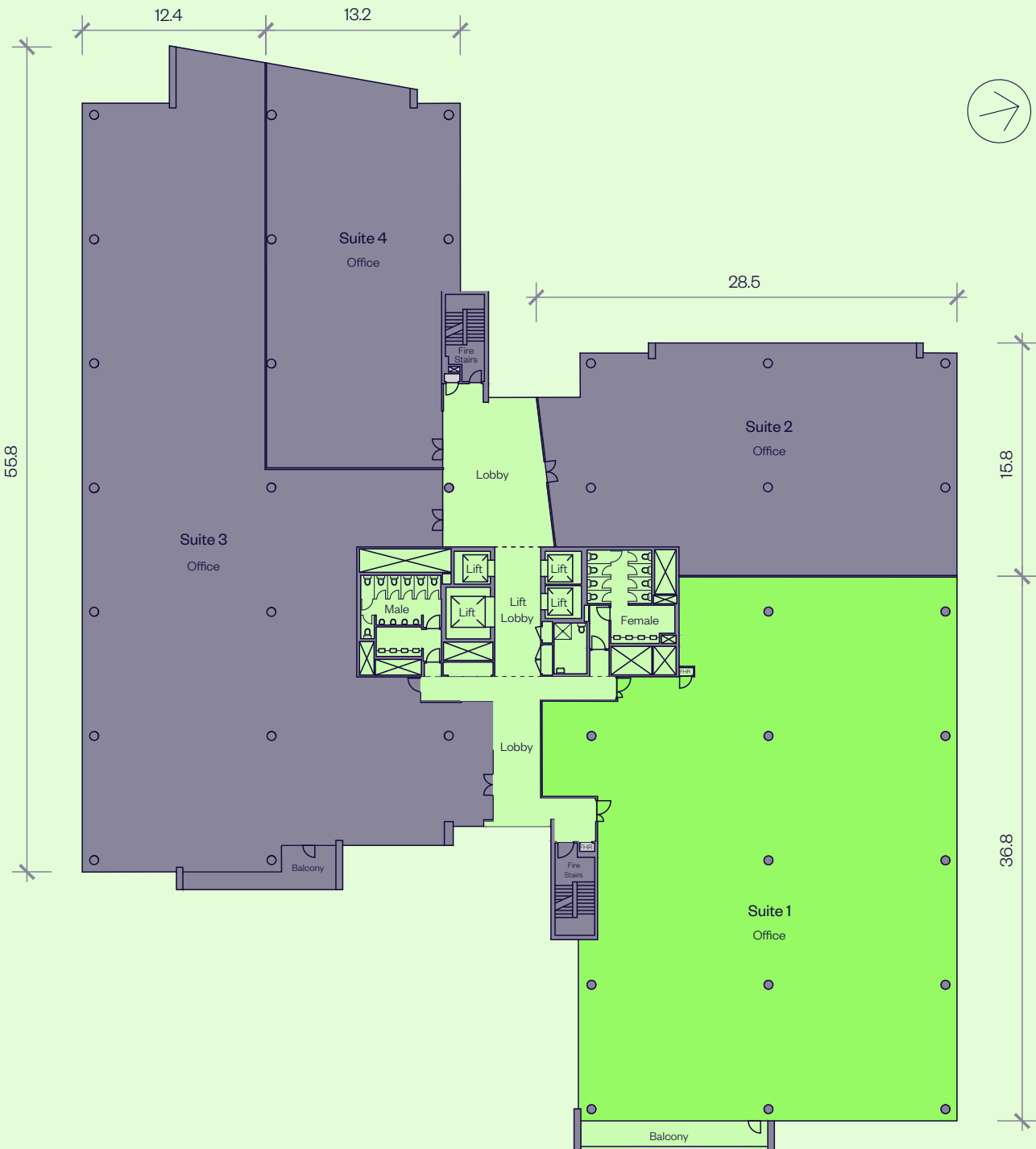
- + Modern office spaces from 562–896 sqm
- + Walking distance to a variety of cafés and restaurant options
- + End of trip facilities, including bike racks, showers and lockers
- + 6-star NABERS energy rating at Building A
- + 5-star NABERS energy rating at Building B.

VACANCY	SQM	SPACE	PAGE
Building A, Level 4, Suite 1	896	Office	12
Building B, Unit 4B	838	Office	15
Building B, Unit 6A	562	Office	16

Enjoy on-site cafés, child care and gym facilities

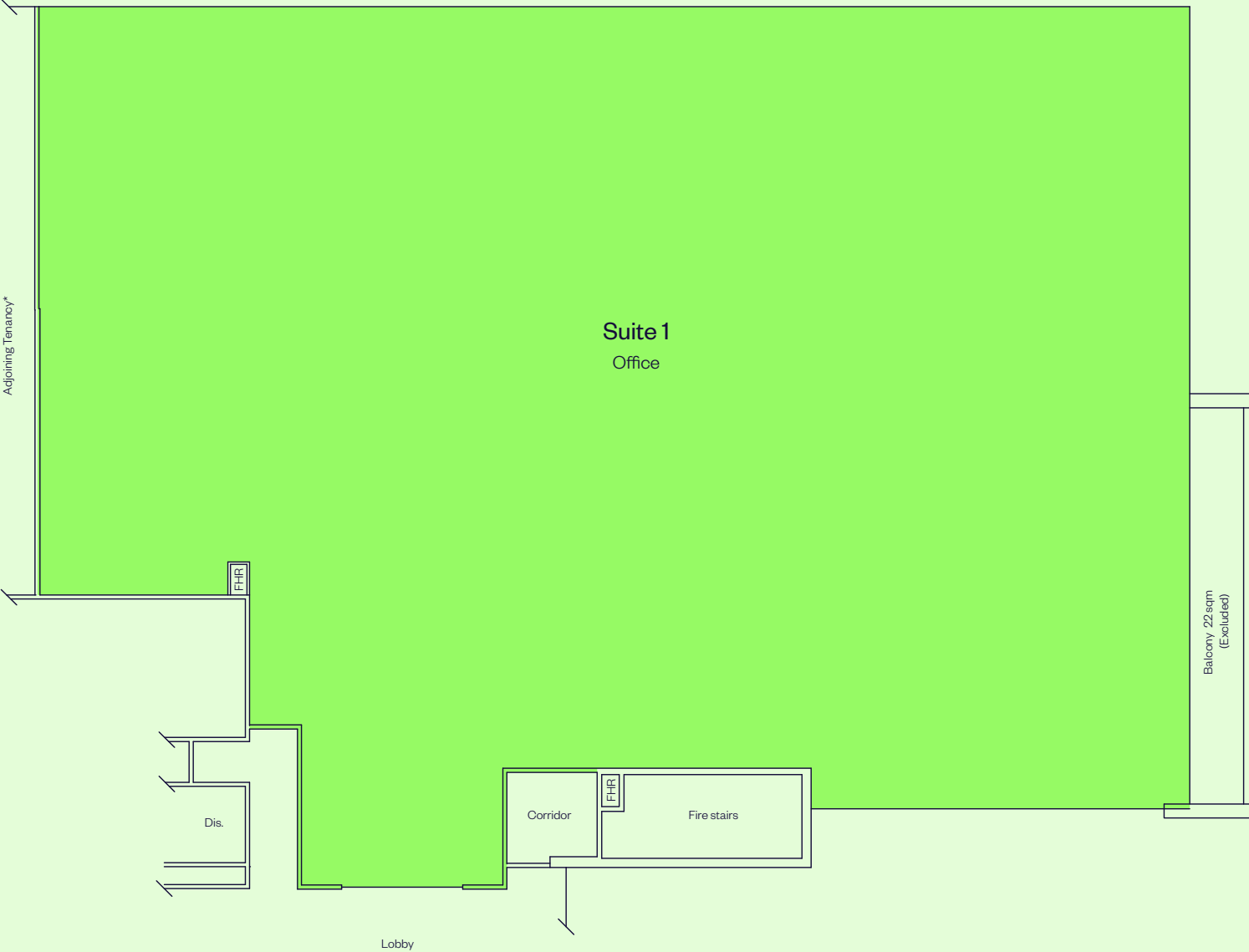
# BUILDING A, LEVEL 4 PLAN

AREA SCHEDULE	SQM
Level 4	
Suite 1	896.4
<b>Total building area</b>	<b>896.4</b>



# BUILDING A, SUITE 4.01 PLAN

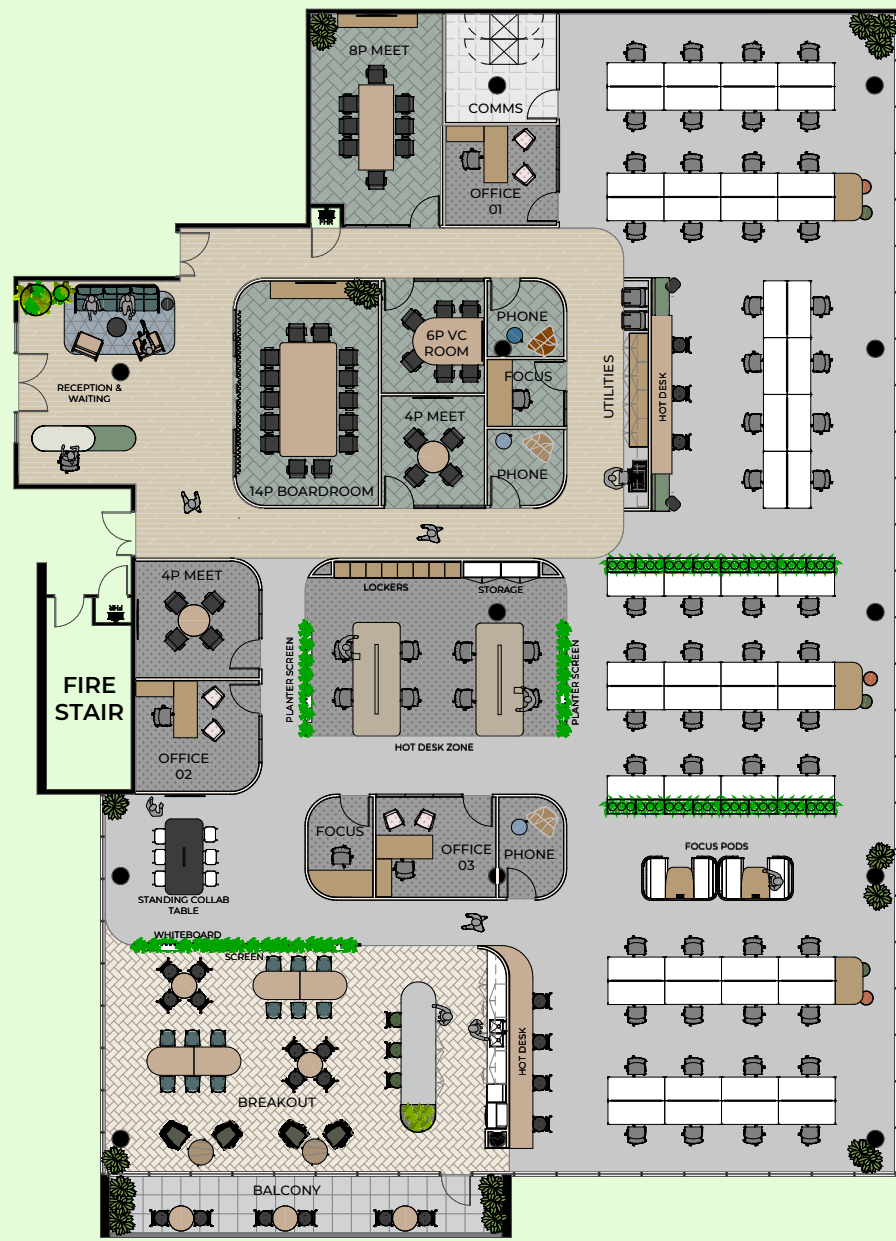
AREA SCHEDULE	SQM
Level 4	
Suite 1	896.1
<b>Total building area</b>	<b>896.1</b>



# BUILDING A, SUITE 4.01 INDICATIVE FITOUT PLAN

AREA SCHEDULE	SQM
Level 4	
Suite 1	896.1
<b>Total building area</b>	<b>896.1</b>

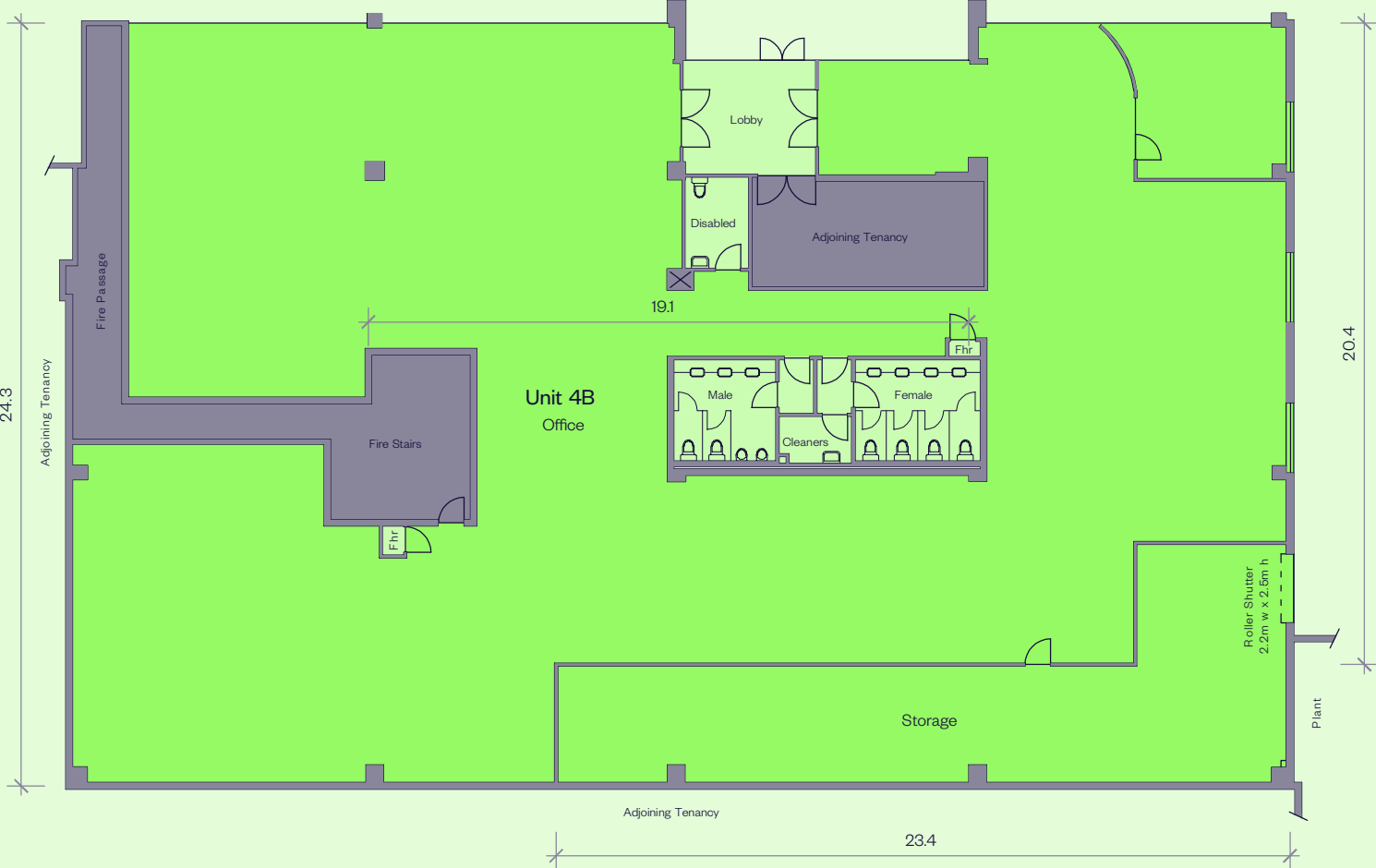
LANE COVE ROAD



TALAVERA ROAD

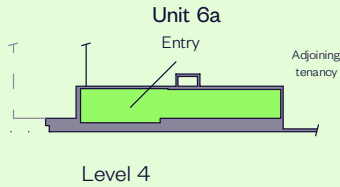
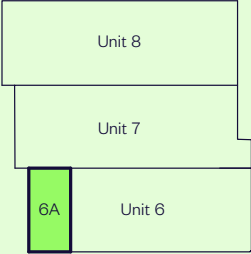
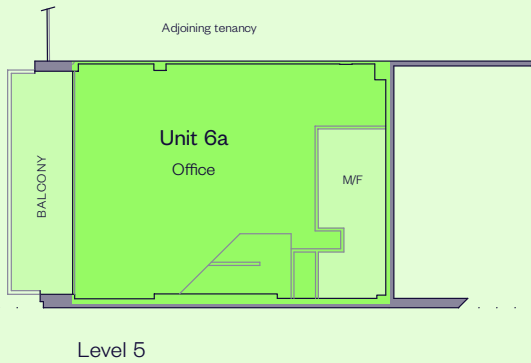
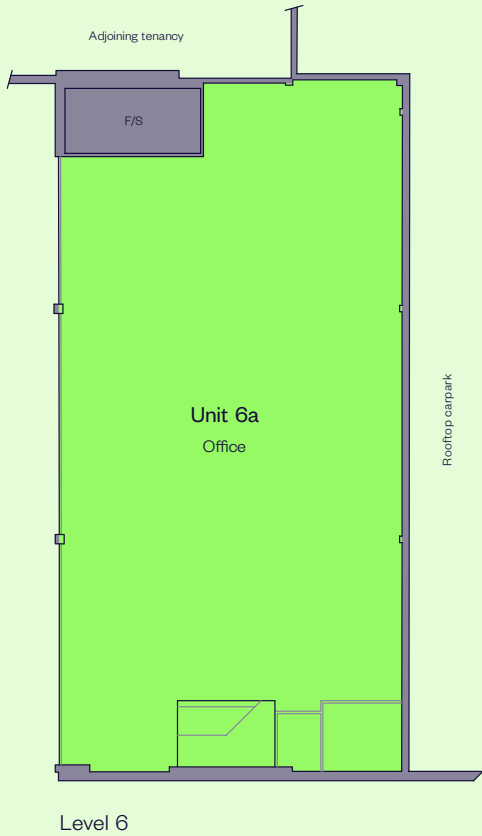
# BUILDING B, UNIT 4B PLAN

AREA SCHEDULE	SQM
Office	838.0
<b>Total building area</b>	<b>838.0</b>



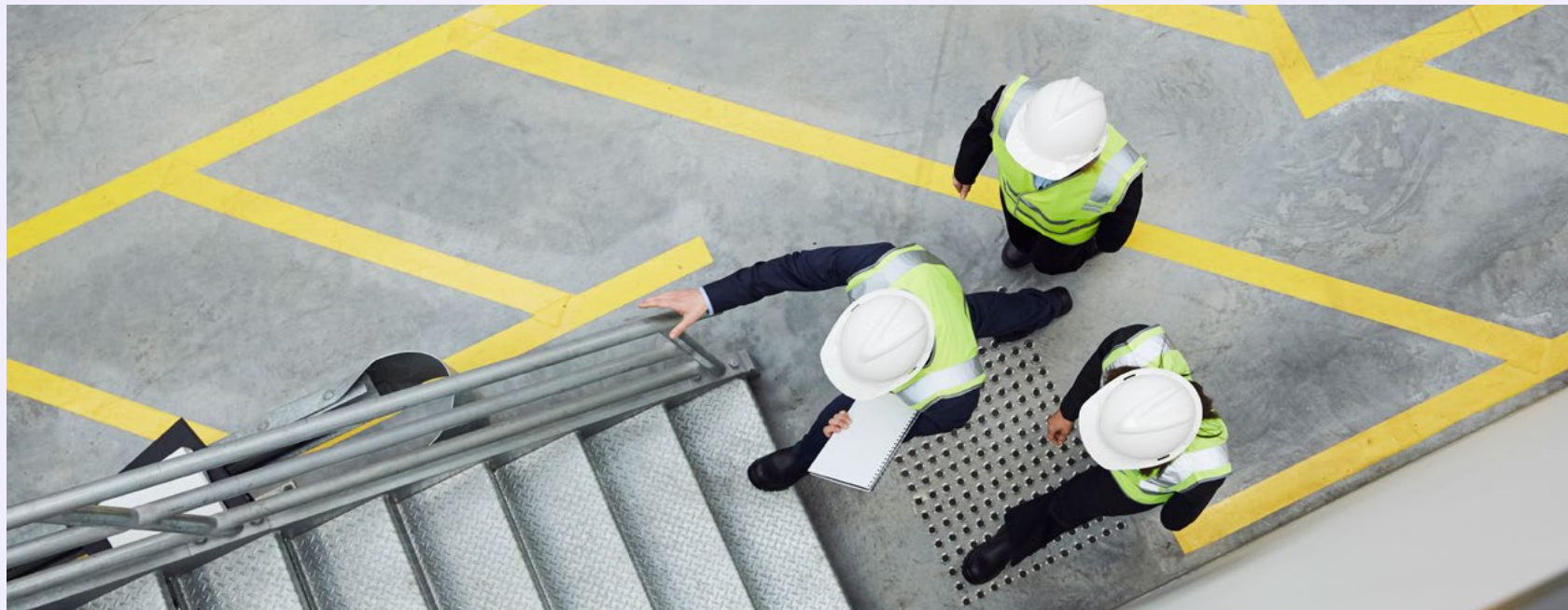
# BUILDING B, UNIT 6A PLAN

AREA SCHEDULE	SQM
Level 4	
Entry	15.8
Level 5	
Office	136.9
Level 6	
Office	408.8
<b>Total building area</b>	<b>561.5</b>





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



**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.

**SERVICE**



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.

# SUSTAINABILITY

# SUSTAINABILITY



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

## Solar

We have installed over 17MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 49,000 solar panels – enough to power 4,300 homes, or the equivalent of taking 11,300 passenger vehicles off the road.

## LED lighting + light sensors

60–80% reduction in energy use has been achieved with LED lighting.

## Smart meters

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

## Electric vehicle charging

Goodman has started allocating dedicated car spaces for EV charging and vehicles.



# SUSTAINABILITY

## Sustainable landscaping

### Water harvesting

We have installed tanks to harvest rain water.

### Smart irrigation

Our properties use smart water metering that allows easy access to irrigation programs via a smart device, such a mobile phone.

### Sustainable landscaping

- + We have introduced drought tolerant plants combined with ballast rock
- + We are phasing out petrol powered handheld equipment by the end of 2022
- + Trials have commenced for recycling greenwaste to be re-used across our estates
- + We provide Taronga and Sydney Zoos with tree cuttings for food and habitat for animals
- + In NSW at Eastern Creek, we have constructed a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permacultural practices.



Sustainable garden at Eastern Creek

# INCLUSION AND DIVERSITY

At Goodman,  
we lead the way  
in 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.



# INCLUSION AND DIVERSITY

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.



# RECONCILIATION ACTION PLAN

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.



# RECONCILIATION ACTION PLAN



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 committed to a Reflect Reconciliation Action Plan (RAP). We seek to honour the knowledge of First Nations' people, celebrate their cultures, and make amends for past wrongs.

### **Supporting Indigenous bushfire management**

By investing in Indigenous climate action projects in Australia's Northern Territory we're supporting employment and training opportunities for Aboriginal rangers and the conservation of vital local habitats.





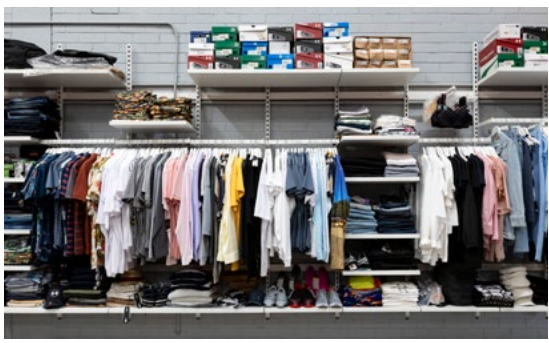
# GOODMAN FOUNDATION

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.

## Doing good in the world



Goodman 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.

# GOODMAN FOUNDATION



In 2021, the Goodman Foundation contributed \$6.3 million to community and philanthropic causes including \$400,000 raised directly by Goodman staff.



### We have enabled:

**197M** items

Delivered by our founding food rescue partners (OzHarvest, UKHarvest, KiwiHarvest and NZ Food Network) since 2004.

**20M+** items

Distributed by Good360 Australia since it was founded by Goodman Foundation in 2013.

**400,000** eye screenings

Completed by The Fred Hollows Foundation through Goodman funded projects.

# CONTACT



## ENQUIRE NOW

Renee Cullen  
Senior Asset Manager

T. 02 9230 7431  
M.0404 587 955  
[renee.cullen@goodman.com](mailto:renee.cullen@goodman.com)

Matthew Hamilton  
Senior Portfolio Manager

T. 02 9230 7329  
M.0409 047 762  
[matthew.hamilton@goodman.com](mailto:matthew.hamilton@goodman.com)

Goodman  
The Hayesbery  
1-11 Hayes Road  
Rosebery NSW 2018  
T. 02 9230 7400

[VIEW THIS PROPERTY ONLINE](#)

