

Current leasing  
availability including  
floor details

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# Overview

Eight Central Avenue is located within the innovation precinct at South Eveleigh, just 2.5 kilometres south of the Sydney CBD.

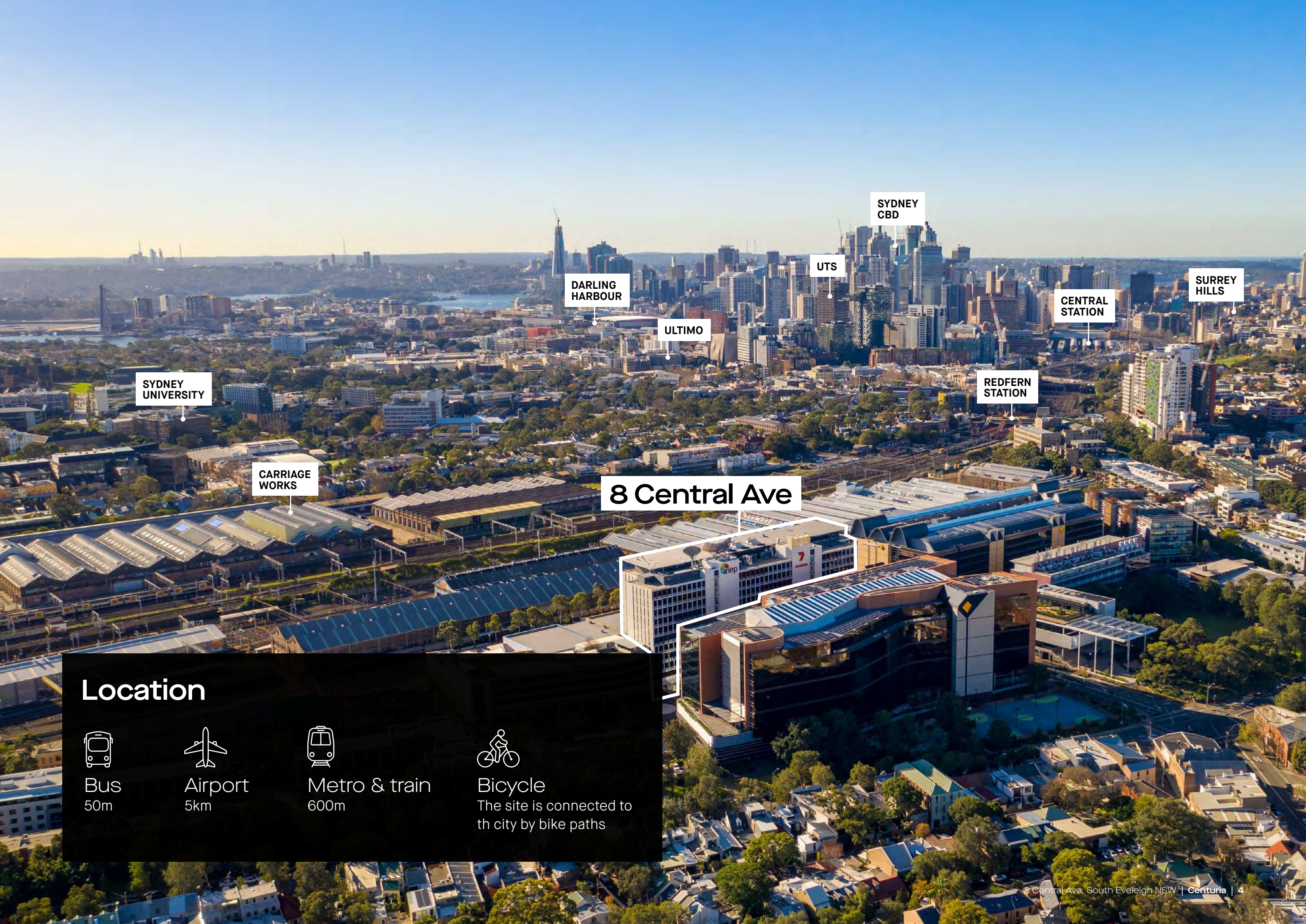
The property is a 36,000sqm freestanding A-grade asset comprising ground floor with retail and eleven levels of office accommodation with a typical floorplate of 3,000sqm.

The precinct has recently undergone an extensive transformation. Mirvac have developed Commonwealth Bank Australia's campus as well as restoring the adjoining Locomotive Workshop with a vision centered around creating an innovation precinct that combines world class work, retail and community spaces.

Exciting new onsite amenity create oneoff experiences that make South Eveleigh a truly unique destination.







SYDNEY  
UNIVERSITY

CARRIAGE  
WORKS

DARLING  
HARBOUR

ULTIMO

UTS

SYDNEY  
CBD

CENTRAL  
STATION

SURREY  
HILLS

REDFERN  
STATION

8 Central Ave

## Location



Bus  
50m



Airport  
5km



Metro & train  
600m



Bicycle  
The site is connected to  
the city by bike paths





## Redfern station upgrade

The NSW Government has improved accessibility at Redfern Station as part of the Transport Access Program.

The project aimed to provide a station precinct that is accessible to those with a disability, limited mobility, parents/carers with prams and customers with luggage.

Recent upgrades to the Redfern station makes it easier for all customers to access, as well as improving connections between the station and key destinations in the area. The upgrade includes a new concourse at the southern end of the station.





# Onsite amenity

South Eveleigh is a place that celebrates it's rich culture and history whilst providing a platform for the latest innovations and technologies. A place of social inclusion, where workers, local community members and visitors can come together, to work, learn, play and live.

The precinct has been designed to invite the local community in – with high-quality retail, creative spaces, landscaping, heritage interpretation and public art. This includes five new retailers offering a diverse range of services in addition to those that are well established, with more to open over the coming months. They include:

- IGA
- Xtend Barre
- Eveleigh Lash & Brow
- Moe & Co
- Egg Of The Universe
- Charlotte's Little Sister
- Bodyfit Fitness Centre
- Funkichino
- Grounds
- RE
- Alexandria Hotel







## The Precinct

South Eveleigh is a vibrant precinct that is enjoyed by both workers and the local community.

The focus on green open spaces has resulted in a remarkable park setting which provides a range of amenities that everyone can enjoy. The include:

- Basketball Courts
- Tennis Courts
- Futsal Courts
- Barbeques
- Exercise Equipment

Eveleigh Green is an open space for the community to use at any time. It's an ideal spot for mothers groups during the day, parents catch-ups of an evening, or a weekend get together location for adults while kids get to use the skate and scooter park, or young ones get to play in the sandpit or test their skills on the adventure playground. The brand new Eveleigh Ballroom brings extraordinary events to life in beautiful spaces is at the heart of The Grounds. The heritage-listed event space will offer a breath-taking backdrop to share in and celebrate life's special moments.



# Village square

The Village Square is a flexible and open space suitable for outdoor working, meetings and gatherings.

For those looking for some time-out it's also the ideal spot to sit and enjoy lunch.





# Home of innovation

South Eveleigh Innovation Precinct plays host to:


- Hoist
- Commonwealth Bank
- Cicada innovations
- The University of Sydney
- NICTA
- CSIRO's Data 61









## End-of-trip facilities

 12 showers

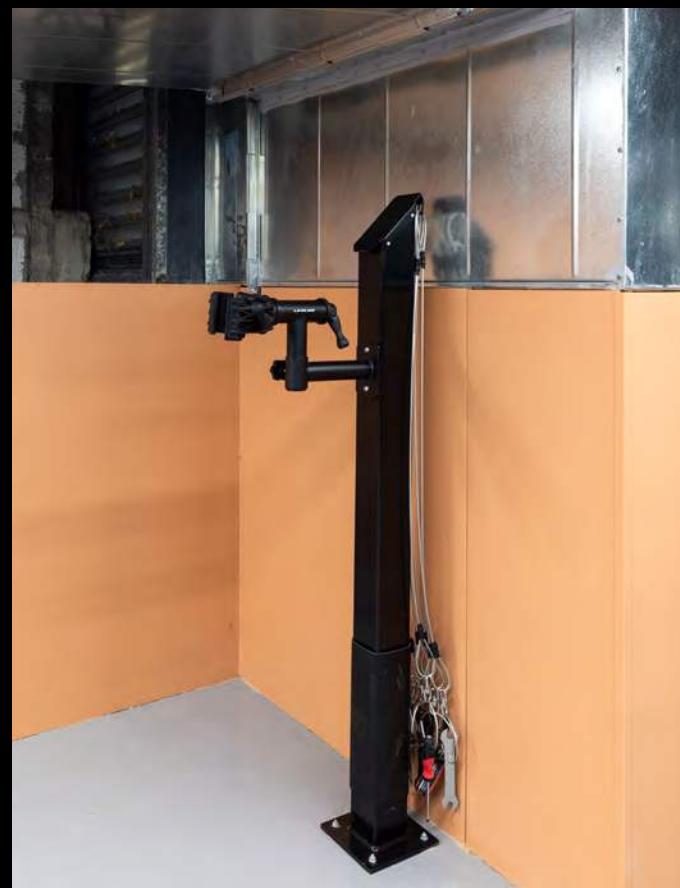
 2 toilets

 96 lockers

 Shoe racks

 Bike storage and bookable bicycles


 Towel service

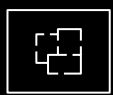





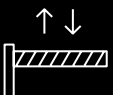
# BaseUp


Flexible parking solution available


- 


Cloud-based dashboard to manage parking with flexibility, clarity and ease
- 


Carpark configuration to maximise efficiencies
- 


Direct app access to bookings
- 

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



Book

Manage

Access



# Technical specification

<b>FLOORS:</b>	The main office floors provide ~3,000sqm efficient plates serviced by 2 lift cores. Large windows provide abundant natural light and attractive views with blinds to control heat loads. The ceiling height is generally 2.8 metres and energy efficient lighting is standard throughout. These levels benefit from accessed flooring giving tenants maximum flexibility.
<b>GRADE:</b>	A Grade
<b>NABERS RATINGS :</b>	4.5-star NABERS Energy 3 star NABERS Water
<b>A/C SYSTEM:</b>	VAV via an under floor distribution system using the floor void as a plenum. Rotating swirl type outlets will be located across the floor at various locations, these outlets can be adjustable and therefore allowing the occupant a controlling element.
<b>LIFTS:</b>	The building has 10 lifts servicing all floors & 1 external lift for disabled carpark access. <ul style="list-style-type: none"><li>• Lifts are split in 2 core lift banks</li><li>• One of the 10 lifts is a dedicated Goods Lift</li></ul>
<b>ESD:</b>	The building has been designed, constructed & achieved in order to achieve a Base Building 4 star Australian Building Greenhouse Rating (ABGR).
<b>ON SITE MANAGEMENT:</b>	Centuria have an onsite Facilities Manager based in the complex.
<b>DISABLED ACCESS:</b>	All building entrances are disability compliant and the office floors feature PWD toilets.
<b>CAR PARKING:</b>	350 secure car parks located in B1, with 17 motorcycle bays and showers. Representing a 1:78sqm ratio across office NLA.

Additional information can be made available upon request.





# Centuria

## Who we are

Centuria Capital Group (ASX:CNI) is an ASX-listed specialist investment manager with a 35 year track-record of delivering a range of products and services to investors, advisers and securityholders. Centuria Capital Group has \$20.2b in Assets Under Management (AUM)<sup>1</sup>. Our business is centred around property funds management and investment bonds.

## Our services

CPFL's experienced Asset Management team prides itself on a hands-on approach that is committed to providing the highest possible quality of personal service to both its clients and tenants.

Centuria is committed to delivering an optimal standard of quality business space and superior service to their tenants nationwide.

### Kimberley Brennan

#### Asset Manager

Responsible for overseeing all property management matters.

[Kimberley.Brennan@centuria.com.au](mailto:Kimberley.Brennan@centuria.com.au)

### Grant McFarlane

#### Senior Facilities Manager

On-site facilities manager responsible for operation of the building.

[grant.mcfarlane@centuria.com.au](mailto:grant.mcfarlane@centuria.com.au)

### David Schmidt-Lindner

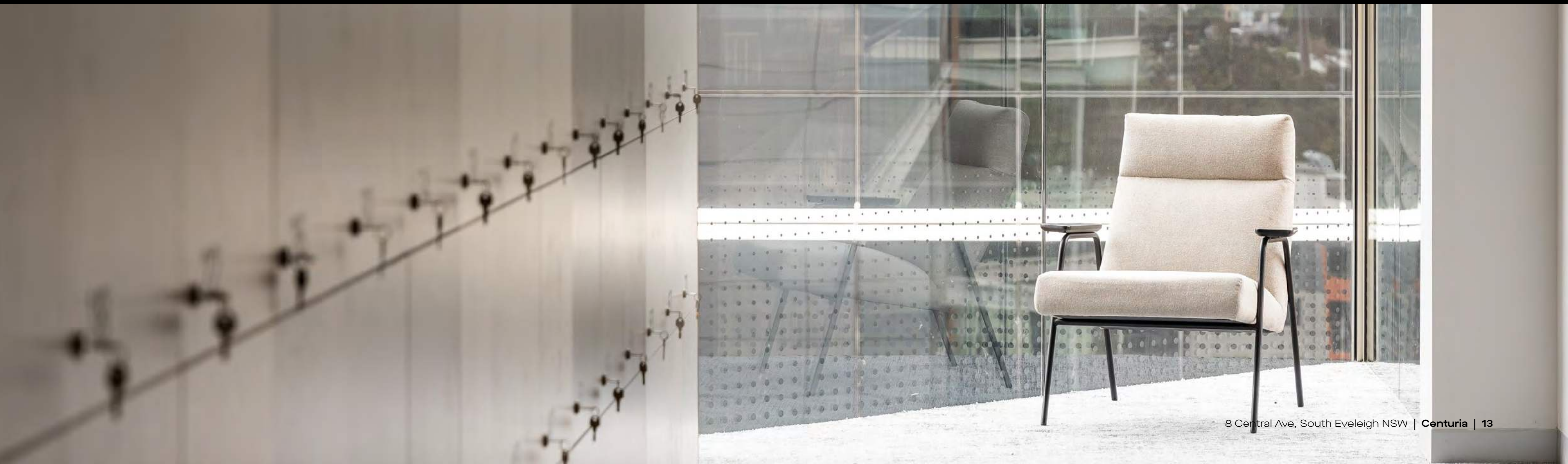
#### National Leasing Manager

Responsible for all portfolio leasing.

### Victor Georos

#### Head of Portfolio and Asset Management

Responsible for overseeing property portfolio.







For current leasing availability including  
floor details and contact details

[CLICK HERE](#)



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**Centuria**