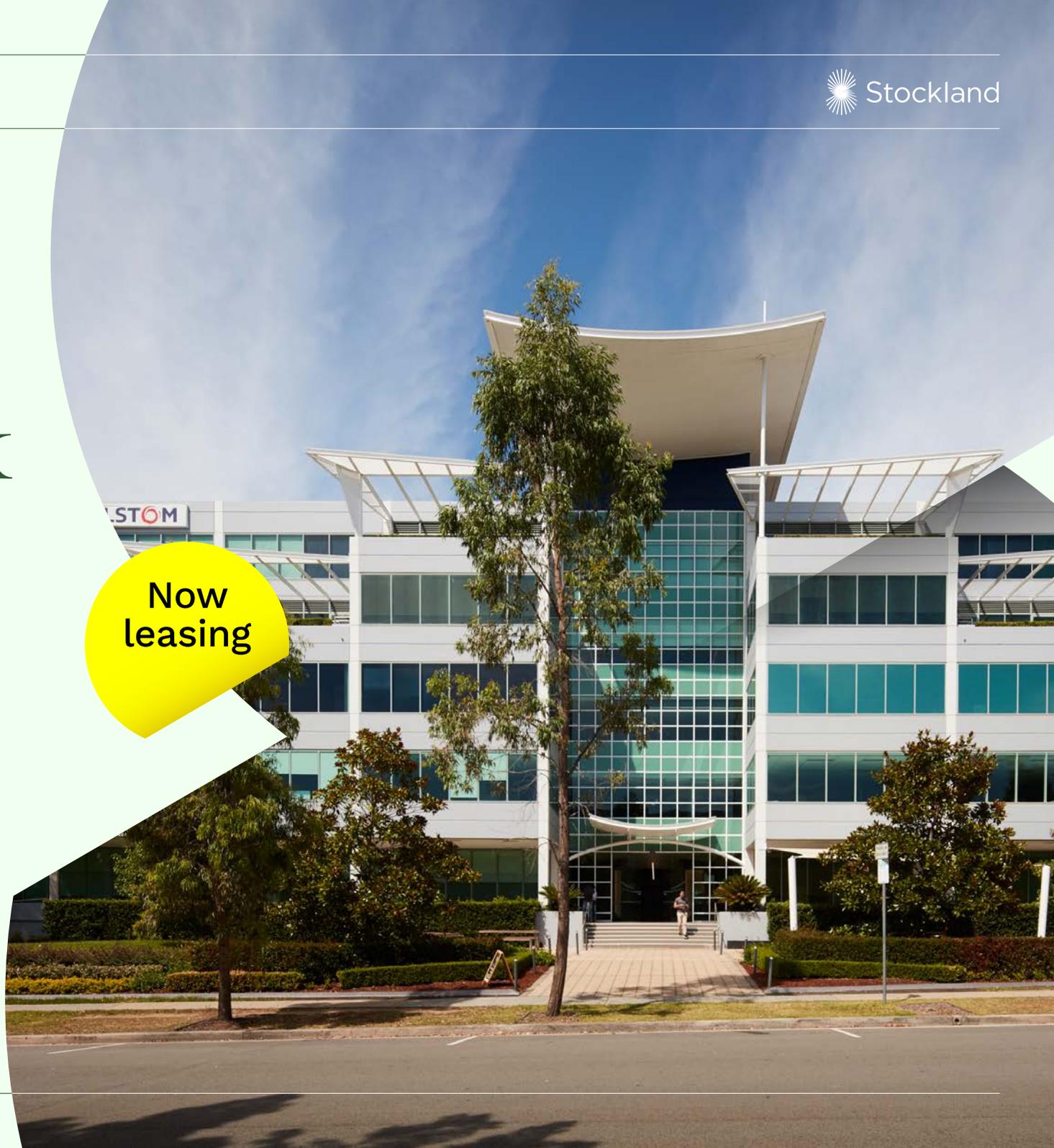


# 16 Giffnock Avenue

Macquarie Park  
Sydney NSW

**Now  
leasing**



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Welcome

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## True north

Vibrant business park offering premium office space.

16 Giffnock Avenue is a 1.3 hectare business park offering open-plan office space, 270 parking spaces and an ancillary warehouse. Located in the economic and employment powerhouse of Macquarie Park, the property is set among landscaped gardens and offers outdoor seating and end-of-trip facilities.

Choose from efficient, well thought out and flexible floor plates in a contemporary building with a 5.5-star NABERS Energy rating.

Find the space that will allow your business to thrive at 16 Giffnock Avenue.





## Everything, and more

Well-positioned in the heart of Macquarie Park.

16 Giffnock Avenue is close to an efficient transport network including Macquarie Park (550m) and Macquarie University (800m) Metro stations and major arterial roads.

Set in a vibrant and growing neighbourhood, there are plenty of lifestyle amenities nearby including Macquarie Shopping Centre, just a 10-minute walk away. Macquarie Park is increasingly reaching its potential as a worldclass place for innovation and collaboration with a strong employment focus.

Think food, retail, cafes, bars and restaurants, health and family amenity and services, local sporting clubs, health and family-oriented services.





# Convenient local links

### Transport

- Macquarie Park Metro Station
- Macquarie University Metro Station

### Retail

- Macquarie Shopping Centre
- Top Ryde City
- Woolworths Marsfield

### Health and Wellbeing

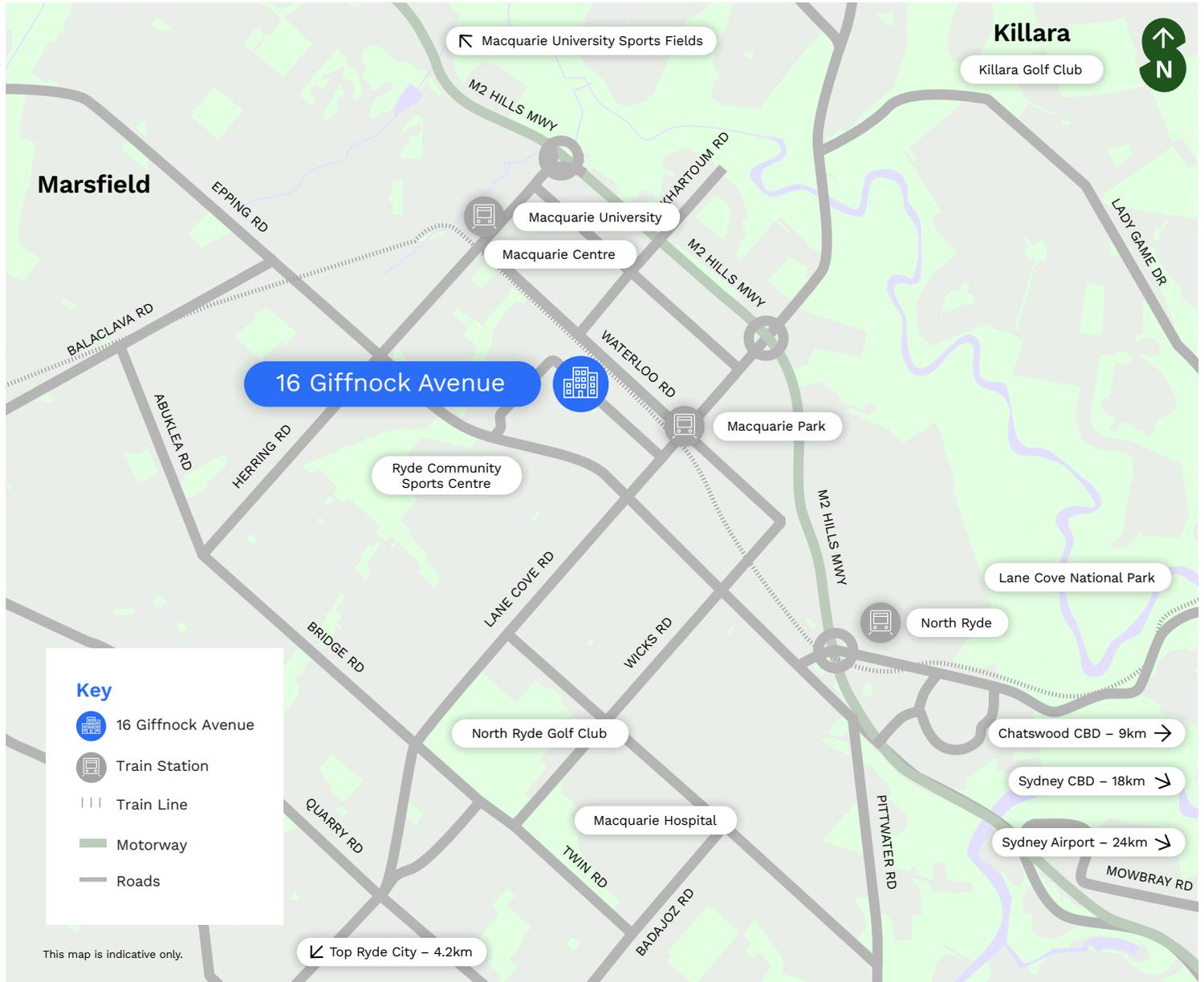
- Fitness First
- Plus Fitness
- Anytime Fitness
- Good Vibes Fitness
- Ryde Community Sports Centre
- Macquarie University Aquatic Centre
- Macquarie University Hospital

### Cafes and Dining

- TGI Fridays
- Chefs Gallery
- Bondi Pizza
- The Coffee Club
- Kin By Us
- The Governor Hotel
- The Ranch

### Community

- Only About Children
- Thrive Early Learning Centre
- 360 Early Education



This map is indicative only.



Image is indicative only.

## Spaces to thrive

16 Giffnock Avenue offers efficient, well thought out and flexible floor plates in a contemporary A-Grade building. The unique building shape coupled with large, low-sill windows provides sweeping views of Sydney and natural light.

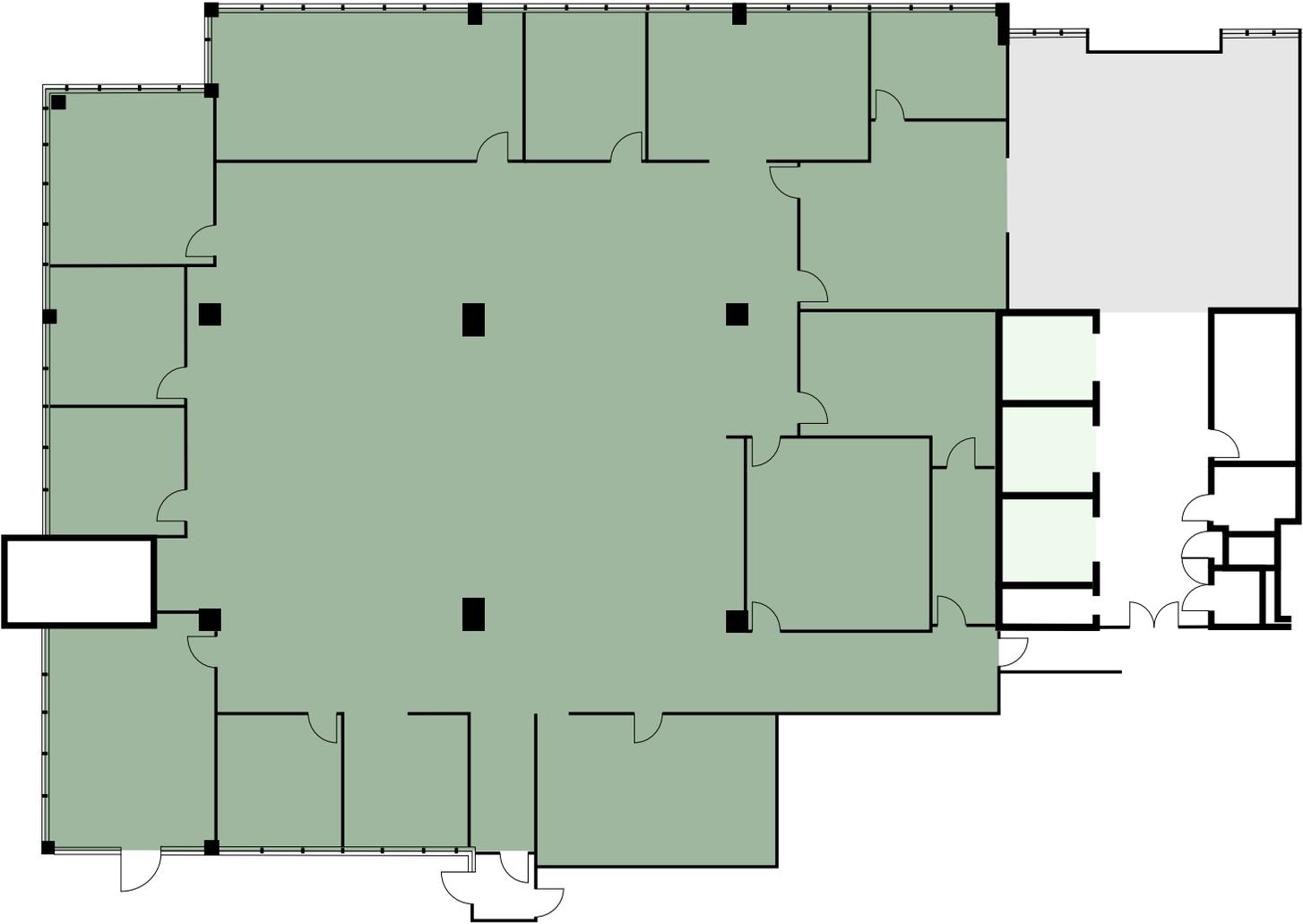
**Click here** to view the current opportunities and to find the space for your business to thrive.



Image is indicative only.



# Ground Level

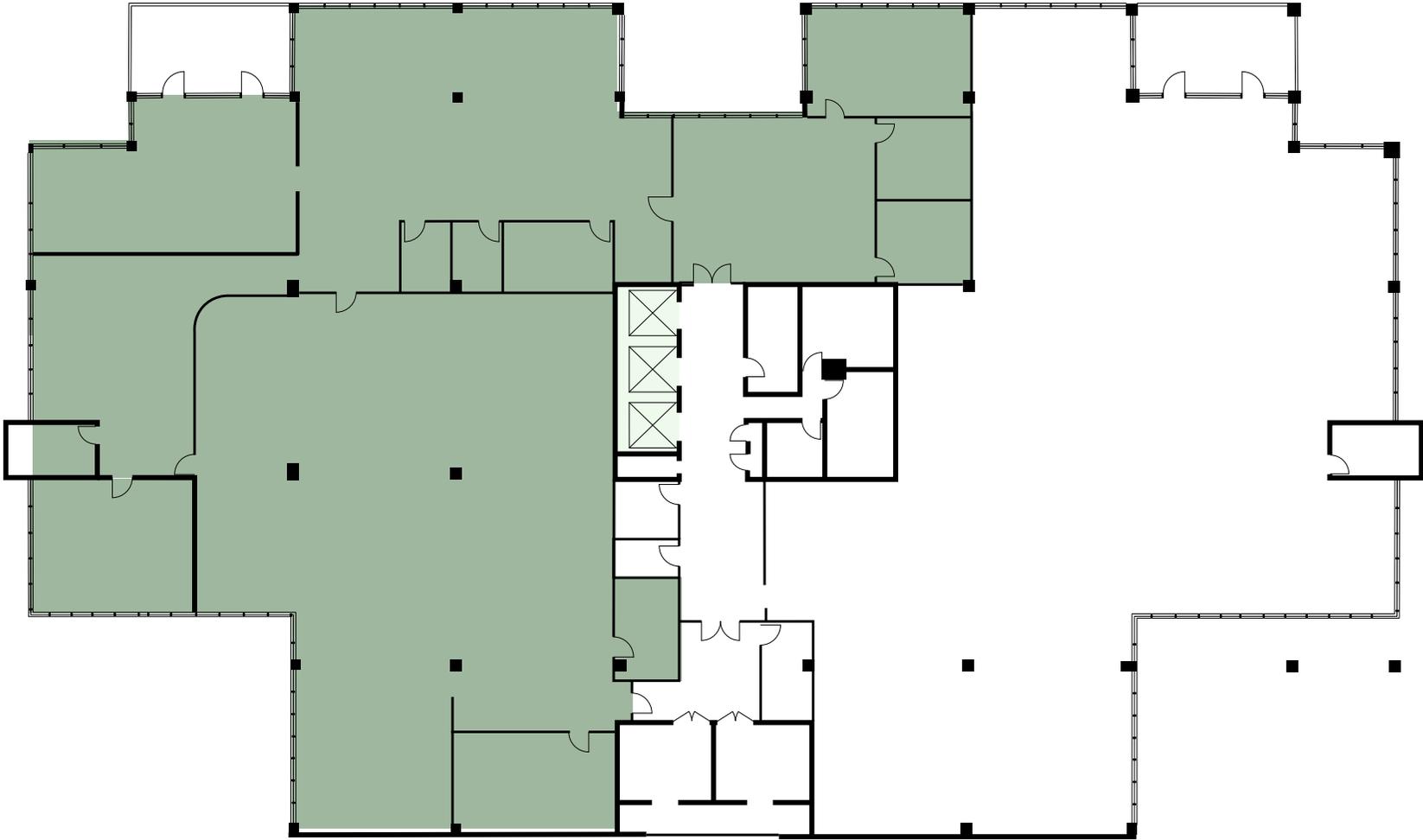


**Key**

- Tenancy A
- Lift Core
- Entrance Lobby



# Level 1 (current floor plan)



**Key**

- Tenancy A
- Lift Core
- WC Areas



# Level 1 (indicative floor plan)

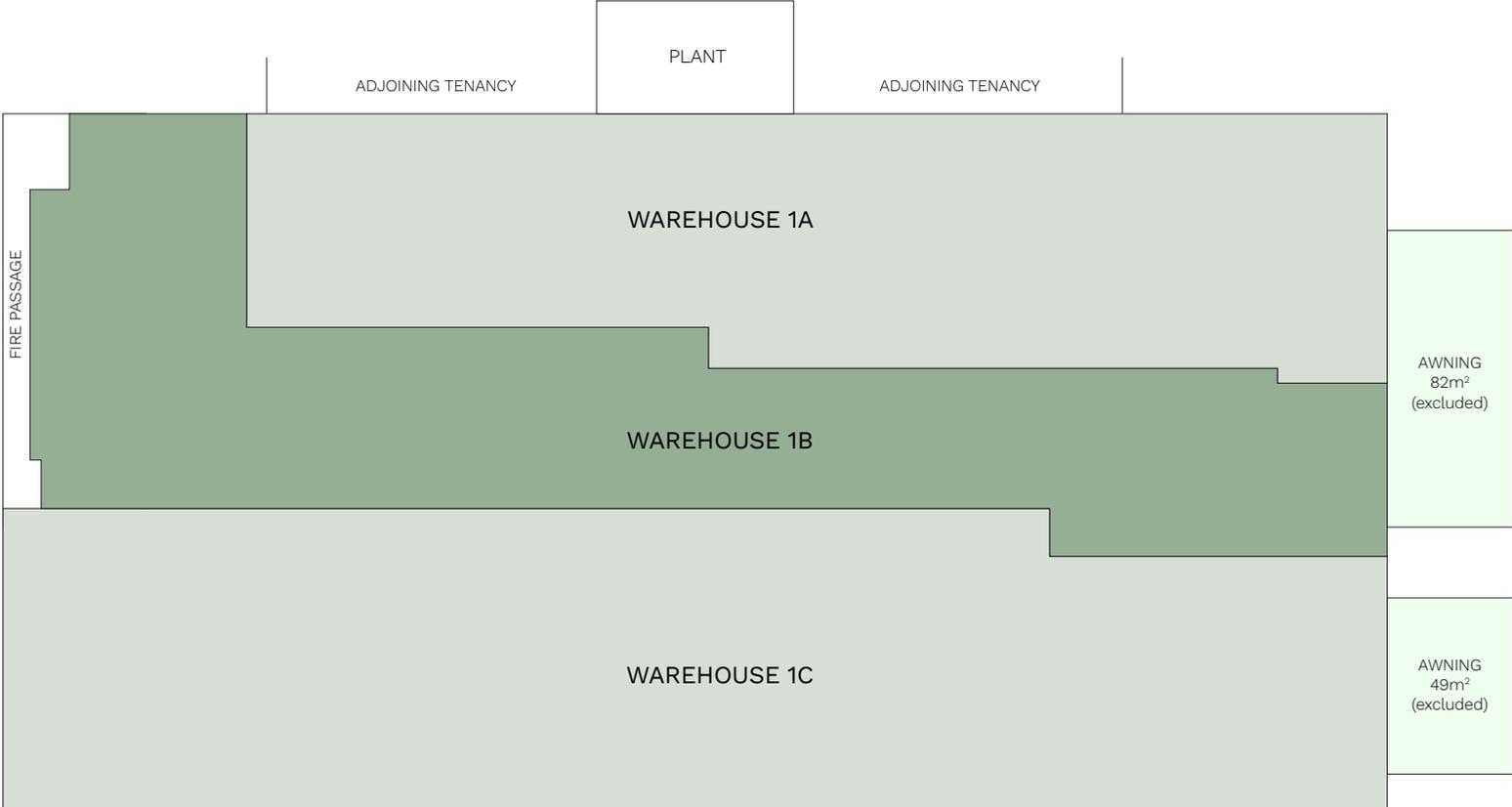


**Key**

- Tenancy A
- Tenancy B
- Lift Core
- WC Areas



# Vacant warehouses



**Key**

- Available warehouse
- Tenanted warehouses
- Awning



## Technical specifications

### Building hours

- Monday–Friday, 8am–6pm
- Tenant access is available 24/7
- PCA Grade B
- 5.5 Star NABERS Energy Rating

### Fire services

- Smoke detection within office levels
- Fire sprinklers within warehouse and car park
- Hydrants in fire stairs on each level
- Hose reels in fire cupboards on each level
- Occupant warning within all office and warehouse areas

### Electrical

- 300A
- Self contained emergency and exist lighting test switch
- T5 floor lighting
- GE Challenger access control system

### Architectural and structure

- Floor to ceiling – 2,700mm (L1 – 13)
- Slab to slab – 3,900mm (L1 – 13)
- 3.0 kPa floor loading (office)
- 3 lifts with one shared as a goods/ passenger lift

### Communications

- Telstra, Optus, NBN
- NBN ready
- MATV available on each level

### Mechanical services

- 1 person per 10m<sup>2</sup>
- On floor water package units with variable air volume control
- 4 zones per floor
- Tenant condenser water allocation of 2.0 litres per second per floor



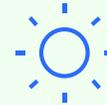
# Your partner



Australia's largest diversified property company with more than 70 years' experience



Best-in-class delivery systems and processes for efficiency and innovation



Solar investment of over 14MW across Commercial Property portfolio



High tenant engagement with 87% overall customer satisfaction with Stockland in Workplace & Logistics†



Owner, developer and manager of over \$13.8 billion<sup>^</sup> of assets in Australia



Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion\*#

## Global recognition of sustainability leadership

**Global Top 5 ranking** on S&P Global Dow Jones Sustainability Index for 12 consecutive years

Member of  
**Dow Jones Sustainability Indices**  
Powered by the S&P Global CSA

**GRESB Green Star** rating for 9 years



**AAA ESG Rating** from MSCI for over 10 years



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



To find out more about Stockland, please visit our website - [stockland.com.au](http://stockland.com.au)

<sup>^</sup>Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.  
\*Forecast end value on completion. #Includes M\_Park Stage 1, owned in capital partnership with Ivanhoe Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

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