

16 Giffnock Avenue

Macquarie Park

—
OPEN PLAN
OFFICE SPACE
—



16 Giffnock Avenue

Stockland is pleased to offer office accommodation for lease in the established Macquarie Park business precinct.

16 Giffnock Avenue consists of a modern commercial office with an ancillary warehouse and parking for 270 vehicles.

Located 16km north-west of the Sydney CBD, the building is set among landscaped gardens and offers outdoor seating and end of trip facilities.


Property Highlights

- 4.0 Star NABERS Energy rating
- Pylon signage with tenant logos
- Car parking ratio 1:41
- End of trip facilities
- Outdoor recreational areas


Indications of location and distance are approximate and for indicative purposes only.
Amenity as at June 2019.





 Macquarie University Station

M2 Hills Motorway

 Macquarie Centre

Waterloo Road

Talavera Road

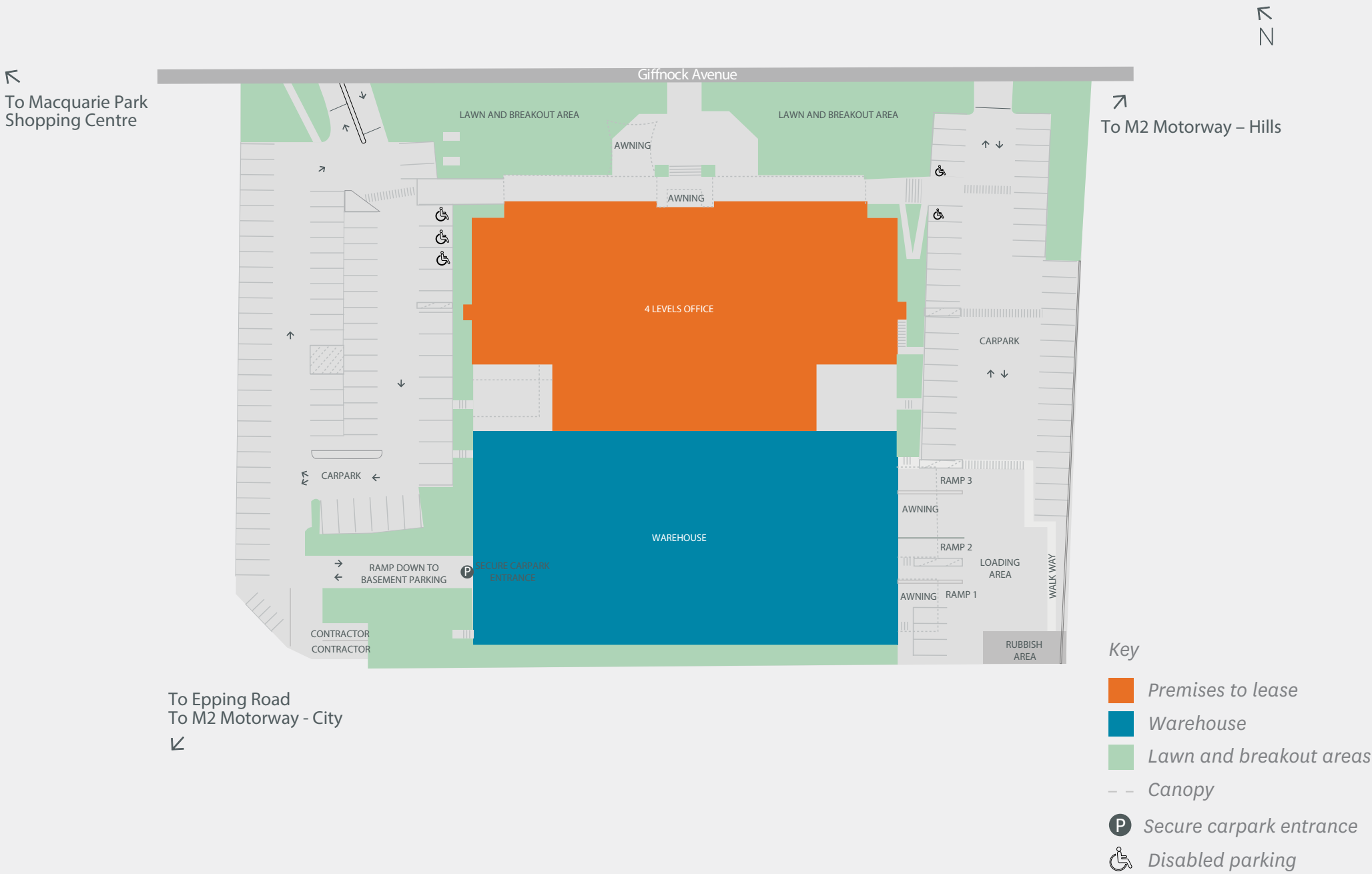
60-66 Waterloo Road

Khartoum Road

Macquarie Technology Park

Station

Site Plan



Location

Distance from key locations



ADDRESS
**16 Giffnock Avenue
Macquarie Park**



M2 MOTORWAY ON/OFF RAMP
800m



EPPING ROAD
500m



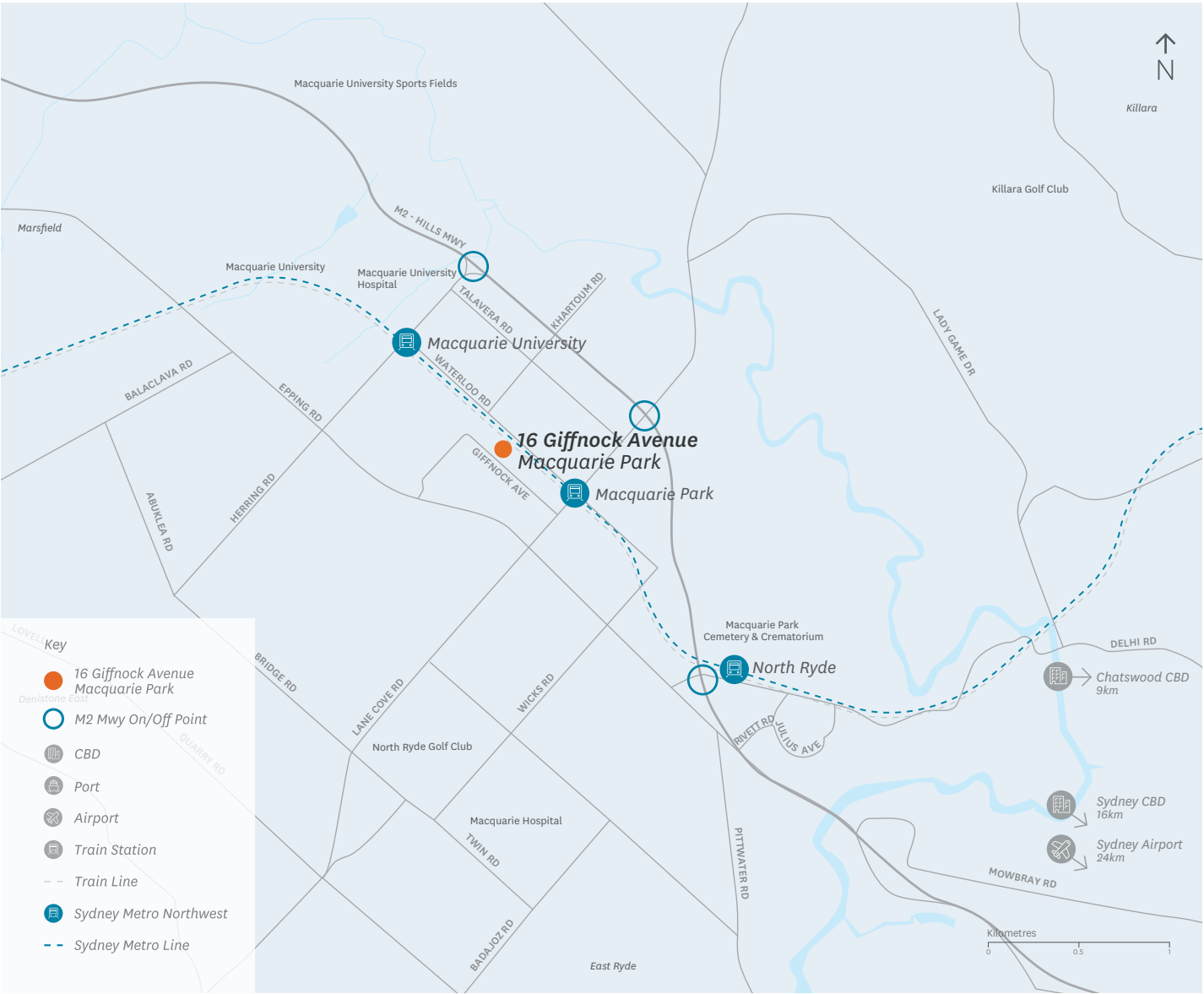
MACQUARIE PARK TRAIN STATION
(WITH ACCESS TO SYDNEY METRO)
550m



MACQUARIE SHOPPING CENTRE
1km



SYDNEY CBD
16km



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

Level 2, Suite 2.04

Key Information

- Open Plan
- 449.8m² net lettable area
- Parking ratio of 1:41
- Recently refurbished lobby
- Flexible lease terms



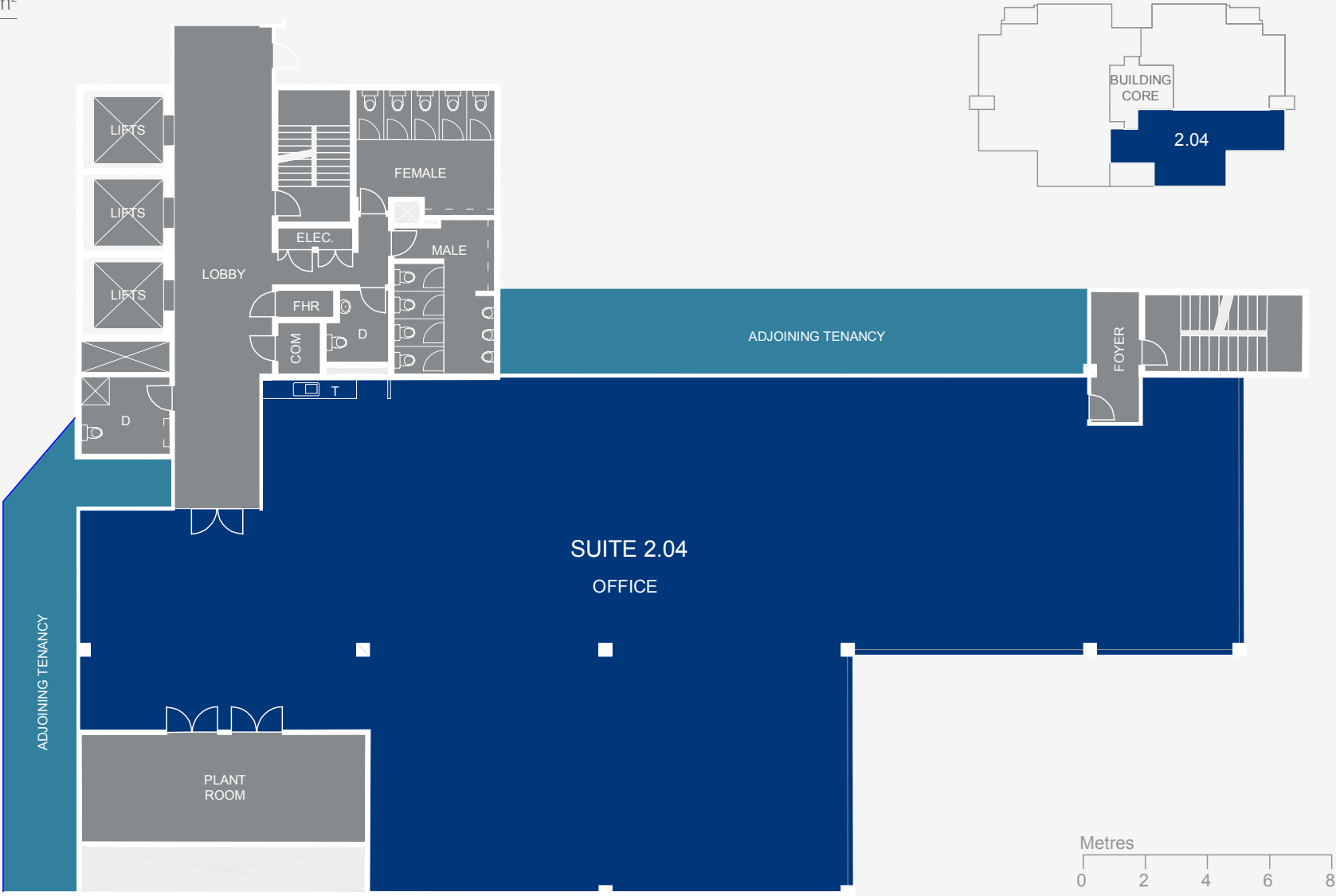
Indicative only.



Suite 2.04 Floor Plan

Information Schedule

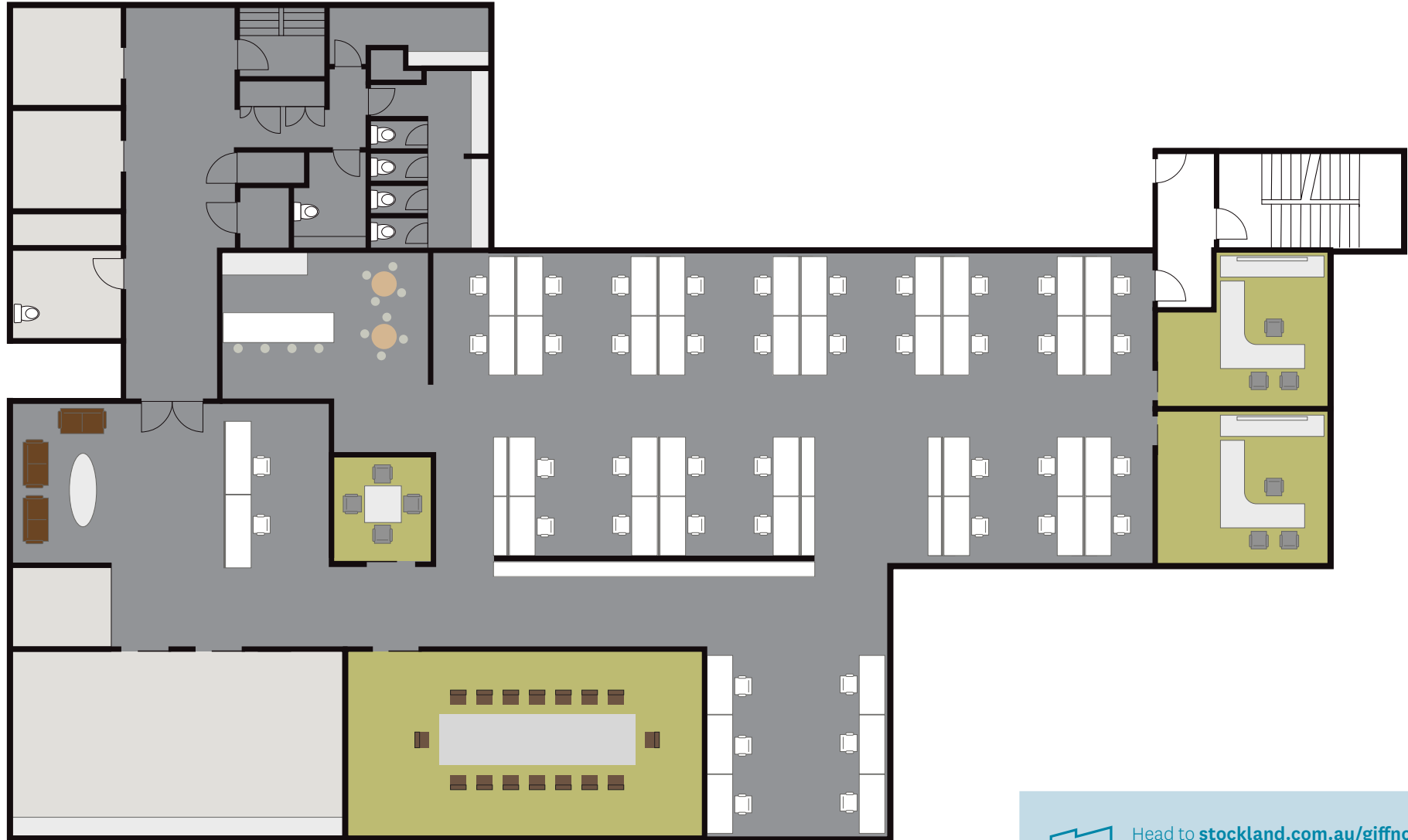
Suite 2.04 Office	449.8m ²
TOTAL AREA	449.8m ²



Key

- Office
- Amenities/Plant
- Adjoining Tenancy

Suite 2.04 Indicative Fitout Plan



Head to stockland.com.au/giffnock for an interactive 3D visualisation of indicative fitouts for Suite 2.04.

About the Neighbourhood

Retail



Convenient major

shopping centre

Macquarie Centre



Neighbouring

*cafés &
restaurants*

Giffnock Amenities



End of trip

facilities

Lifestyle & Recreation



Adjacent to Lane Cove National Park

*recreation &
fitness areas*



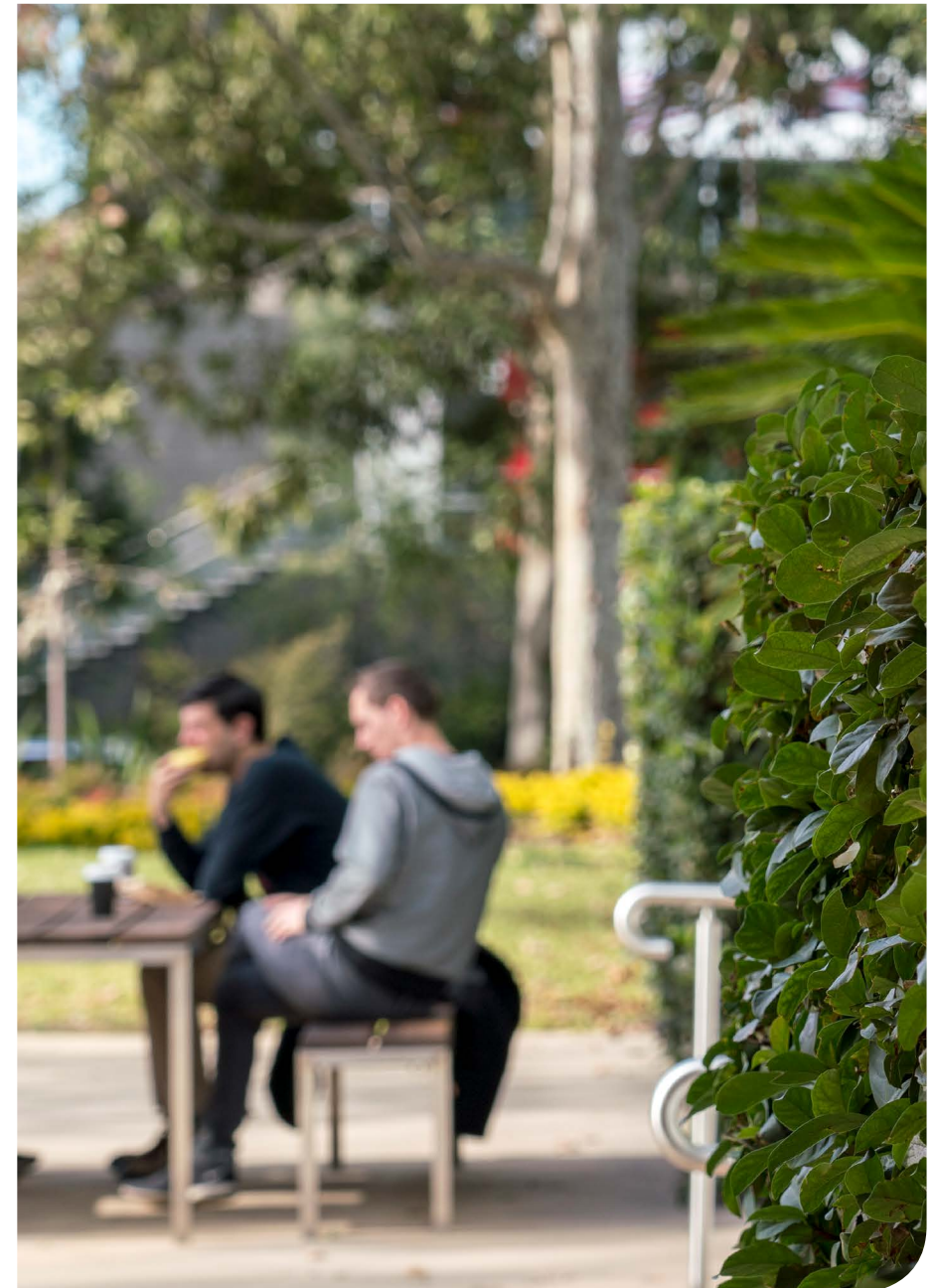
Access to neighbouring

*golf courses &
gymnasiums*



*childcare
facilities*

within close proximity



Indications of location or distance are approximate and for indicative purposes only. Amenities correct as of September 2019.

Macquarie Park & North Ryde Transportation

Transport for NSW and Roads and Maritime Services (RMS) are improving the road network and upgrading the train line. The road improvements aim to increase the reliability and efficiency of bus services, while easing congestion for all road users.

The train line has been upgraded to metro standards, as part of the Sydney Metro Northwest – Australia's biggest public transport project. Metro means a new generation of fast, safe and reliable trains easily connecting you with turn-up-and-go services.

Sydney Metro Northwest is now open, providing metro access from Tallawong to Chatswood, passing through Macquarie Park station which is a short 550 metres from 16 Giffnock Avenue. Tenants will also have a new direct metro service to Crows Nest, Barangaroo and Martin Place when Sydney Metro City & Southwest opens in 2024.

Access & Transport



Located near the

M2 Motorway

ON and OFF ramps and the junction with Epping Road.



Access to

Sydney buses

Hundreds of bus services now help connect the area, with a fleet of new, comfortable and air conditioned vehicles. Access to multiple service providers and 30 different bus routes means easy, regular and fast connections to more suburbs.



Now operating

Sydney Metro Northwest

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
- 8 new railway stations
- 4,000 commuter car parking spaces



All information is based on Transport for NSW and Connect sources as at July 2019.

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 \$17.9 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
Australia's Workplace Gender
Equality Agency



Global Climate Change
Climate A List



G R E S B
Global Sector - Diversified,
Retail/Office Listed
Global Real Estate Sustainability
Benchmark (GRESB)



Workplace & Logistics Snapshot

Growing and Developing a Quality Portfolio



34 PROPERTIES



4 billion
GROSS BOOK VALUE



1,554,300
SQM GLA



5.4 years
WEIGHTED AVERAGE LEASE
EXPIRY (WALE)



96%
OCCUPANCY



\$2.1 billion
FUTURE DEVELOPMENT
PIPELINE

Correct as at 30 June 2019



Workplace and Logistics portfolio
with 34 properties valued

\$4bn

Current workplace & logistics
development pipeline of

\$2.1bn

23 logistics, 6 business parks
and 5 office assets across

1,554,300m²

35 shopping centres nationally
valued at approximately

\$6.9bn



Stockland

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

\$17.9bn
of real estate assets

The leading residential developer with
56 communities, 76,000 lots remaining
and a total end value of

\$21.4bn

One of the leading retirement
living operators with

over 9,100

established units across Australia

Stockland named by theGRESB* as the

Global Sector Leader

in the Diversified - Retail/Office
category

*Global Real Estate Sustainability Benchmark



LEASING AGENT

Richard Casey

M 0403 580 665

Kellie Hatch

M 0413 048 236



LEASING AGENT

Dan Walker

M 0413 597 677

Michael Arcus

M 0438 550 967

Disclaimer: While every endeavour has been made to ensure the accuracy of the information contained in this document, Stockland Corporation Limited and its related entities (Stockland) give no warranty, guarantee or representation that the information provided is complete, accurate, up to date or suitable for your particular use or transaction. Stockland will not be liable for any loss, damage, cost or expense (whether direct or indirect) incurred by you as a result of your use of, or reliance on, or interpretation of the information provided in this document. You should seek legal or other professional advice in relation to the information contained in this document. October 2018.