

Making space for greatness

Goodman⁺

Space for:

expanding horizons

WATERLOO BUSINESS PARK

35 WATERLOO ROAD, MACQUARIE PARK, NSW

Opportunity

Waterloo Business Park provides businesses with a rare opportunity to lease quality office space in a great location, at a very competitive price.

The property is located in the centre of the Macquarie Park area, a lively business community that is home to some of Australia's leading companies. It is a dynamic and energetic place to work with a wide range of cafes, restaurants, shopping centres, gyms and leisure facilities.

A wide range of amenities on your doorstep.





A clever move

Private vehicle

Waterloo Business Park is well connected to all areas of Sydney, with the M2 Motorway within 500 metres of the office park, providing a direct link to Sydney's Hills District, North Sydney, Sydney CBD and south to the Airport via the Eastern Distributor. There is easy access to the property from Lane Cove Road and ample onsite parking spaces are available for the convenience of employees.

Buses

Bus routes are located on Lane Cove Road and a major bus interchange is nearby.

Trains

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



**CENTRALLY
CONNECTED**



200M
to nearest
bus



1KM
to
Chatswood



1KM
to M2
Motorway



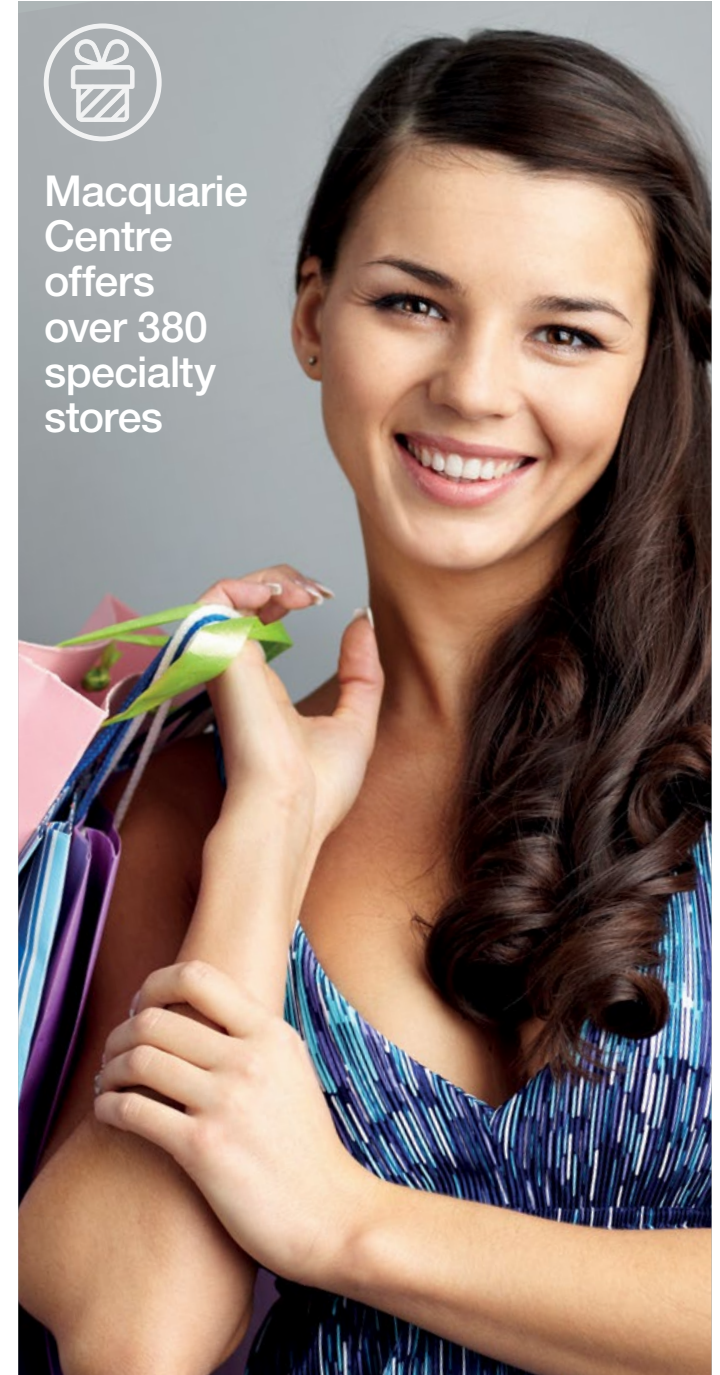
3.7KM
to nearest
train



9KM
to shopping
centre



9KM
to Sydney
CBD

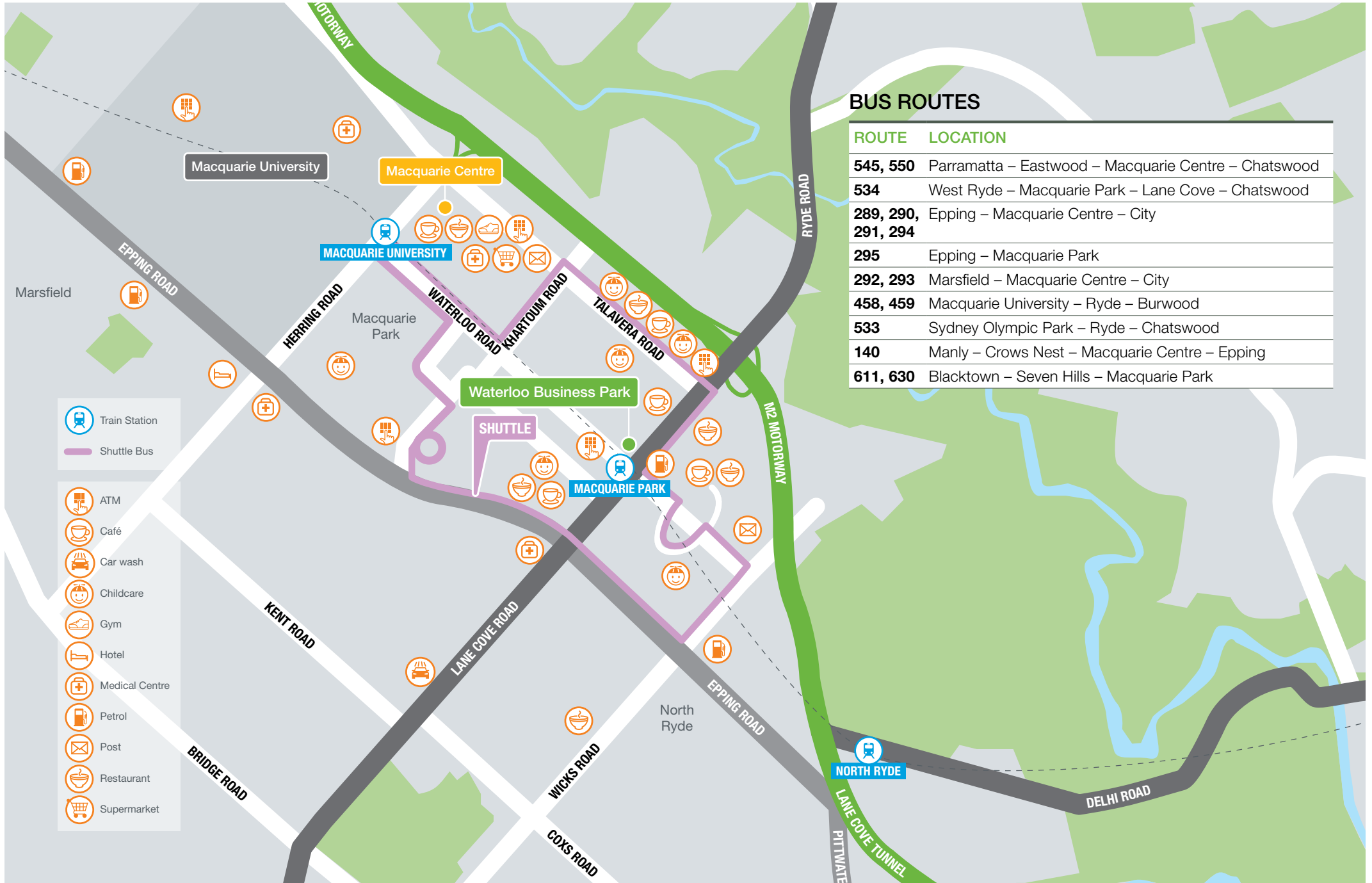


Macquarie
Centre
offers
over 380
specialty
stores

A retail and leisure destination

Macquarie Centre has over 380 specialty stores plus major retailers such as Myer, Woolworths and Target, as well as 4,000 car spaces, a post office, banks, Medicare and Service NSW.

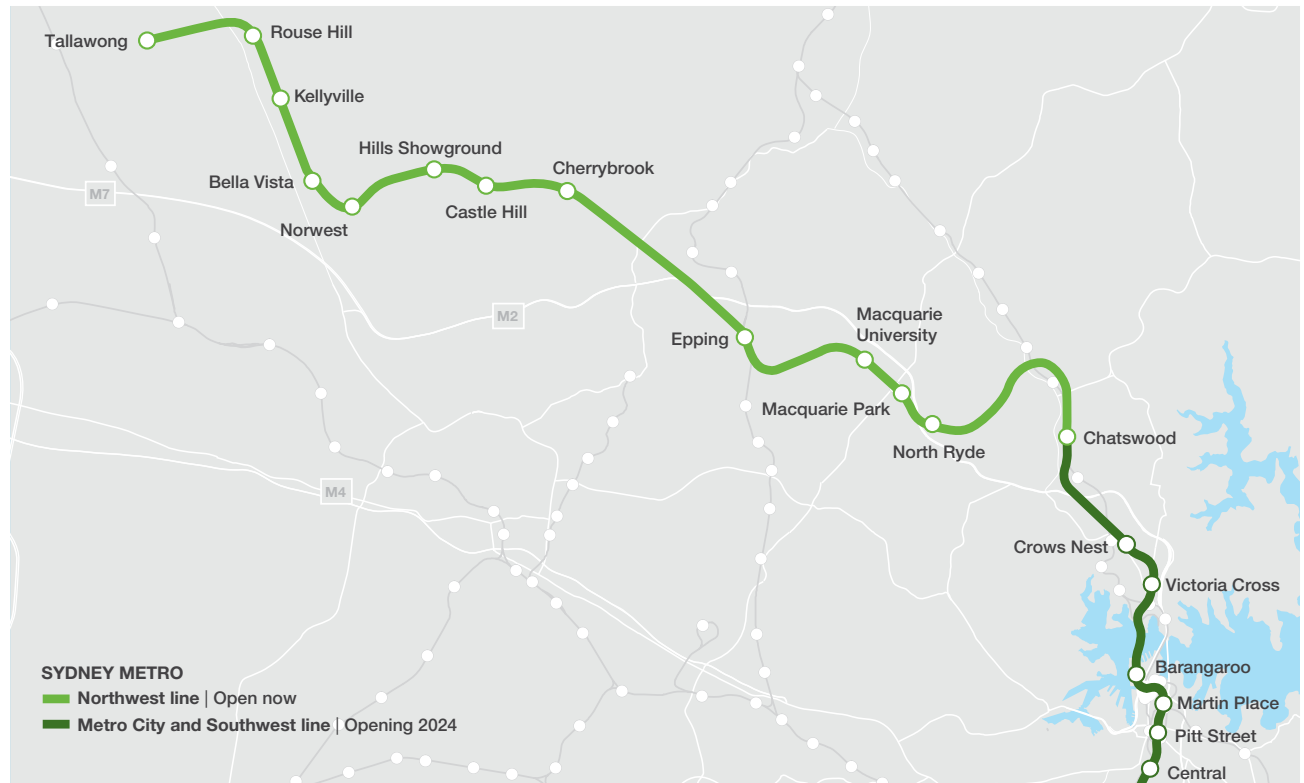
Buzzing cafés and a large food court provide great options for lunch, together with a choice of restaurants, 16 cinemas and an ice rink for time out after work.



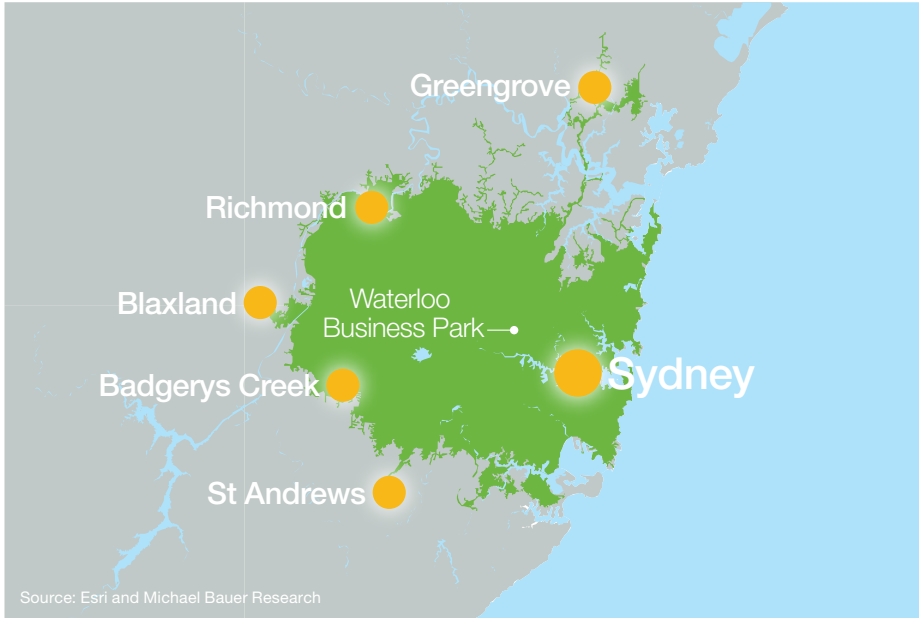
Sydney Metro Northwest

Waterloo Business Park is located 100 metres from Macquarie Park station and the newly opened Sydney Metro Northwest line, connecting Sydney's Hills District to Chatswood via Macquarie Park.

With train services every four minutes during peak times and an extra 4,000 commuter car parks across the stations, staff and visitors can conveniently travel from stations between Tallawong near Rouse Hill and Chatswood.



KEY AREA STATISTICS – WITHIN 45 MINUTES DRIVE TIME



4.3m

TOTAL POPULATION



1.7m

TOTAL HOUSEHOLDS



2.6 people

AVERAGE HOUSEHOLD SIZE



\$49,736

PURCHASING POWER (PER CAPITA)



\$215.0bn

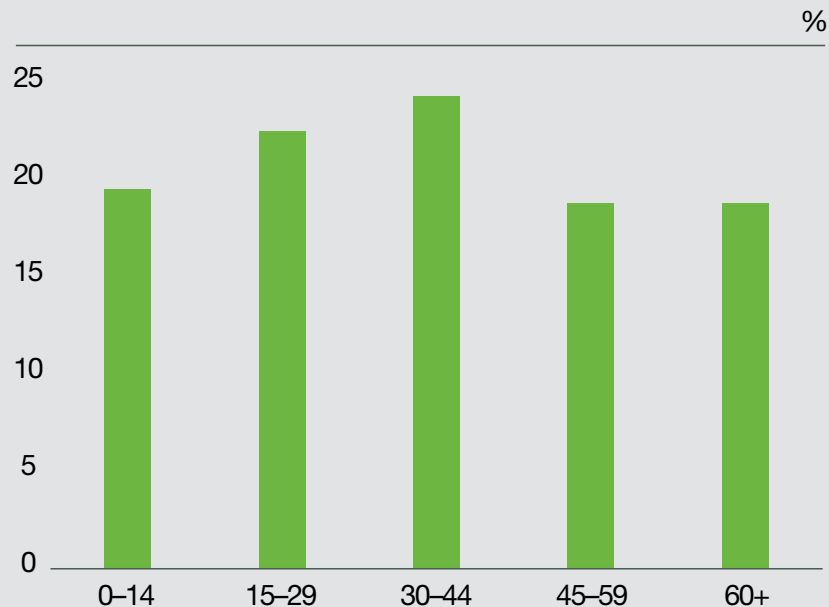
TOTAL PURCHASING POWER



110.5

PURCHASING POWER INDEX

POPULATION BY AGE



TOTAL SPEND ON:



\$1.0bn

FOOTWEAR



\$5.2bn

CLOTHING



\$17.1bn

FOOD + BEVERAGE



\$3.0bn

ELECTRONICS + IT



\$3.7bn

MEDICAL PRODUCTS



\$4.1bn

PERSONAL CARE

Outstanding location

Waterloo Business Park offers high quality, competitively priced warehouse and office spaces.

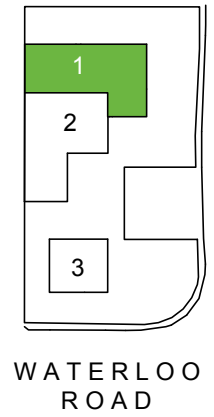
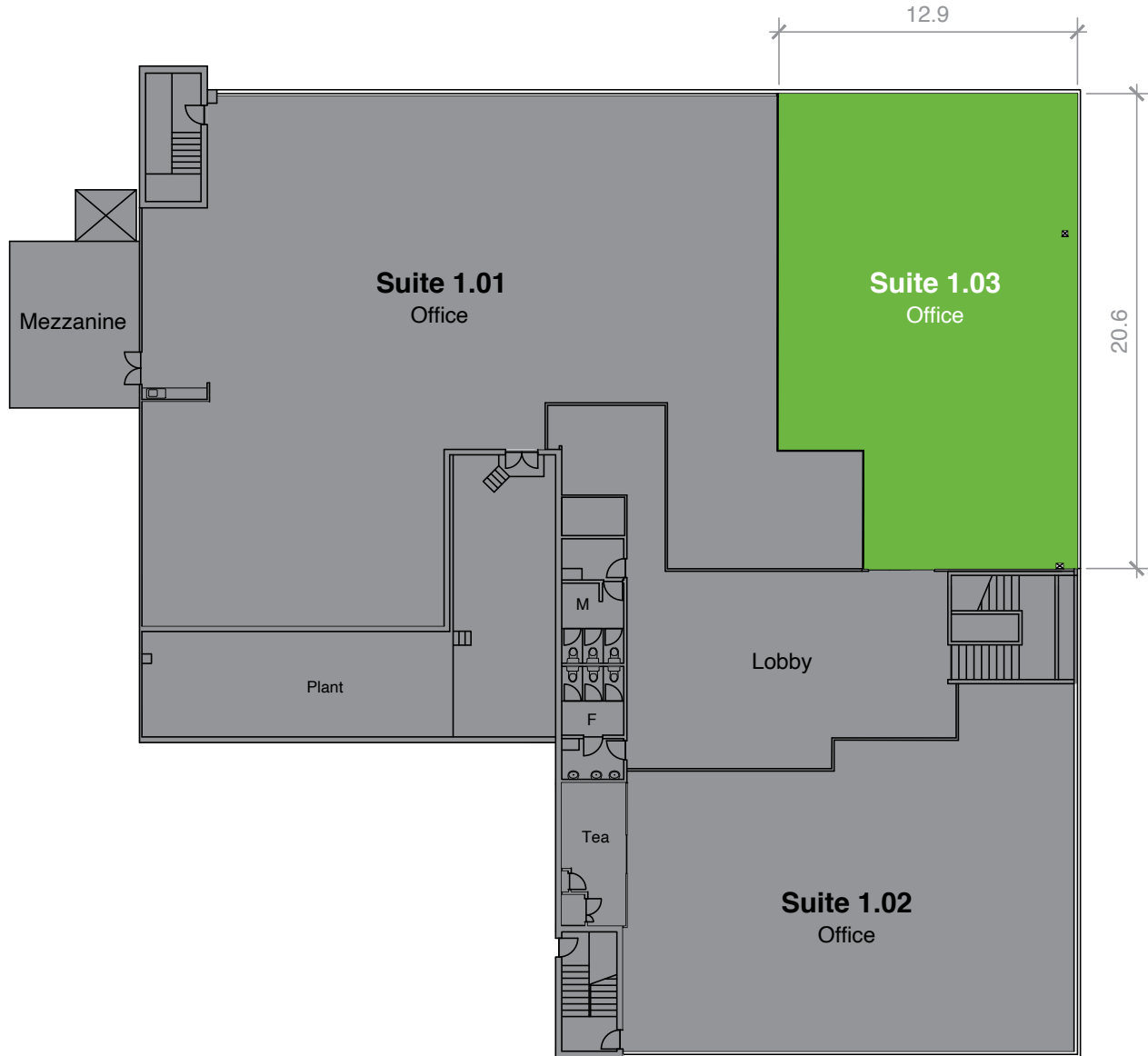
- + Quality office spaces from 169–354 sqm
- + Quality warehouse/storage spaces from 259–329 sqm
- + Well-presented office suites with LED lights throughout
- + Competitive rental rates
- + Ample on-site parking.

Waterloo Business Park is one of the area's best located properties for transport access



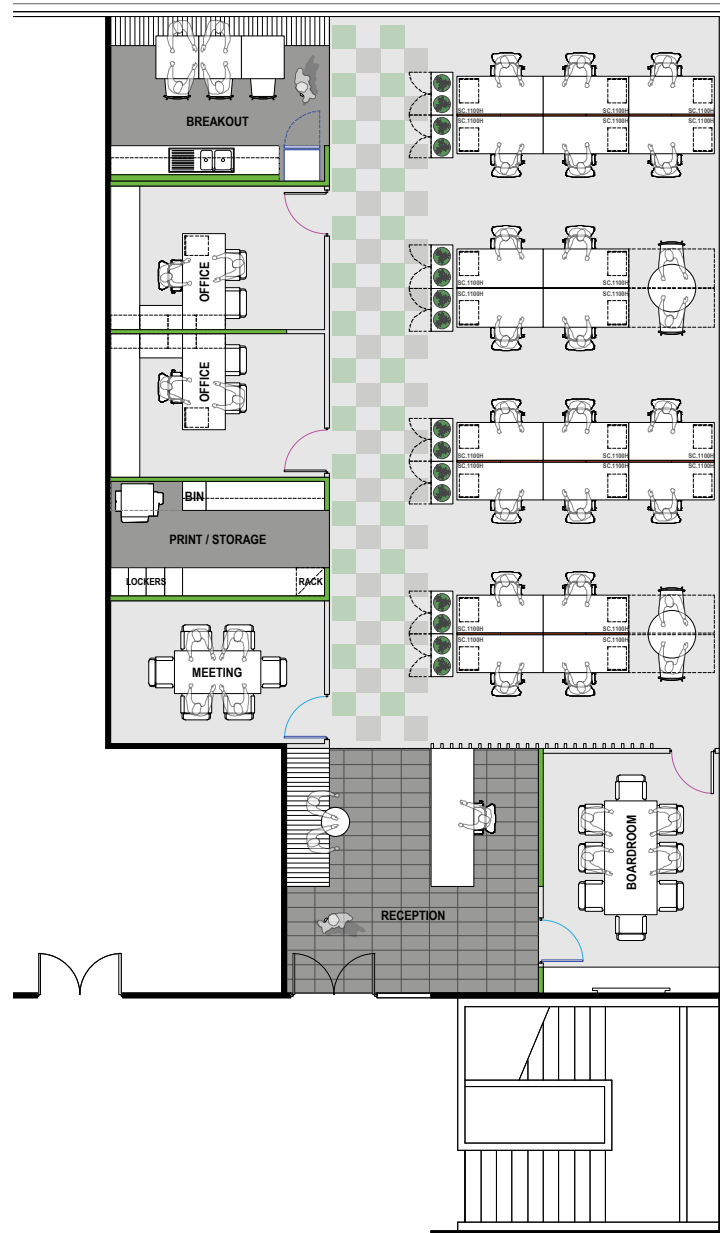
BUILDING 1, SUITE 1.03 PLAN

AREA SCHEDULE	SQM
Level 1	
Suite 1.03	248.7
Total	248.7



Location Plan
Not To Scale

■ FOR LEASE

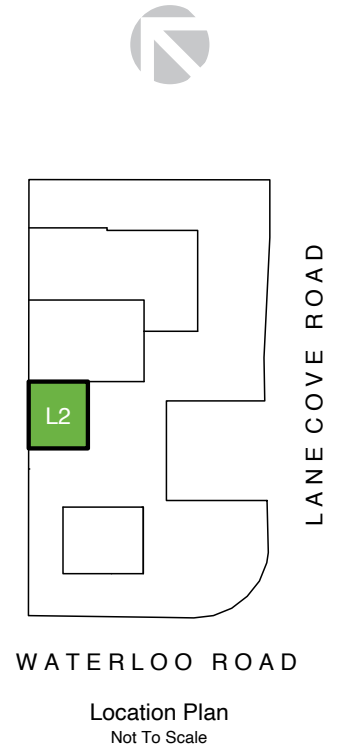


BUILDING 2, LEVEL 2 PLAN

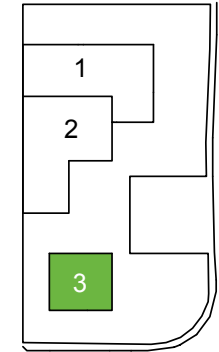
AREA SCHEDULE	SQM
Level 2	
Suite 2.02	306.3
Total	306.3



■ FOR LEASE



AREA SCHEDULE	SQM
Level 1	
Suite 1.01	172.4
Suite 1.04	169.1
Total	341.5



WATERLOO ROAD

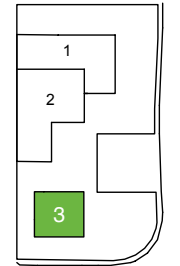
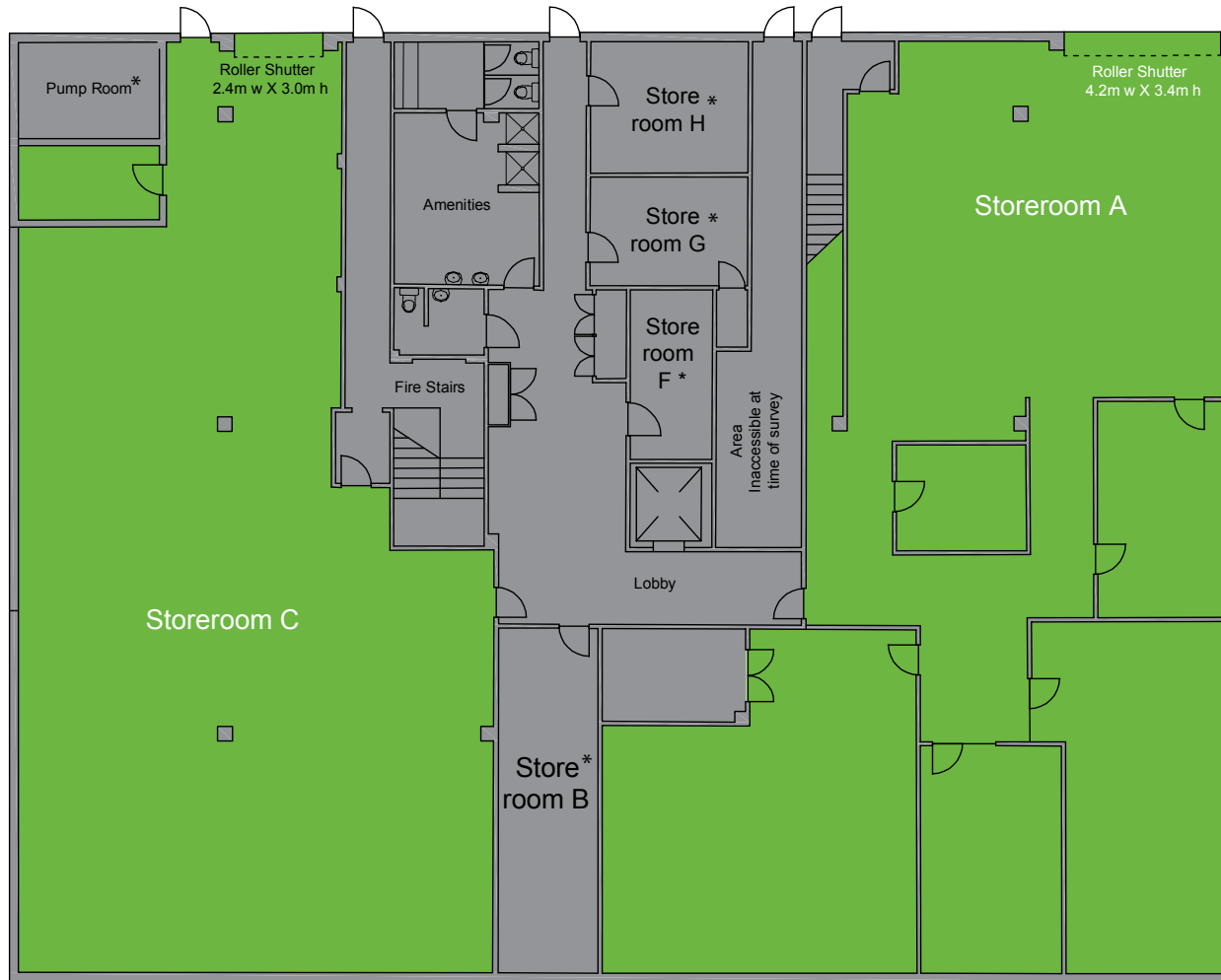
Location Plan
Not To Scale

LANE COVE ROAD

■ FOR LEASE

BUILDING 3, BASEMENT PLAN

AREA SCHEDULE	SQM
Basement floor	
Storeroom C	259.2
Storeroom A	328.9
Total	588.10



LANE COVE ROAD

WATERLOO ROAD

Location Plan
Not to Scale

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.



Service

Our in-house property services teams attend to customers' operational needs and provide unparalleled maintenance and presentation standards.



Contact



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