

Triniti Business Park

39 Delhi Road, North Ryde NSW



Introducing Trinit

Triniti Business Park, 39 Delhi Road, North Ryde NSW

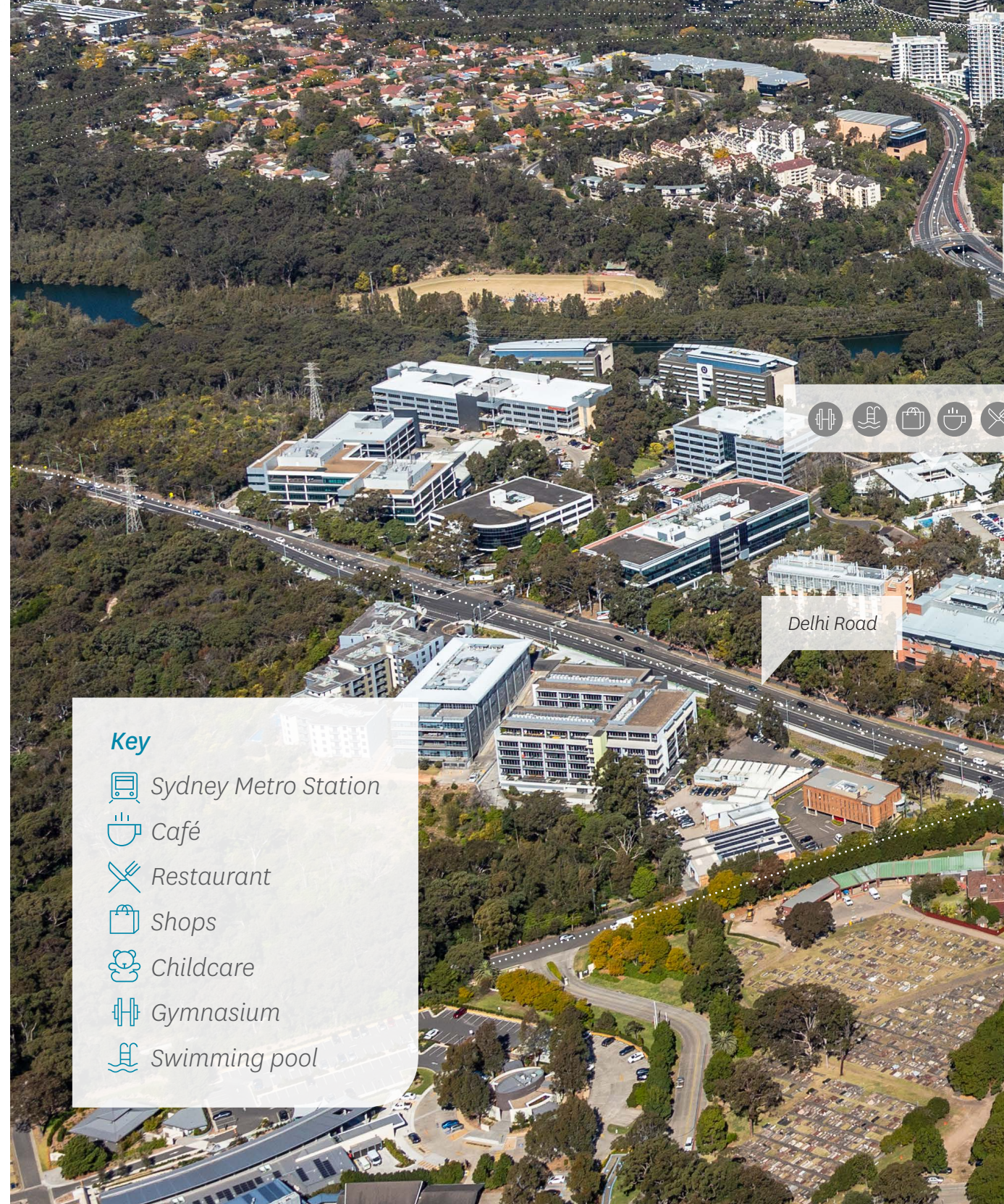
Stockland is pleased to present premium office accommodation for lease in the rapidly expanding North Ryde suburban market.

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, metro, bus and multiple arterial roads.

Key information

- Large and flexible floor plates
- Triniti 1 (T1) 5.0 Star NABERS Energy Rating
- Triniti 2 (T2) 4.0 Star NABERS Energy Rating
- Triniti 3 (T3) 5.0 Star NABERS Energy Rating
- 5.0 Star Green Star Rating (office as built V.2)
- Substantial car parking, ratio of 1:28
- End of trip facilities
- Onsite cafés
- Outdoor breakout terrace

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





M2 Motorway

Epping Road

Julius Avenue

Access to/from Epping Road

Triniti Business Campus

Access to/from Delhi Road

North Ryde Metro Station

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
(WITH ACCESS TO SYDNEY METRO)

150m



SYDNEY CBD

12km



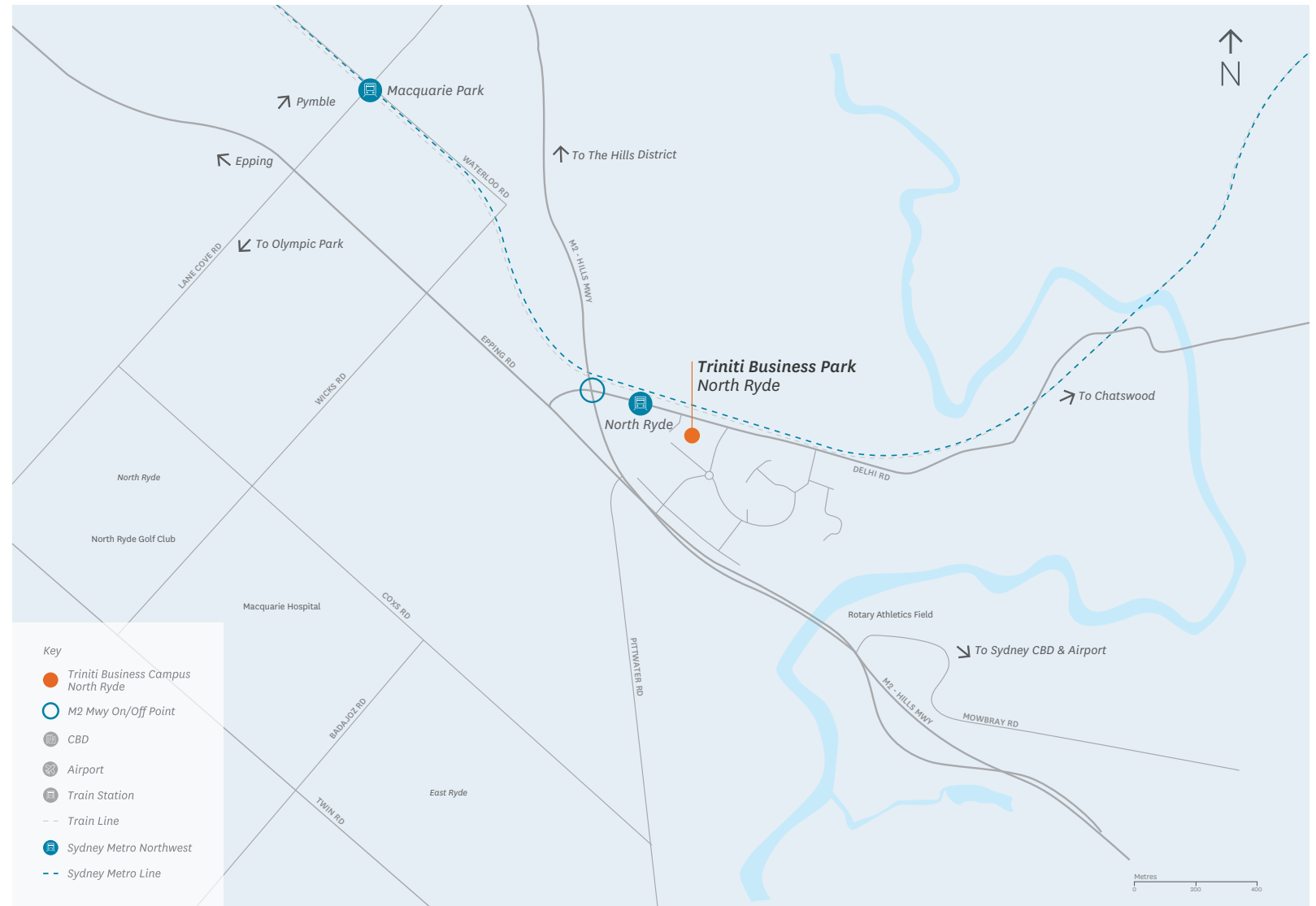
MACQUARIE SHOPPING CENTRE

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 997



Key

- Premises for lease
- Building
- Landscaping
- Canopy
- New Road

Metres

0 10 20 30 40

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.

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

- A-grade office
- Parking ratio of 1:36
- 4.0 Star NABERS Energy Rating
- Onsite café and restaurant
- End of trip facilities



Level 6, T2 - Indicative Fitout Plans



Key



Office



Amenities/Plant



Head to stockland.com.au/triniti
for an interactive 3D visualisation
of vacancies.

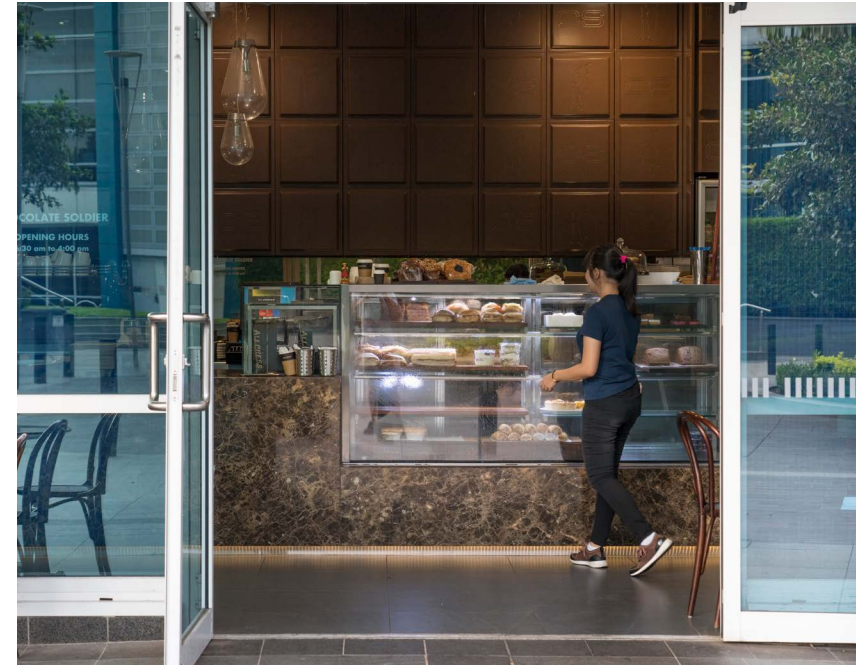
Today: A social and worklife hub

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, Triniti Business Park will continue to be the leading commercial asset within an integrated commercial, residential and retail North Ryde precinct.

Sydney Metro Northwest is now open, providing metro access from Tallawong to Chatswood, passing through North Ryde which is a short 3 minute walk from Triniti Business Park. 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.



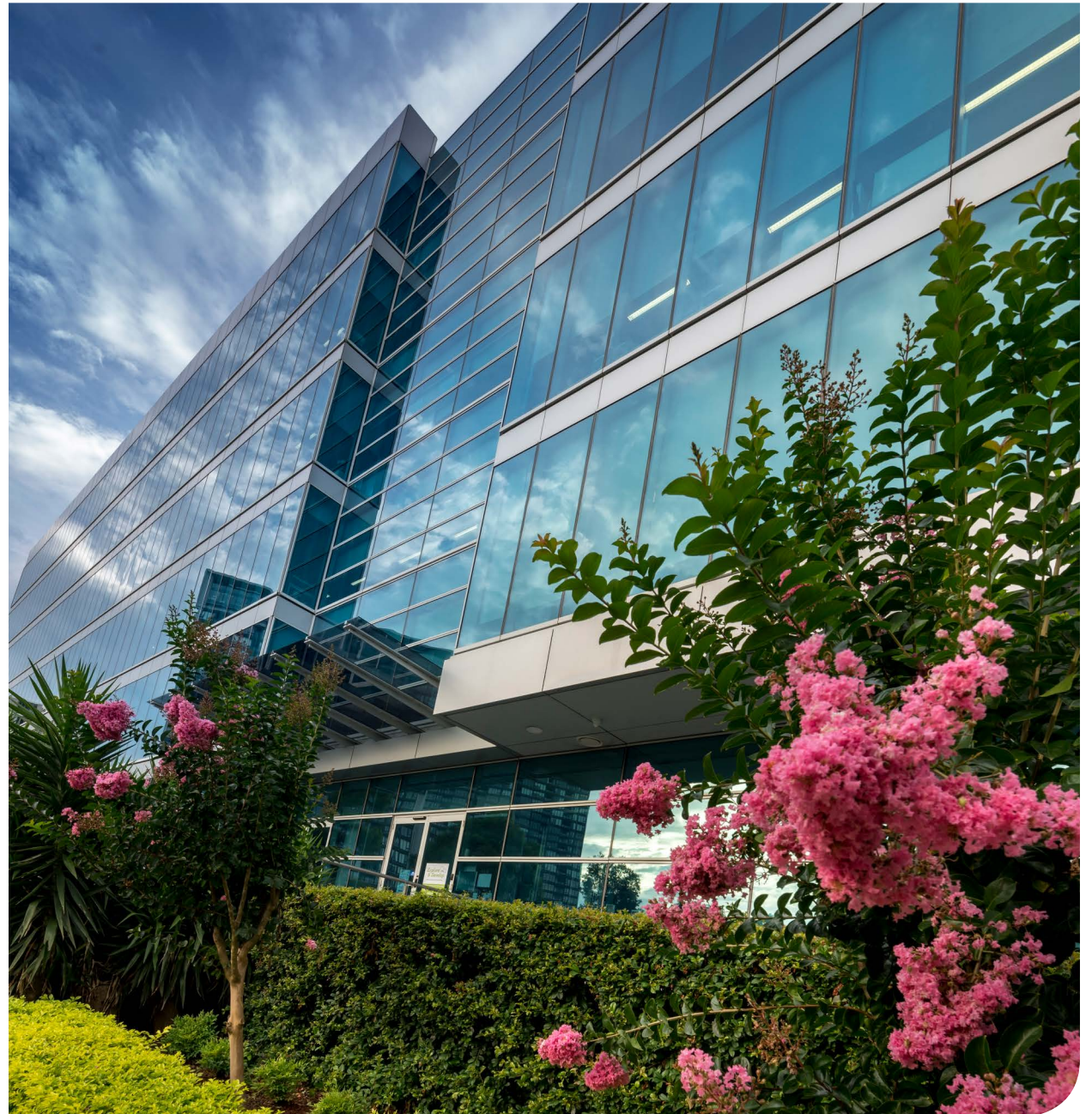
Now operating

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



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