

AN OPPORTUNITY TO LEASE

6-7 EDEN PARK DRIVE MACQUARIE PARK

A COMMERCIAL HUB TO ACCELERATE INNOVATION

Designed to inspire collaboration and innovation within the working environment, 6-7 Eden Park Drive is a purposeful and modern commercial hub. Comprising two adjacent A-Grade office buildings and leveraging the connectivity of its high-profile Macquarie Park location, 6-7 Eden Park Drive is positioned for elevated efficiency. With agile and inspiring office spaces accessed within just 15-minutes of the CBD, this amenity-rich business centre offers an outstanding opportunity.



Airport 27 minutes by car



Metro operating every 4 minutes during peak, every 10 minutes off-peak



34 bus routes servicing Macquarie Park



Accessed by major roads M1, M2, M4, M7



6-7 EDEN PARK DRIVE

7.5km
CHATSWOOD

1km
M2 MOTORWAY

12km
NTH SYDNEY





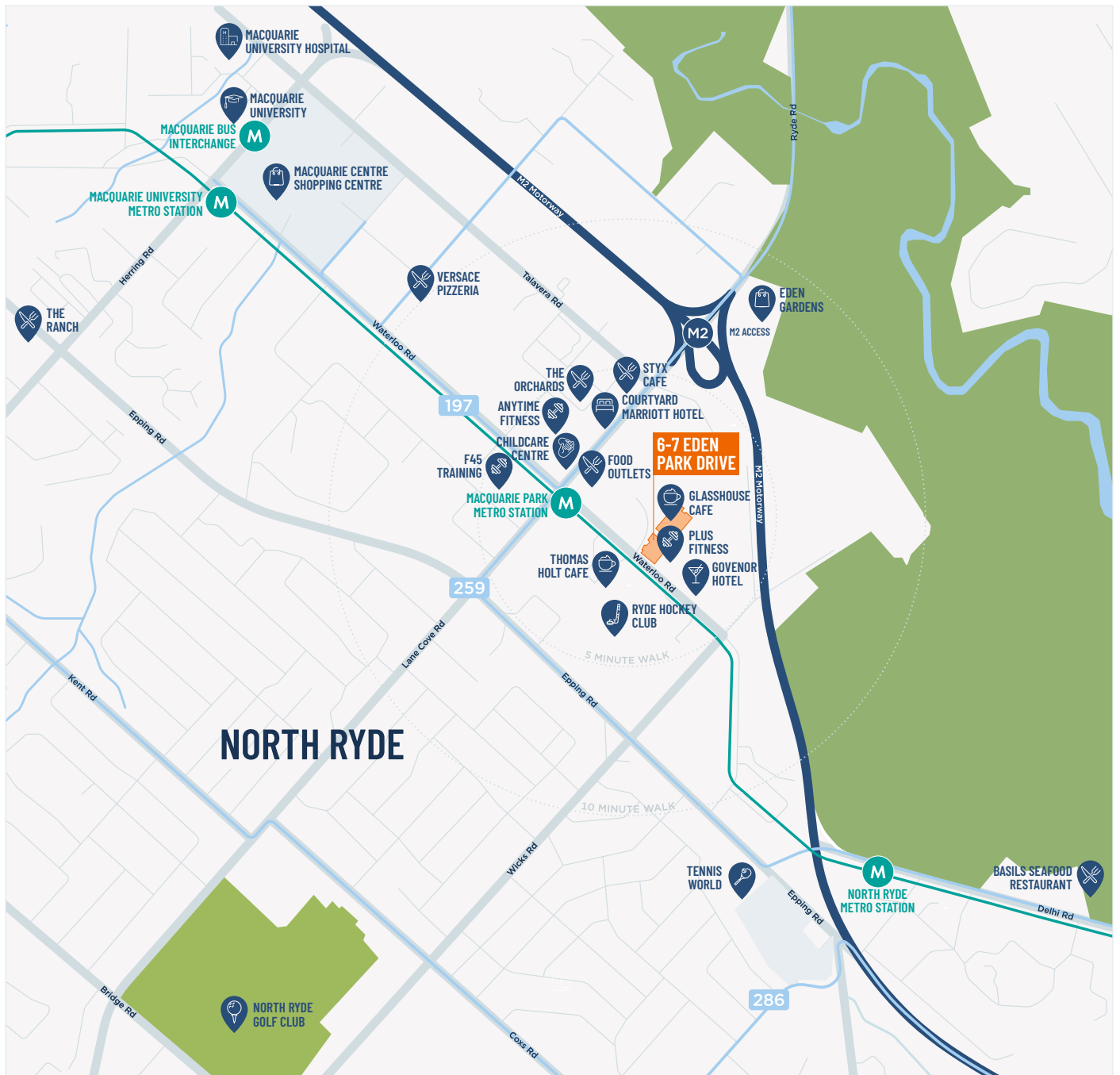
4.5km
LANE COVE TUNNEL

15km
SYDNEY CBD

700m
EPPING ROAD

25km
AIRPORT

29km
PORT BOTANY



LEGEND

- | | | |
|---|--|--|
|  Transport |  Sports Field |  Tennis Court |
|  Retail |  Parks & Green Spaces |  Pubs & Bars |
|  Food & Beverage |  Courtyard Marriott Hotel |  Café |
|  Golf Course |  Gym and Recreation |  Childcare Centre |



EXPERIENCE RARE CONNECTIVITY AND AMENITY

Well-established as Sydney's third CBD, Macquarie Park is a dynamic business precinct 17-kilometres from the city centre. Home to world-class health, technology and communication corporations, this location is highly activated and sits at the epicentre of global industry in Australia.

A precinct of exceptional innovation, enterprise and talent, Macquarie Park is continually expanding with the number of workers predicted to grow from 45,000 to 85,000, and current office space of 1 million square metres expected to double. Residents in the area are set to number 27,350 by 2036.

Superior access by rail and road places 6-7 Eden Park Drive within easy reach of the city, airport and major suburban hubs, such as Chatswood.

AN AGILE AND INTUITIVE WORKPLACE

6-7 Eden Park Drive's modern frontage and considered design bestows a prominent street presence. Inside, flexible floorplates and intuitive configurations ensure effective use of space allowing for agility and performance.

- > Quality, stylish, brand new fitouts
- > Turnkey solutions
- > Attractive, functional, modern office spaces
- > Impressive breakout areas, ideal for staff collaboration
- > 5-Star NABERS Energy rating and 4.5-Star NABERS Water rating
- > 24/7 accessibility



Flexible floorplates
from 1,200m² to 2,000m²
across 2 buildings



Secure
onsite parking,
1 per 54m²



Onsite
Management
Team



Rainwater capture
and use



Energy efficient
lighting



3 passenger lifts
per building



Showers on
each floor



Back-up power
generator on site



CCTV
monitoring



EMBRACING A POSITIVE, LASTING LEGACY

Dedicated to a more sustainable future and human-focussed spaces that work meaningfully within the environment, 6-7 Eden Park Drive enjoys being part of the Green Star Performance framework which endorses its environmental practises across indoor environment quality, energy efficiency, sustainable transport, energy and water efficiency and sustainable procurement practises.

Making use of an extensive rainwater capture and filter system, this precious resource is used to irrigate gardens and flush toilets onsite. Additionally, 6-7 Eden Park Drive's building management system captures data received every 15 minutes to ensure the buildings are operating as efficiently as possible and to make recommendations for better use of valuable environmental assets.

At 6-7 Eden Park Drive, our ESG factors are integrated into, and align with our portfolio sustainability goals. Our Management places innovation, collaboration, tenant partnerships and reporting and transparency at the forefront of our decisions.



TENNANT ENGAGEMENT

Our workplaces are designed to foster the health, safety and overall wellbeing of our employees, tenants and the communities in which we operate. One of our most impactful pillars is our Tenant Engagement program which maximises our social impact.

Put simply, tenant engagement is about the activities and strategies that keep our tenants excited about the workplace. The goal is simple too - to create a vibrant, welcoming environment for all staff. At 6 & 7 Eden Park Drive we have a dedicated team who ensure the office experience is something unmissable.

Tenant Engagement at 6 & 7 Eden Park Drive

Our tenants benefit from a variety of activities designed to foster connection and engagement, including lunchtime gatherings, competitions, and giveaways:

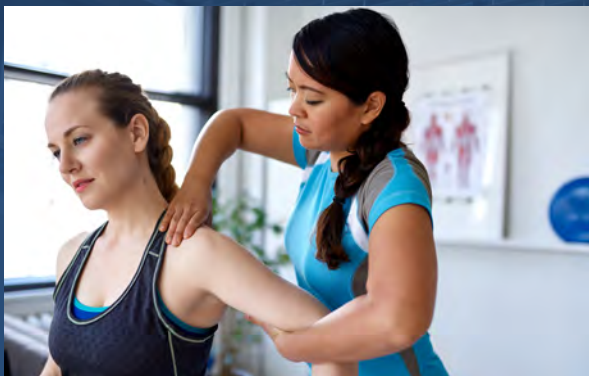
- > A comprehensive wellness program featuring free fitness classes promotes a healthy work-life balance.
- > Regular events and social activations help tenants stay connected and engaged with one another.
- > Raffles and giveaways add an element of fun and friendly competition.
- > Regular tenant newsletters and “What’s On” guides keep everyone informed about exciting activities both in and around the office.



PERFECTLY PLACED FOR BALANCE TO THRIVE

On-Site Amenities

Enjoy the ultimate workspace experience, embracing a vast array of onsite amenities. Fuel your day with ease at Glasshouse Café, Eden Machi or D'Fresh Food Bar, benefit from onsite health practitioners, ensuring your well-being takes centre stage or embrace balance and relaxation by booking in a hair treatment at our local Hairdresser. Welcome to a workspace where onsite amenities enhance your work-life balance.



Health and Wellbeing

Start your working day with balance at Plus Fitness, the on-site fitness centre or alternatively, choose from a wide range of fitness centres within a kilometre of the office. Rock-climbing gym Climb Fit is also nearby and medical centres can be accessed at both Macquarie Centre and Lachlan Square.



Dining and Nightlife

Within the 6-7 Eden Park Drive precinct, discover the convenience of the onsite cafés for reviving coffee breaks and takeaway options. Nearby, revel in the enormous variety of eateries and restaurants on offer at Macquarie Centre. Come evening, The Governor Hotel provides the perfect location for post-work entertainment.



Retail

Enjoy easy access to exciting retail stores from fashion and homewares to fresh produce and groceries at nearby Macquarie Centre, the largest shopping centre in the state. With more than 300 stores, including cinemas and supermarkets, everything is on-hand for exceptional convenience to bookend the work day. Also find Coles within easy reach at Lachlan's Square.

Childcare

With more than 34 childcare centres located in Macquarie Park, 6-7 Eden Park Drive is situated for unparalleled family convenience.





POSITIONED FOR GROWTH

A centre for education and commerce, Macquarie Park is an area of growth and innovation. To meet the precinct's expected expansion, infrastructure, amenities and housing are continually evolving.

Businesses in Macquarie Park enjoy being part of an ever-increasing network of talent and productivity, and are serviced by accessible and convenient transport, green spaces and accommodation.

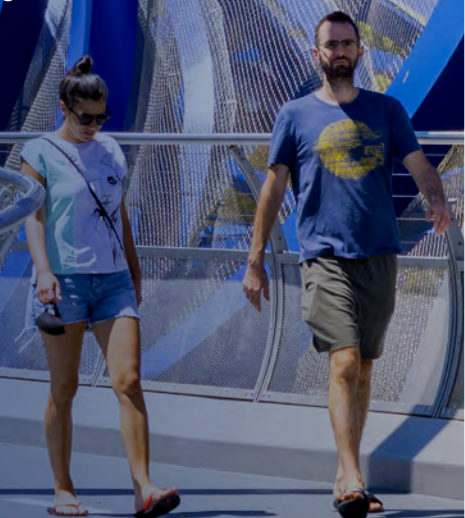
As part of an urban activation plan, The Macquarie Park University Station Precinct will include four new parks, new homes and urban renewal within an 800-metre radius of the station. It will create a walkable, interconnected hub.

Improved transport connectivity will provide walkable access from the three stations to 85% of Macquarie Park.

An additional 12,000 new homes are under construction.

45,000 workers are set to grow to 85,000 bringing increased collaborative opportunities.

Currently achieving \$9.5bn economic output, Macquarie Park is forecast to be a \$14bn economy by 2036.



FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION

ALIRA
PROPERTY

Giuseppe Ruberto

Partner

M +61 413 059 492

gruberto@aliraproperty.com.au

Steve Clapham

Partner

M +61 421 192 909

sclapham@aliraproperty.com.au

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