

Making space for greatness

**Goodman**<sup>+</sup>

Space for:

high expectations

**THE PARK**

5 TALAVERA ROAD, MACQUARIE PARK, NSW

# Smart move

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 cafes, restaurants, shopping centres, gyms and leisure facilities.

**Position your business at the forefront of the fastest growing business district**



# Ideally located

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

Goodman has fantastic leasing opportunities available with flexible warehouse+office spaces from 408–4,337 sqm.



# VIEW FROM ABOVE



# A clever move

## Car

The M2 Motorway on/off ramp is located just 250 metres from The Park, providing a direct link to Sydney's Hills District, North Sydney, Sydney CBD and south to the airport via the Eastern Distributor. Lane Cove Road provides a route west to Homebush and Parramatta.

## Trains

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

## Buses

Over 30 bus routes service the area surrounding Macquarie Park, linking it to Castle Hill, Chatswood, North Sydney, Manly, Mona Vale, the Sydney CBD, Parramatta and Strathfield.



## CENTRALLY CONNECTED



**50M**  
to nearest bus



**250M**  
to M2 motorway



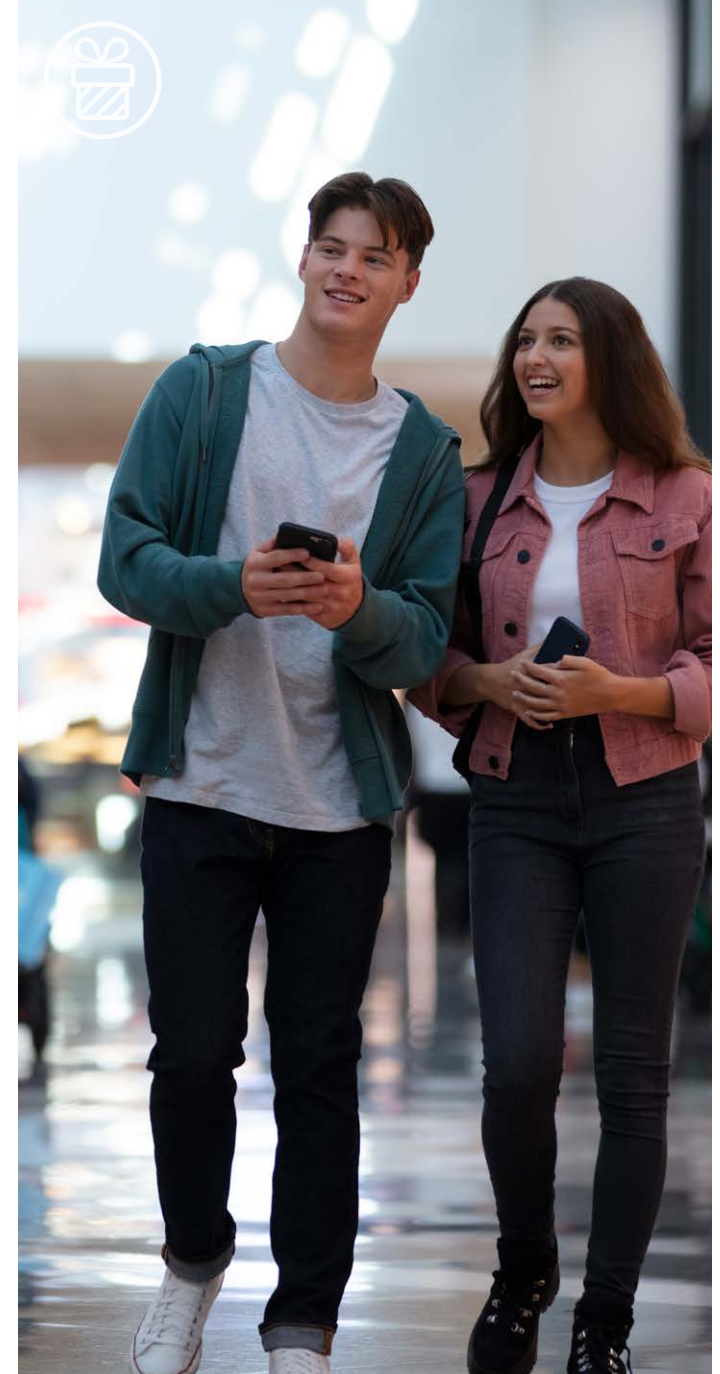
**450M**  
to nearest train



**1.6KM**  
to Macquarie Centre



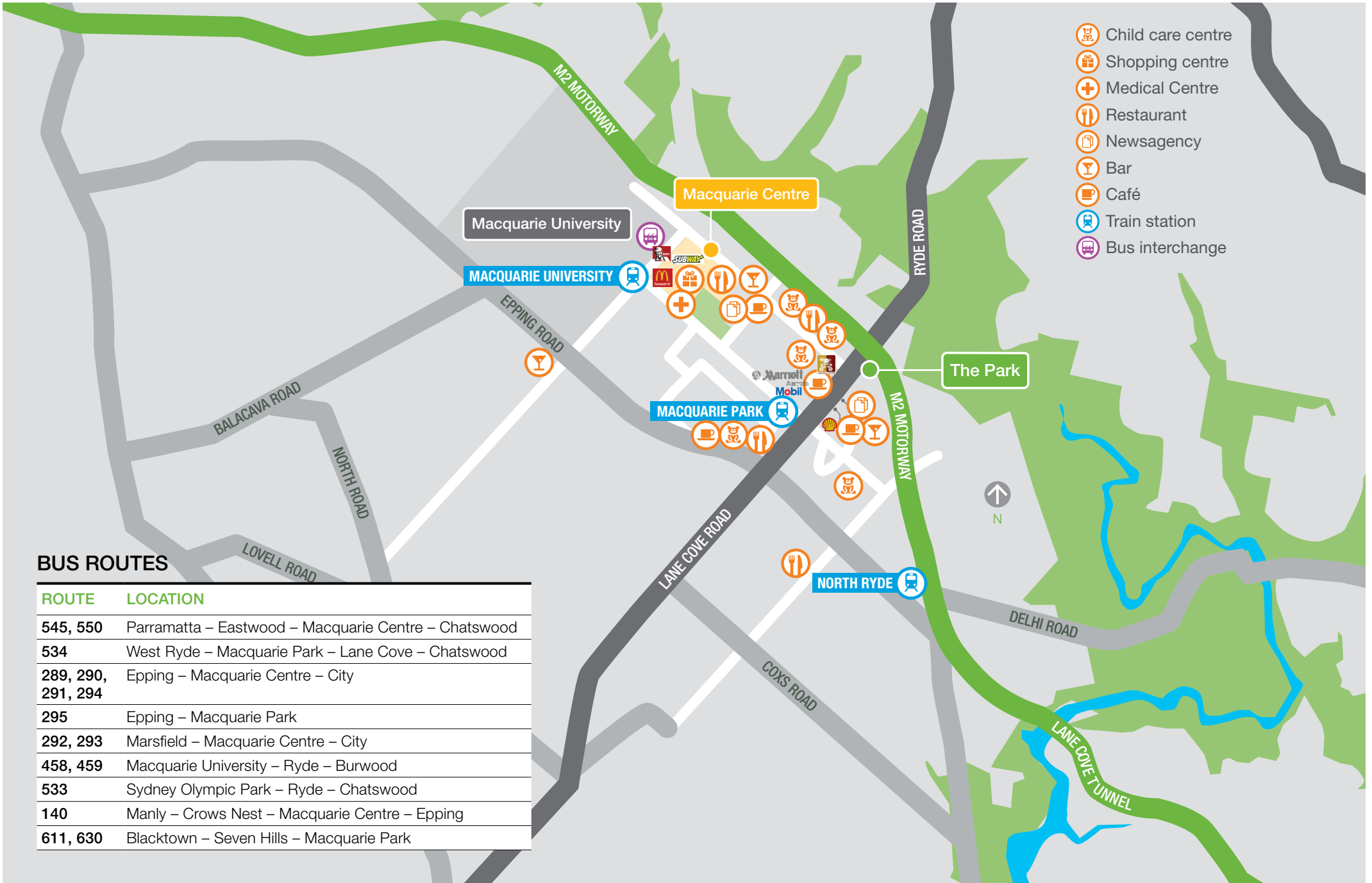
**16KM**  
to Sydney CBD



# A retail and leisure destination

The Park is in close proximity to Macquarie Centre which 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 the RTA.

Buzzing cafes 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.



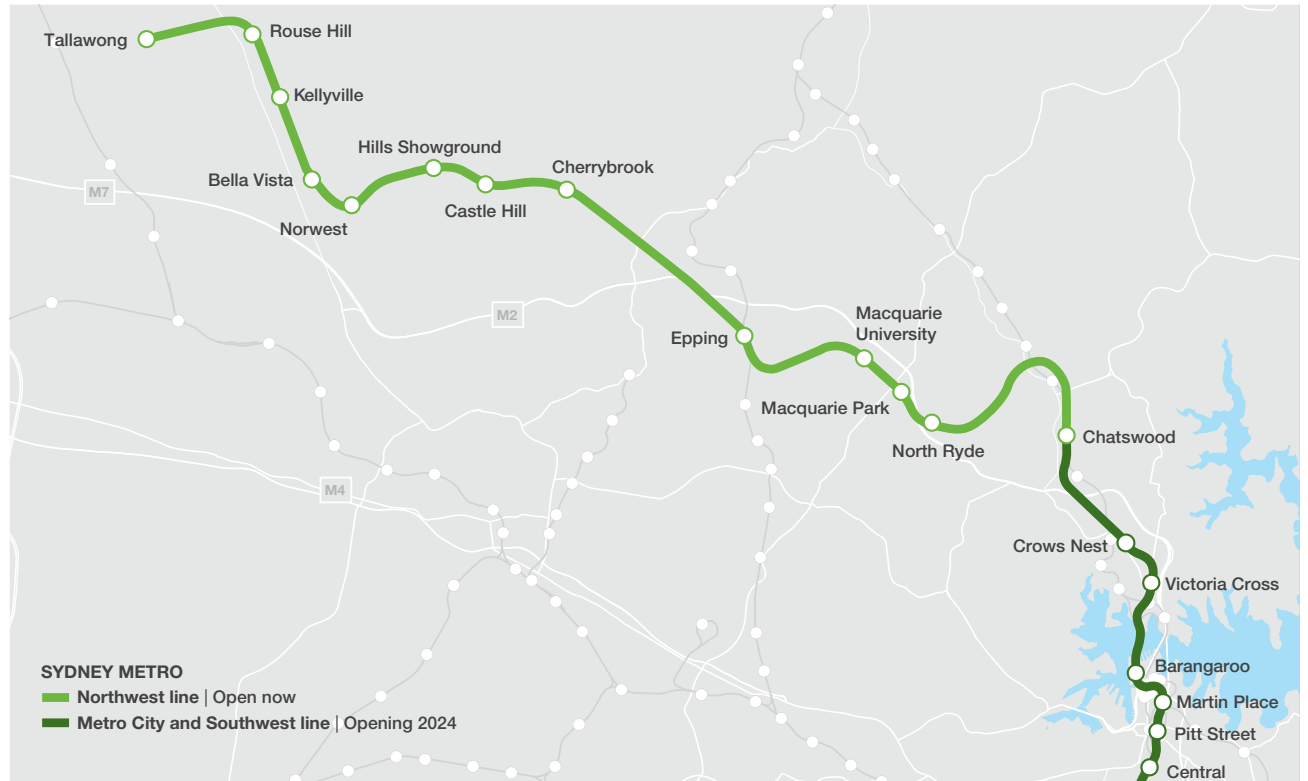
# Sydney Metro Northwest

Trains run every four minutes during peak times

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

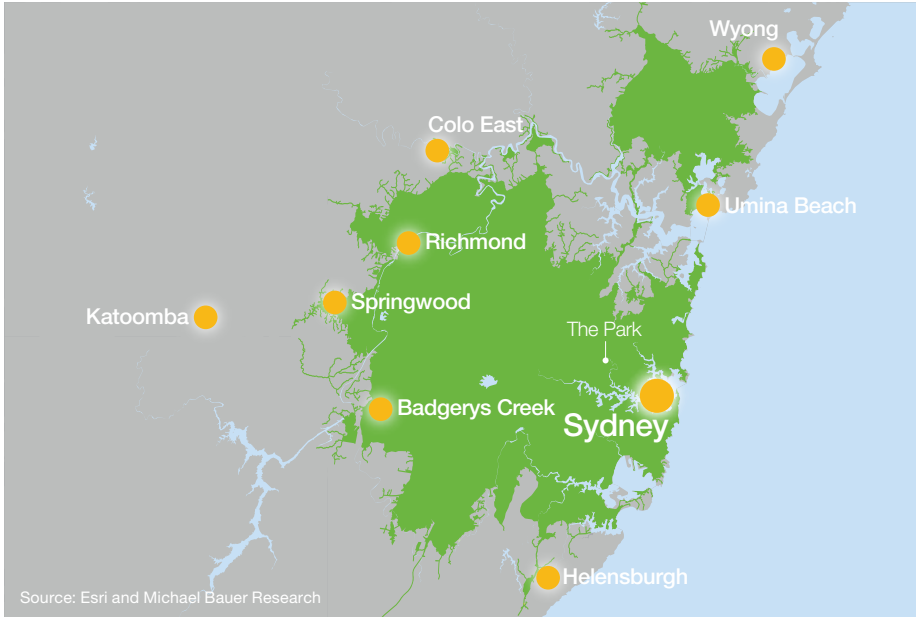
The line includes eight new stations from Tallawong near Rouse Hill to Epping, with the five existing stations from Epping to Chatswood upgraded to reach next-generation metro standards.

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





# KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME



**4.9m**

TOTAL POPULATION



**1.9m**

TOTAL HOUSEHOLDS



**2.61 people**

AVERAGE HOUSEHOLD SIZE



**\$49,200**

PURCHASING POWER (PER CAPITA)



**\$240.3bn**

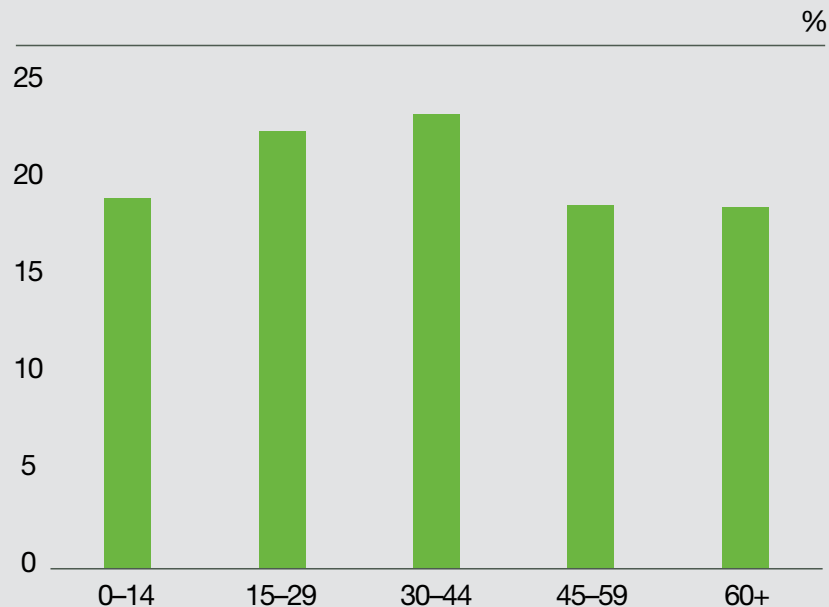
TOTAL PURCHASING POWER



**109.3**

PURCHASING POWER INDEX

## POPULATION BY AGE



## TOTAL SPEND ON:



**\$1.2bn**

FOOTWEAR



**\$5.8bn**

CLOTHING



**\$19.2bn**

FOOD + BEVERAGE



**\$3.3bn**

ELECTRONICS + IT



**\$4.2bn**

MEDICAL PRODUCTS



**\$4.7bn**

PERSONAL CARE

# Modern workspace

- + Modern office spaces from 562–896 sqm
- + Quality warehouse+offices from 2,316–2,782 sqm
- + Internal clearance up to 5.5m
- + Access via on-grade roller doors
- + Truck turning and container loading capabilities
- + 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
- + 4.5-star NABERS energy rating at Building C.



VACANCY	SQM	SPACE	PAGE
Building A, Level 4, Suite 1	896	Office	12
Building A, Level 4, Suites 1 and 2	1,304	Office	12
Building B, Unit 4B	838	Office	13
Building B, Unit 5	2,316	Warehouse +office	14
Building B, Unit 6A	562	Office	15
Building B, Unit 7	2,782	Warehouse +office	16

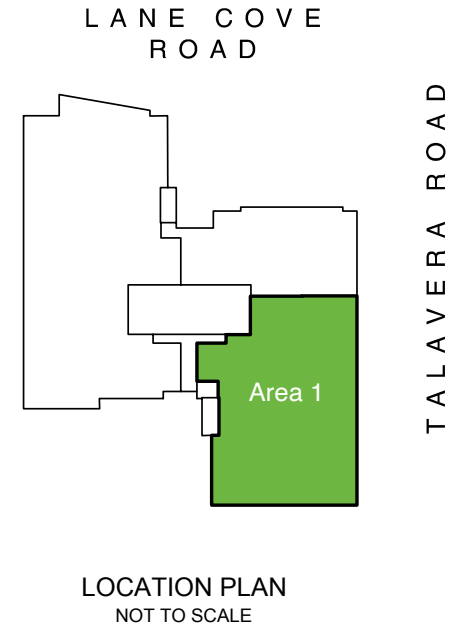




■ FOR LEASE

# BUILDING A, LEVEL 4 PLAN

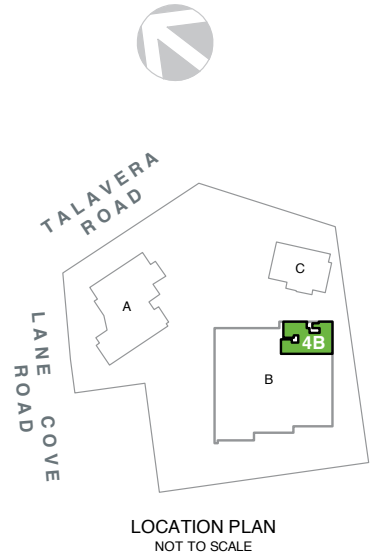
AREA SCHEDULE	SQM
Suite 1	896.4
Suite 2	407.5
<b>Total area</b>	<b>1,303.9</b>



■ FOR LEASE

# BUILDING B, UNIT 4B PLAN

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



■ FOR LEASE

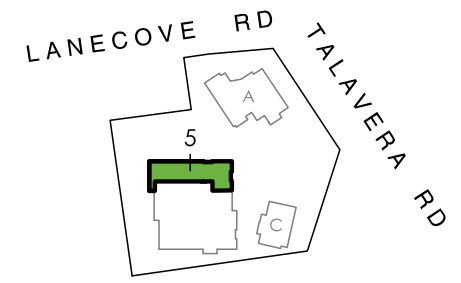
# BUILDING B, UNIT 5 PLAN

AREA SCHEDULE	SQM
<b>Level 2</b>	
Warehouse	1,286.1
Office	476.2
<b>Level 3</b>	
Office	553.8
<b>Total area</b>	<b>2,316.1</b>



Level 3

Level 2



LOCATION PLAN  
NOT TO SCALE

# BUILDING B, UNIT 6A PLAN

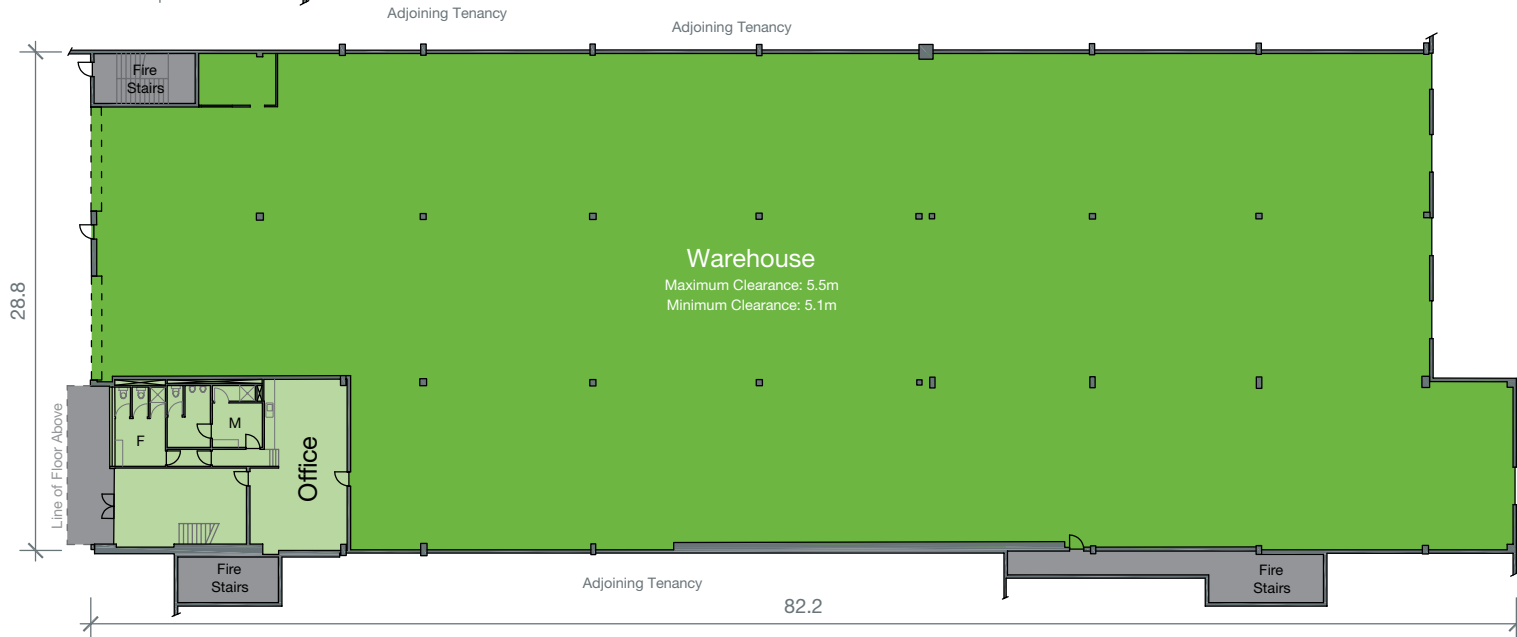
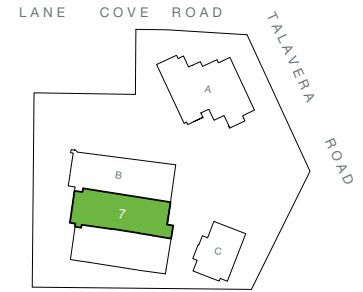
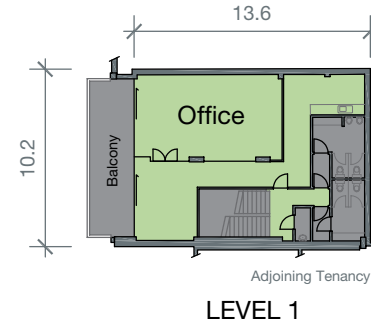
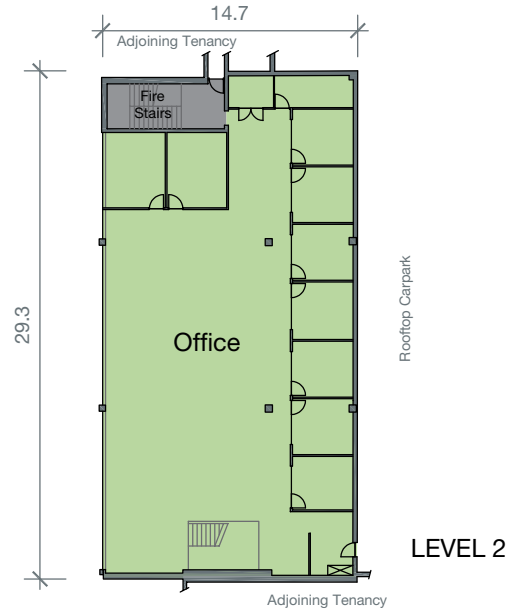
AREA SCHEDULE	SQM
<b>Level 4</b>	
Entry	15.8
<b>Level 5</b>	
Office	136.9
<b>Level 6</b>	
Office	408.8
<b>Total area</b>	<b>561.5</b>



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# BUILDING B, UNIT 7 PLAN

AREA SCHEDULE	SQM
<b>Ground floor</b>	
Warehouse	2,103.6
Office	137.1
<b>Level 1</b>	
Office	138.3
<b>Level 2</b>	
Office	404.3
<b>Total area</b>	<b>2,783.3</b>



■ FOR LEASE



# 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



## **Renee Cullen**

Senior Asset Manager

**T** 02 9230 7431

**M** 0404 587 955

renee.cullen@goodman.com

## **Matthew Hamilton**

Senior Portfolio Manager

**T** 02 9230 7329

**M** 0409 047 762

matthew.hamilton@goodman.com

## **Goodman**

The Hayesbery

1-11 Hayes Road

Rosebery NSW 2018

**T** 02 9230 7400

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