

8 Australia Avenue

Sydney Olympic Park NSW



THALES

WESTERN SYDNEY UNIVERSITY



M4

ANZ STADIUM

QUDOS BANK
ARENA

ATHELETIC
CENTRE

AQUATIC
CENTRE

SYDNEY
SHOWGROUND

SYDNEY
METRO

TRAIN
STATION

8 Australia
Avenue

Current leasing
availability including
floor details

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Executive summary

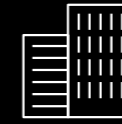
8 Australia Avenue was meticulously designed, keeping its future occupants at the forefront.

Its architectural blueprint boasts an environmentally sustainable design that harmoniously blends with the good quality retail space, enhancing the overall allure of this exceptional office building. The 8 Australia Avenue occupants will relish in the multifaceted architectural environment, a testament to its quality and thoughtful planning.





Amenities



A-Grade office accommodation



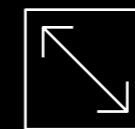
High profile location
within the Town Centre of Sydney
Olympic Park



Situated on the corner of Australia
Avenue opposite Olympic Park
railway station and bus terminal



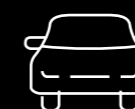
Design offers approx. 6,000m²
office space with excellent
signage opportunities



Typical floors 1,200m² NLA
approximately



Ground floor design provides
675m² retail space



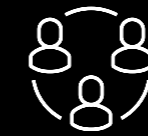
121 parking spaces
available in total



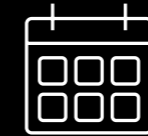


Rooftop

Exclusive bookable rooftop terrace.



Breakout area



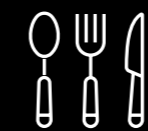
Events space



Greenery



Seating



Outdoor dining

Location

Located within the thriving precinct of Sydney Olympic Park, 8 Australia Avenue benefits from the outstanding choice of entertainment, sporting and lifestyle choices that the precinct offers.

World-class sporting and recreational facilities including ANZ Stadium, Sydney Showground, Qudos Bank Arena, Sydney Aquatic Centre, an athletics and tennis centre and other excellent sporting facilities are right at the door.

Within the area are bike and running tracks and parklands as well as cafes, shops, and medical facilities.

The nearest major shopping centre, Rhodes Waterside, is located approximately 1.5km* away and offers access to major retailers including DFO, Woolworths Metro on Carter, IGA on Australia Avenue, Coles, Aldi and Ikea, as well as over 110 specialty stores.

The centre also features numerous dining and entertainment options with a modern outdoor dining area and movie cinema.



Connectivity and transport

Sydney Olympic Park offers numerous forms of current and future transport optionality including Olympic Park Station, bus services and taxi ranks.

The area is also serviced by the major arterial roads of Parramatta Road, Homebush Bay Drive, Silverwater Road and the recently upgraded WestConnex M4.


Sydney Olympic Park has already benefited from part of the WestConnex infrastructure, with driving times to the CBD cut by 20 minutes.


Additionally, Sydney Olympic Park is set to receive a dedicated station as part of the Parramatta Light Rail Development as well as being part of Stage 2 in the Sydney Metro West rail project. Each of these infrastructure projects are part of the \$90 billion program currently underway in NSW.




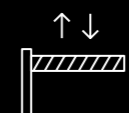
BaseUp


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 BaseUp Bluetooth hardware to facilitate carpark access

 Customisable visitor management upon request

 Maximise car park utilisation

 Self-serve solution for building tenants

 Shared staff and visitors parking

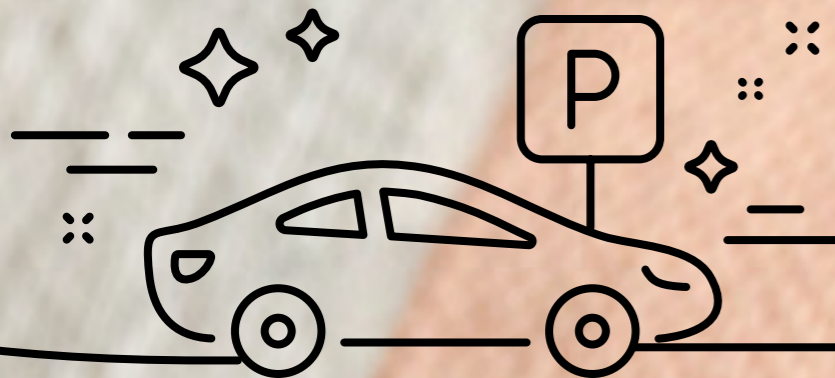
 Monetise your unused parking spaces



Access

Book

Manage



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- Bintracker Mobile App with QR code recognition and scale integration. The system provides your company with data for scope 3 emissions reporting and reduces your impact on the environment.

Accessible data:

- View your waste data through the Bintracker portal.
- Automated monthly summaries of your company's waste output.

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Current leasing availability including floor details

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