

QUAD BUSINESS PARK

8 PARKVIEW DRIVE, SYDNEY OLYMPIC PARK

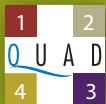
**OFFICE SPACE AVAILABLE
FOR LEASE**



Imagine a workplace within a world class business park providing an ambience which promotes greater productivity by balancing work and lifestyle needs.



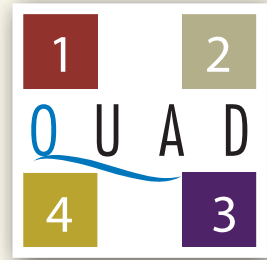
QUAD
BUSINESS
PARK



QUAD BUSINESS PARK, SYDNEY OLYMPIC PARK



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M4 MOTORWAY

QUAD

ENVIRONMENTALLY RESPONSIBLE ENERGY SAVING

AND PEOPLE FRIENDLY

ANZ STADIUM

TRAIN STATION



QUAD

QUAD 3 QUAD 2 QUAD 1 QUAD 4

4



EXECUTIVE SUMMARY



Quad Business Park is located within the world famous Sydney Olympic Park – an ideal suburban office location with added benefits of environmental and energy-saving performance.



Quad Business Park is well located to take advantage of work/life balance amenities within Sydney Olympic Park and surrounding suburbs.

In addition to the excellent location the added benefit of green energy efficiencies will help to minimise your outgoings, saving you money while reducing greenhouse gas emissions from your facility.



QUAD	NABERS ENERGY	NABERS WATER
1	5*	4.5
2	5	6
3	5	6
4	5	5.5

www.quadbusinesspark.com.au

*with Green Power

TRANSPORT

Being located at Sydney Olympic Park, Quad Business Park offers unparalleled accessibility:

- Located at the axis of Sydney's major east/west and north/south road links
- 14 km west of the Sydney CBD
- 8 km east of the Parramatta CBD

In addition to its superb road links, the complex is also served by very efficient train, bus and ferry services, making access even easier.

There are also extended and increased services connecting Sydney Olympic Park and:

- Hurstville
- Burwood
- Chatswood and the Northern Beaches
- Lidcombe

FACILITIES

Quad Business Park is a short walk from the Sydney Olympic Park's world class sporting and recreational facilities enjoyed by a growing list of blue chip organisations relocating here.

DESIGN

Quad Business Park is a modern campus-style business park set within a fully landscaped environment – an outstanding example of forward-thinking innovative office architecture.

KEY BENEFITS

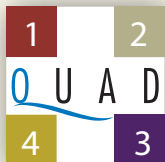
- Quad Business Park offers significant business advantages, foremost being:
- Location within the award winning environment of Sydney Olympic Park
 - Large, open, efficient floor plates – predominantly column-free
 - Designed to accommodate your organisation's future growth
 - Flexible areas available
 - Generous on-site parking
 - Plus an additional 10,000 parking spaces at Sydney Olympic Park

OUTSTANDING ENVIRONMENTAL INITIATIVES

As part of the design philosophy for Quad Business Park, major emphasis has been placed on future-proofing the complex by including state-of-the-art provisions to minimise the need for upgrades.

These provisions include:

- Enhanced solar control through shading and glazing
- Chilled Beam environment (exclusive to Quad 4)
- Greater fresh air availability
- Superb natural light throughout
- Energy-efficient lighting systems
- Bicycle facilities, high quality shower and locker facilities available for staff (Quad 4)
- Water-efficient fixtures
- Water harvesting, recycling and re-use
- An overall environmentally responsible design



Quad Business Park is owned by The GPT Group, one of Australia's largest diversified Property Groups.



SYDNEY OLYMPIC PARK:
THE ULTIMATE
BUSINESS LOCATION
INTERNATIONALLY
RECOGNISED
ADDRESS

CENTENNIAL DRIVE

QUAD

AUSTRALIA AVENUE

OVERVIEW

**QUAD BUSINESS PARK
ENABLES YOU, YOUR STAFF
AND VISITORS TO ENJOY ITS
MANY EASILY ACCESSED
FACILITIES AND AMENITIES**

Sydney Olympic Park is an outstanding example of best practice sustainable urban development. Beginning as the home of the Sydney 2000 Olympics Green Games, the park embodies world class initiatives in urban planning, ecological management and environmental design.

With 425 hectares of urban parkland and a unique array of sporting and recreational facilities, Quad Business Park offers an enviable combination of work and lifestyle balance.

Sydney Olympic Park caters for 250,000m² of mixed-use development served by a central transport hub.

Sydney Olympic Park is one of the fastest growing vibrant communities with 130 businesses, sports venues & cafés with more than 12,000 workers and the area continues to attract major corporate investment as well as investment in other sectors.

Facilities such as the \$7 Million Blaxland Riverside Park, the education campus at Sydney Olympic Park, and modern housing developments are continually improving access to facilities and amenities in the area.

Such development of prime retail, leisure, entertainment, hospitality and educational facilities is making Sydney Olympic Park an essential focal point for Sydney.

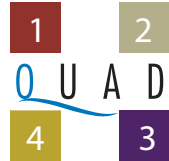


The Park has rapidly developed into an important urban centre and built on its legacy as a premier destination for sporting, entertainment and cultural activities and one of Australia's largest urban parklands.

SYDNEY'S BEST CORPORATE ADDRESS

QUAD
BUSINESS
PARK





YOU'LL BE IN GOOD COMPANY AT SYDNEY OLYMPIC PARK

FOR EXAMPLE, THESE ORGANISATIONS ARE LOCATED
WITHIN THE SYDNEY OLYMPIC PARK COMPLEX



WELL SERVED BY ROADS & PUBLIC TRANSPORT



TRANSPORT

EASE OF ACCESS FOR BUSINESS

- Sydney Olympic Park is located at the axis of Sydney's major East/West and North/South road linkages
- Relative Distances:
 - 14 km west of the Sydney CBD
 - 8 km to Parramatta CBD

In addition to its superb road linkages, public transport is a key priority at the Sydney Olympic Park precinct which is well served by frequent bus, rail and ferry services — all close by.

TRAIN

Olympic Park railway station is only 350 metres from Parkview Drive, with trains connecting to the city running every 10 minutes. (Travel time to Lidcombe is 6 minutes and then 22 minutes to Central).



BUS

There are bus services with links to rail connections on the Strathfield and Parramatta lines every 10 minutes in peak and 20 minutes in off peak (Travel time to Strathfield station is 10 minutes).

FERRY

Fast links to both the Sydney CBD and Parramatta by River Cat.



DISTANCE FROM PARKVIEW DRIVE TO:	METHOD	
	On Foot	By Car
Olympic Park Railway Station & Bus Terminal	3 minutes	–
Stadium	5-10 mins	2 minutes
Aquatic Centre & Gymnasium	10 minutes	2 minutes
Bicentennial Park	5 minutes	2 minutes
Newington Marketplace & Rhodes Shopping Ctr	–	5 minutes
Novotel, Hotel Ibis and Pullman	5 minutes	2 minutes
Ferry Terminal	–	5 minutes
Retail Amenities	5 minutes	–

Times are approximates only.

UNIQUE WORK/LIFESTYLE BALANCE OPTIONS

QUAD

BUSINESS
PARK

QUAD

The outdoor Garden Circle
at Quad Business Park

WORK/LIFE BALANCE

SOPHISTICATED, MODERN, CONVENIENT, SYDNEY OLYMPIC PARK OFFERS A TRULY UNIQUE BUSINESS ENVIRONMENT

A thriving lifestyle beckons in Sydney Olympic Park with a huge choice of options.

People living and working here can choose from a wide variety of retailers and services including cafés, restaurants, newsagents, florists, banking, dry cleaning, sports/medical services, physiotherapists and more. Local occupants can join the Park's 'Lifestyle' program to enjoy exclusive offers, VIP access to Lifestyle activities, events and services.

Members have access to a wide range of benefits: discounts on gym, swimming, golf, tennis, and exclusive offers to major sporting events and live entertainment within the Park.

In addition, Lifestyle members are offered unique access to Lifestyle Concierge services. There are also other ongoing discounts and savings at various stylish retail outlets at Sydney Olympic Park as well as health, beauty and wellbeing services (massage, physiotherapy, nutrition consultations, and hair and beauty treatments).



www.lifestyleatthepark.com.au



**LEADING EDGE
DESIGN**
SETTING NEW
STANDARDS FOR
OFFICE BUILDINGS

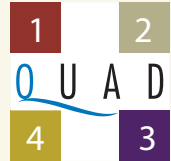


LANDMARK ENVIRONMENTAL INITIATIVES

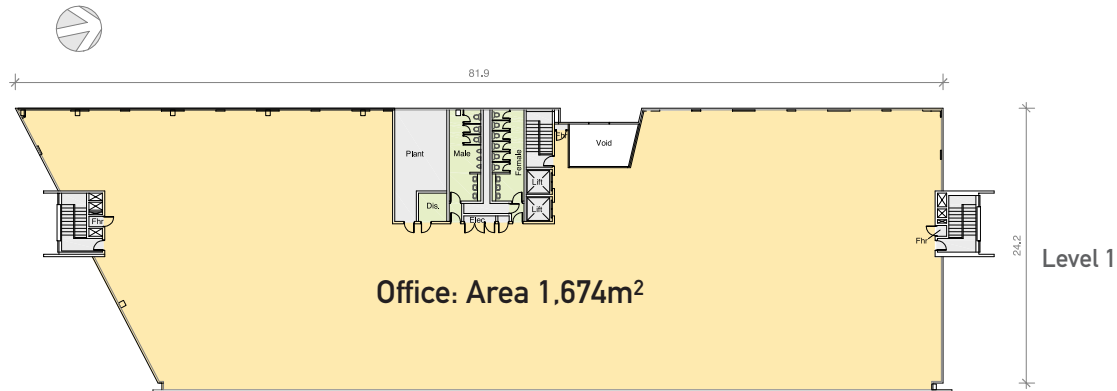


FLEXIBLE FLOOR PLANS

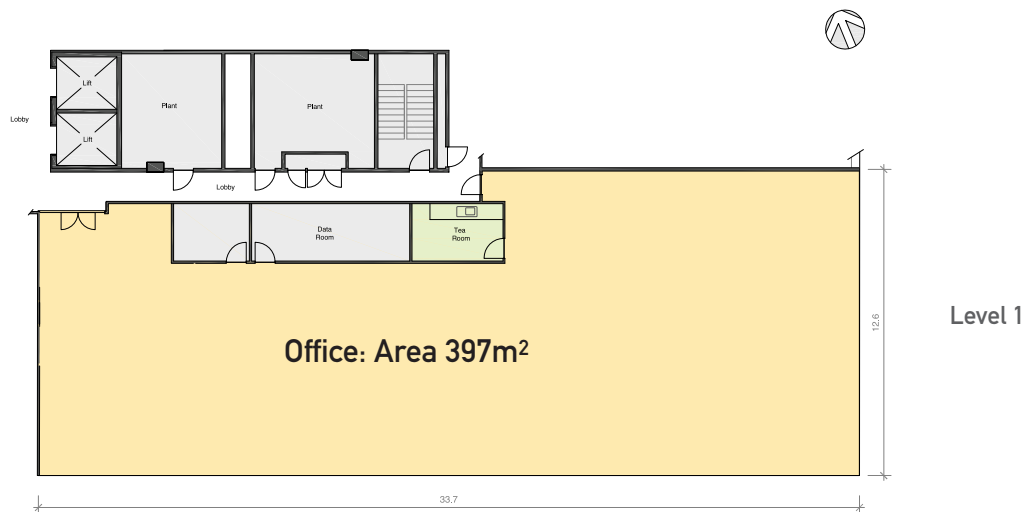
TO SUIT YOUR ORGANISATION'S EVERY NEED



QUAD 1



QUAD 3



AVAILABLE AREAS

LOCATION	AREA	LEVEL	m ²
Quad 1	Whole Floor	Level 1	1,674
Quad 2	Part Floor	Level 1	326
Quad 3	Part Floor	Level 1	397
Quad 4	Part Floor	Ground	1,035.5
	Whole Floor	Level 1	1,867.7
	Whole Floor	Level 2	1,930.5
	Whole Floor	Level 3	1,930.5
Total NLA available Quad 4 – Whole Building			6,764.2
TOTAL AREA AVAILABLE			9161.2m²

Total areas are approximate, subject to survey.



THE GPT GROUP

Owners of Quad Business Park, The GPT Group was listed on the Australian Stock Exchange (ASX) in 1971 and has evolved into one of the largest property groups listed on the ASX.

The GPT Group has a substantial investor base, with over 50,000 investors and is one of the top 50 stocks by market capitalisation. GPT is a multiple-award winning leader in environmentally sustainable real estate ownership and development and has been named Real Estate Leader as part of the 2010/11 Dow Jones Sustainability World Index – the world's top independent indicator of leading sustainability-driven companies.

The GPT Group has a strong presence in the Homebush Bay precinct through its ownership of Quad Business Park as well as other properties and assets located in Sydney Olympic Park.



Murray Rose Avenue, Sydney Olympic Park

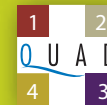


Melbourne Docklands 'Greenfield', for the National Australia Bank

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SYDNEY OLYMPIC PARK



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Leasing Agent's Disclaimer

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Owner's Disclaimer

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