

Triniti Business Park

39 Delhi Road, North Ryde NSW



Introducing Trinit

Triniti Business Park, 39 Delhi Road, North Ryde NSW






Stockland is pleased to present premium office accommodation for lease in the rapidly expanding North Ryde suburban market.

Triniti Business Park comprises three A-Grade office buildings across 3 hectares, with a total net lettable area (NLA) of 27,849m². Situated within Riverside Corporate Park. Triniti is adjacent to the North Ryde Railway Station and provides Sydney CBD and district views. Key benefits include the availability of lifestyle amenities onsite and nearby, and is highly accessible by rail, bus and multiple arterial roads.

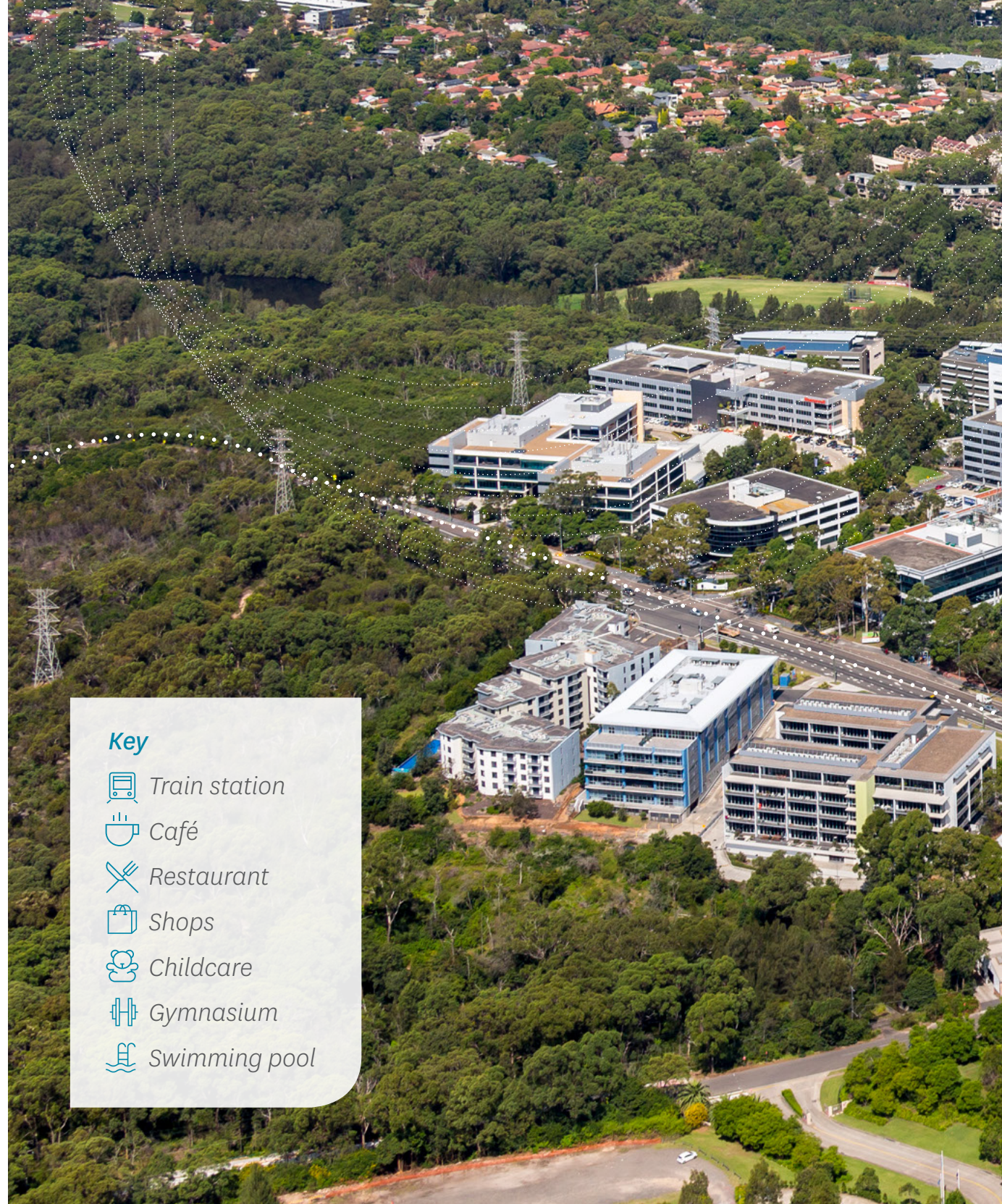
Key information

- Large and flexible floor plates
- Triniti 1 (T1) 5 Star NABERS Energy rating
- Triniti 2 (T2) 4 Star NABERS Energy rating
- Triniti 3 (T3) 5 Star NABERS Energy rating
- 5 Star Green Star Rating (office as built V.2)
- Substantial car parking
- End of trip facilities
- Onsite cafés
- Outdoor breakout terrace

Key

-  Train station
-  Café
-  Restaurant
-  Shops
-  Childcare
-  Gymnasium
-  Swimming pool

Indications of location and distance are approximate and for indicative purposes only.





M2 Motorway




Julius Avenue

Epping Road

 Access to/from Epping Road

Delhi Road

  
Trinitri Business Campus

 Access to/from Delhi Road

 North Ryde Train Station 200m →

Highly accessible location

Distance from key locations



ADDRESS
39 Delhi Road,
North Ryde



M2 MOTORWAY ON/OFF RAMP
200m



EPPING ROAD
200m



NORTH RYDE TRAIN STATION
150m



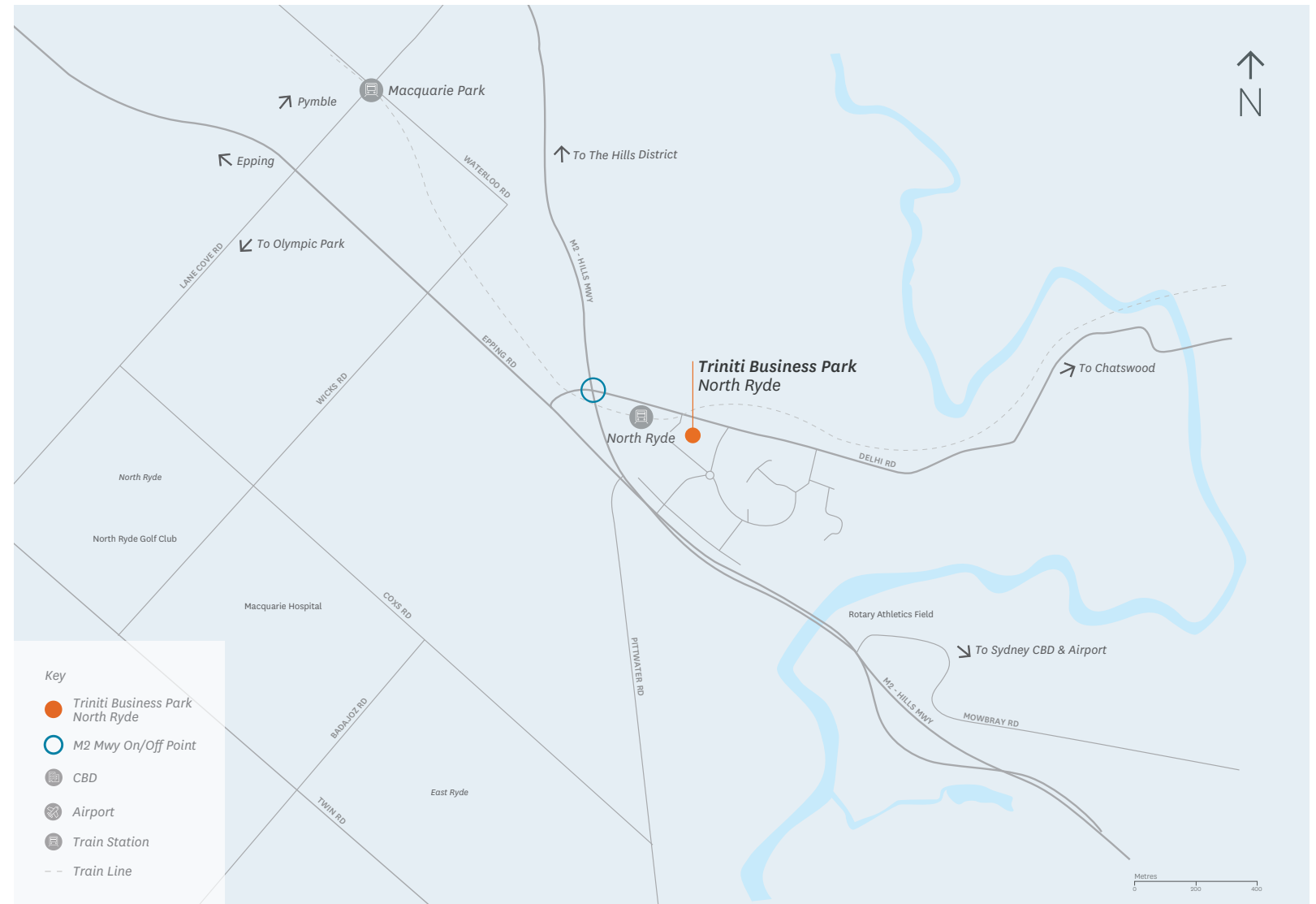
SYDNEY CBD
12km



MACQUARIE SHOPPING CENTRE
3km



**THE VILLAGE RIVERSIDE
CORPORATE PARK**
650m



Indications of location and distance are approximate and for indicative purposes only.

Site plan

Land area 3 ha

Complex

NLA 27,849.19m²

Car spaces 998

Building T2

NLA 8,688.19m²

Available NLA 311m² – 1,240m²

Available car spaces 43



Key

■ Premises for lease

■ Building

■ Landscaping

--- Canopy

|| New Road

T2 building overview

T2 is an exceptional headquarter office ideally suited to a corporate organisation seeking a staff friendly building that supports the next growth phase of a business.

The building is accessed directly from the lift bank serving the basement car park, and also directly from the ground floor entry level via the central landscaped courtyard with visitor parking.

The four glass exterior passenger lifts provide quick access to the upper floors of accommodation. Each floor has modern able and disabled persons WC facilities at either end, with three emergency staircases positioned to allow multiple floor sub-division flexibility if required.

All floors provide a conducive work environment via the regular rectangle floorplates, and the floor to ceiling glazing allowing ample natural light to penetrate the floor.

Key information

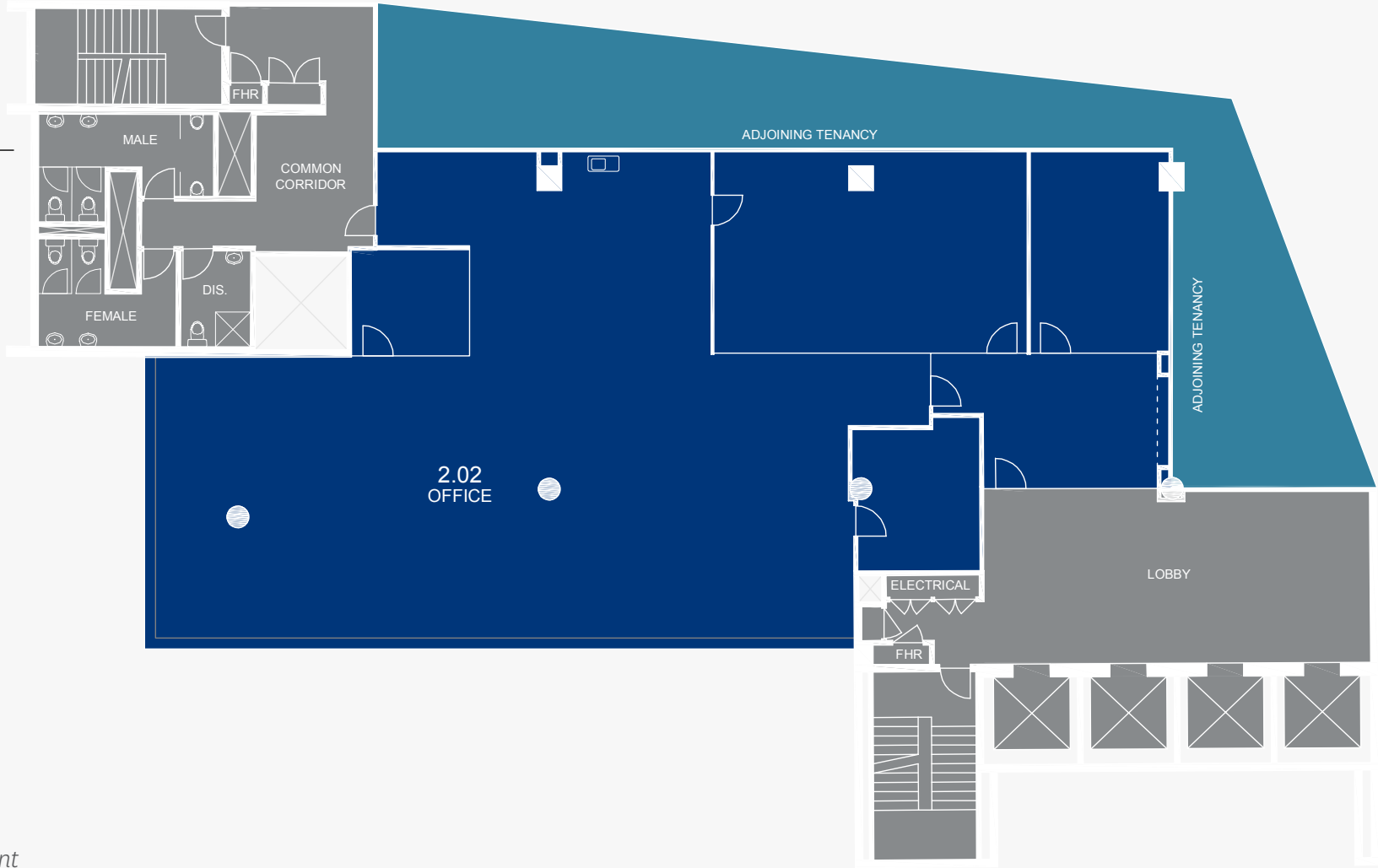
- Car parking spaces
 - Level 2, Suite 2.02 – 9 spaces
 - Level 6 – 34 spaces
- 4.0 Star NABERS Energy Rating
- Raised loading dock with storage
- Recently refurbished lobby



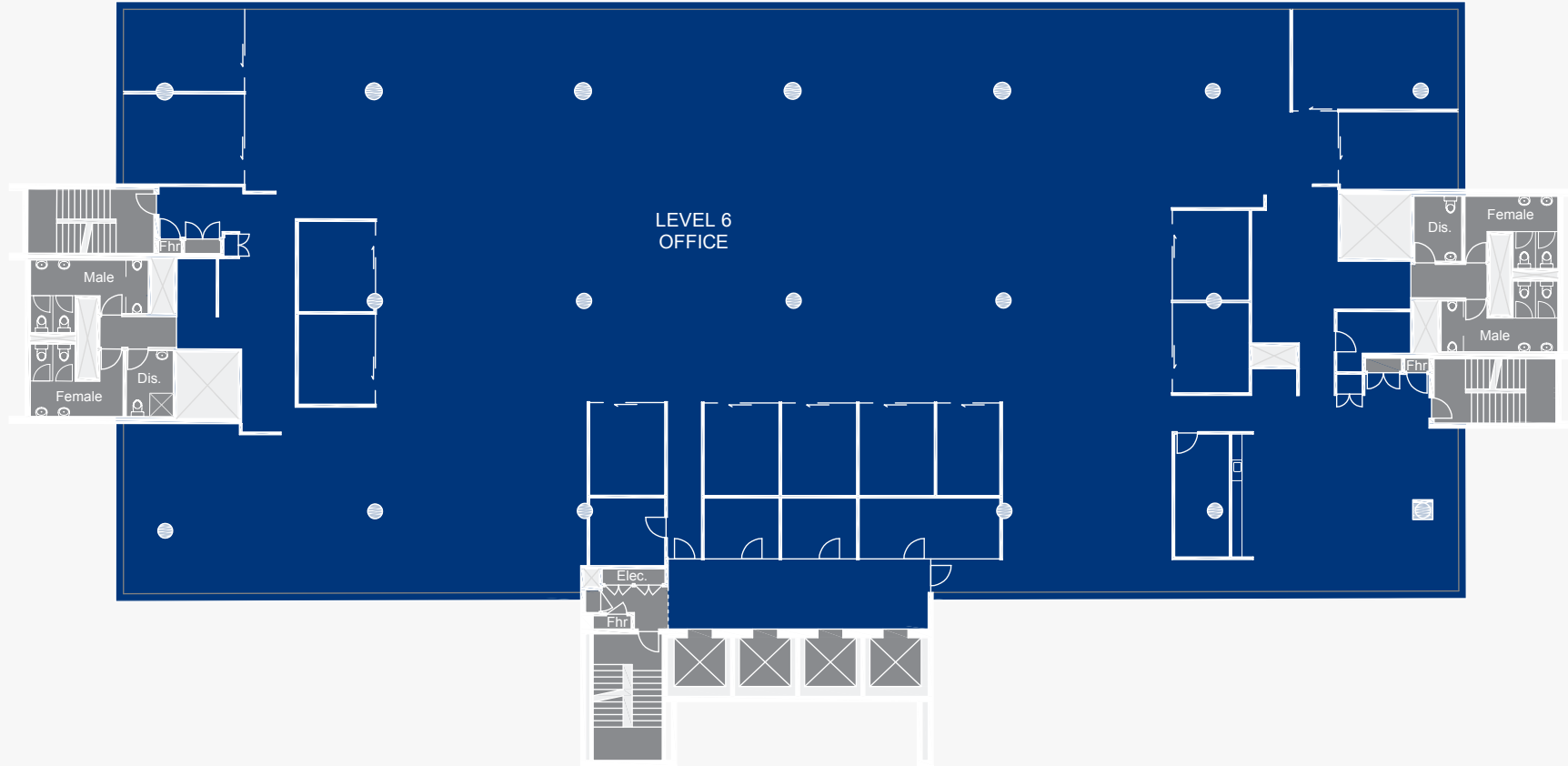
T2 building floor plan



Level 2, Building T2



Level 6, Building T2



- Key
- Office
 - Amenities/Plant

Today: A social and worklife hub

Work/life balance is maximised at Trinité Business Park, as staff can select a variety of nearby places to eat and exercise.

Retail



Lifestyle & recreation



Trinité Business Park amenities

- Café and restaurant/bar
- Espresso bar
- Childcare facility

The Village Riverside Corporate Park amenities

- Various eateries
- Gym
- Newsagent
- Medical specialists
- ATMs

*Subject to availability. Indications of location and distance are approximate and for indicative purposes only.

Evolution: North Ryde Transportation

With greater accessibility to North Ryde and more amenities scheduled in the near future, Trinita Business Park will continue to be the leading commercial asset within an integrated commercial, residential and retail North Ryde precinct.

Access & Transport



Located near the
M2 Motorway
ON and OFF ramps and
the junction with Epping Road.



From September 2018 to Q2 2019
Station Link buses
will replace trains while the train line is being
upgraded.

Key features of Station Link include:

- High frequency services to stations at least every 6 minutes during peak periods.
- More than 110 services per hour in the busiest parts of the day.
- A loop service running at least every 10 minutes, 7 days a week to all stations between Epping to Chatswood



From Q2 2019
Sydney Metro Northwest

is planned to open in the second quarter of 2019.

Key features of Northwest Metro include:

- Trains every 4 minutes, that's 15 trains an hour.
- Upgrades to Epping, Macquarie University, Macquarie Park, North Ryde and Chatswood stations.
- Eight new railway stations.
- 4,000 commuter car parking spaces.



Neighbour with the world's best

North Ryde/Macquarie Park is nationally and internationally recognised as Australia's premium business park, and home to a multitude of household brand names.

Fuji-Xerox

CSIRO

Novartis

Panasonic

Freehills

Microsoft

AstraZeneca

P&G Australia

Konica Minolta

CSC

Schneider Electric

Toshiba

Canon

Cochlear

Sanofi

Beiersdorf

Boehringer Ingelheim

Optus

Johnson & Johnson

Partnering with Stockland

An Overview

Stockland is one of the largest diversified real estate groups in Australia with \$18.2 billion of real estate assets.

We are Australia's largest community creator covering whole of life housing solutions.

We own, manage and develop retail town centres, workplace and logistics assets, residential and retirement living communities.

Workplace & Logistics

By developing and managing properties that are strategically positioned in key locations for logistics, infrastructure and employment.

Sustainability

Our commitment to sustainability has led to the following accreditations:



Global Real Estate Sector Leader
Dow Jones Sustainability Index
2011, 2013, 2015, 2016, 2018



Employer of Choice for
Gender Equality citation
*Australia's Workplace Gender
Equality Agency*



Global Climate Change
Leader Index CDP A List



Global Sector and
Regional Sector Leader for
Diversified Retail/Office category
*Global Real Estate Sustainability
Benchmark (GRESB)*



The Stockland portfolio



Logistics

Ingleburn Logistics Park,
Ingleburn NSW

Coopers Paddock,
Warwick Farm NSW

Yatala Distribution Centre,
Yatala QLD

Oakleigh Industrial Estate,
Oakleigh VIC

Port Adelaide Industrial Estate,
Port Adelaide SA

Yennora Distribution Centre,
Yennora NSW

Hendra Industrial Estate,
Hendra QLD

Brooklyn Distribution Centre,
Brooklyn VIC

Forrester Distribution Centre,
St Marys NSW

Balcatta Distribution Centre,
Balcatta WA

Altona Industrial Estate,
Altona VIC

Somerton Distribution Centre,
Somerton VIC

Granville Industrial Estate,
Granville NSW

72-76 Cherry Lane,
Laverton North VIC

Altona Distribution Centre,
Altona VIC

Smeg Distribution Centre,
Botany NSW

Wetherill Park Distribution Centre,
Wetherill Park NSW

Export Distribution Centre,
Brisbane Airport QLD

40 Scanlon Drive,
Epping NSW

23 Wonderland Drive,
Eastern Creek NSW

89 Quarry Road,
Erskine Park NSW

Willawong Distribution Centre,
Willawong QLD



Business Parks

Optus Centre,
Macquarie Park NSW

Triniti Business Park,
North Ryde NSW

60-66 Waterloo Road,
Macquarie Park NSW

16 Giffnock Avenue,
Macquarie Park NSW

Macquarie Technology Park,
Macquarie Park NSW

Mulgrave Corporate Park,
Mulgrave VIC



Office

Piccadilly Complex,
Sydney NSW

Durack Centre,
Perth WA

135 King Street,
Sydney NSW

601 Pacific Highway,
St Leonards NSW

110 Walker Street,
North Sydney NSW

80-88 Jephson Street,
Toowong NSW

Workplace and Logistics portfolio
with 34 properties valued

\$3bn

Current workplace & logistics
development projects totalling
\$99m and pipeline of

\$600m

21 logistics, 6 business parks and
7 offices assets across

1,497,124m²

39 shopping centres nationally
valued at approximately

\$7.4bn



Stockland

Around \$6.8bn

in sales annually from
more than 3,500 retail stores

One of the leading retirement
living operators with

over 9,600

established units across Australia

The leading residential developer with
60 communities, 82,000 lots
remaining and a total end value of

\$22.2bn

Stockland is one of the largest
diversified property groups
in Australia, with

over \$17.9bn

of real estate assets



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