

Centuria



Central  
Avenue

INFORMATION MEMORANDUM  
8 CENTRAL AVE, SOUTH EVELEIGH NSW



# Your new office awaits.

**NOW LEASING →**







Welcome to  
8 Central Ave,  
Eveleigh.



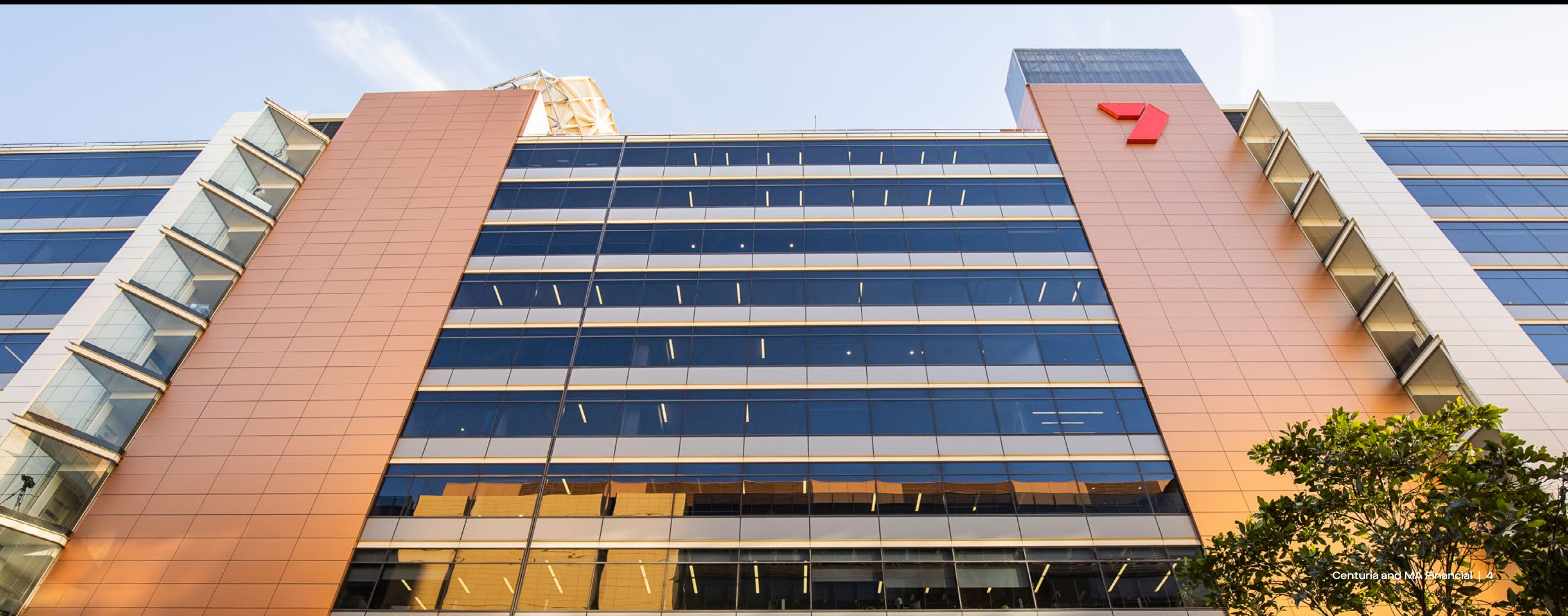
# More than a workspace.

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.







# An instant connection.



Bus  
50m



Airport  
5km



Metro & train  
600m



Bicycle  
The site is connected to the city by bike paths



# Always accessible.

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.







# Get more of what you need.

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.

**The retailers provide a diverse range of services and offerings such as:**

- Romeo's Food Hall IGA
- BrewDog Craft Beer Bar
- Body X by Bodyfit Gym and Bodyfit Platinum
- The Grounds of South Eveleigh and Event Space
- Re (No. 46 in World's 50 Best Bars 2022)
- Priceline
- Steve Costi's Famous Fish
- Myhealth Medical Centre







# A vibrant 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, including:

- 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.



## Amenities

- Childcare
- Washroom Laundry

## Health and beauty

- MyHealth Medical Centre
- Priceline
- Depot Nail Bar
- The Colour Lounge
- Washroom Laundry

## Sports and activity

- Gyms
- Scooter park
- Recreational courts
- Sports field
- Play equipment

## Wellness centre / studios

- Yoga Studio
- Wholefoods café
- Barre

## Gardens and parks

- Cultural Garden
- Rooftop Park
- Eveleigh Green
- Village Square

## Other

- Blacksmith





# Village square

South Eveleigh precinct boasts outdoor breakout spaces, large outdoor green oval, sports courts, skate park, BBQs and rooftop garden. Producing a bespoke curation of events and entertainment for both including celebration of key cultural events brining the precinct and local community together.





# Home of innovation.

South Eveleigh Innovation Precinct plays host to:

- Hoist
- Commonwealth Bank
- Cicada innovations
- The University of Sydney
- NICTA
- CSIRO's Data 61
- Yahoo
- Channel 7
- Data Republic
- Working on It
- One Roof Women
- Australian Computer Society (ACS)
- Launchpad (UNSW Sydney)

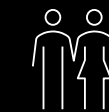




# End your trip in style.



12 showers



2 toilets



96 lockers



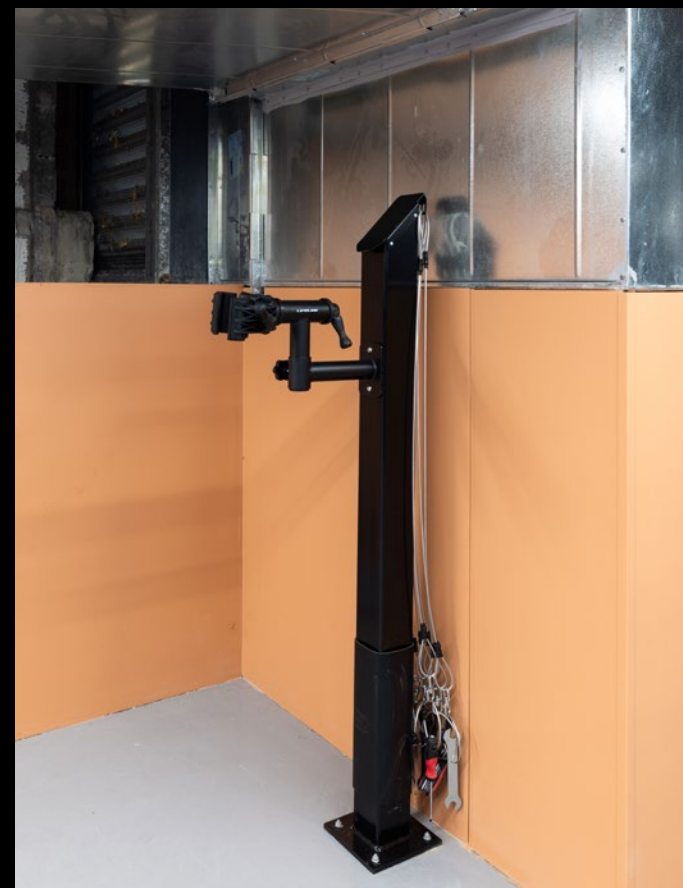
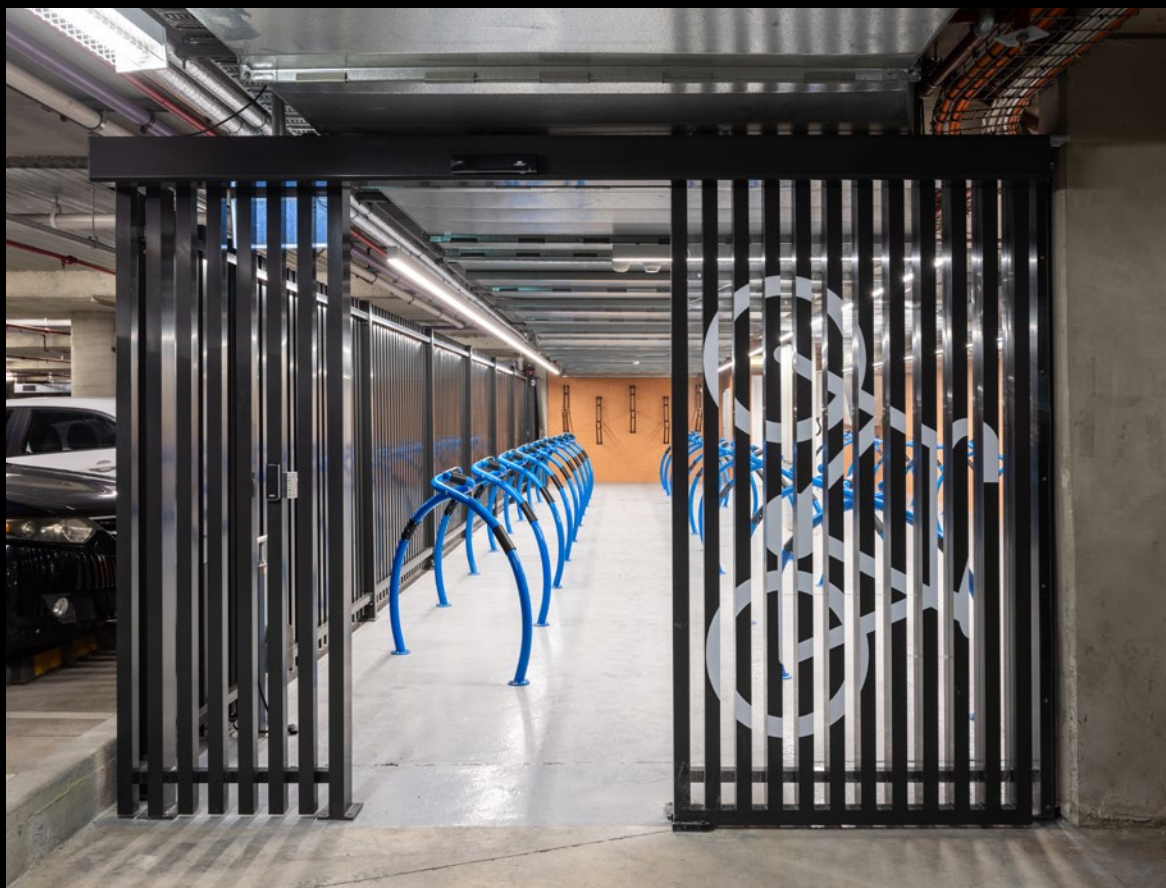
Shoe racks



Bike storage and  
bookable bicycles



Towel service





# Caring for our environment with Bintracker.

A real-time, accurate and granular waste reporting system.

- Waste sorting into four streams using the colour coded bins that you can purchase from us.
- The source and weight of all building waste will be captured through:
  - Platform scales at the waste collection point; and
  - 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.

[centuria.com.au/bintracker](https://centuria.com.au/bintracker) →

## LANDFILL



PLASTIC BAGS/WRAP



FOOD PACKAGING



CHIP PACKETS



DISPOSABLE COFFEE CUPS

## MIXED RECYCLING



GLASS/PLASTIC BOTTLES



MILK & JUICE CARTONS\*

\*NO TETRA PAKS/FLAVOUR CARTONS



CANS



CLEAN PAPER & CARDBOARD

## ORGANICS



FOOD SCRAPS & COFFEE GROUNDS

## PAPER & CARDBOARD



PAPER, NEWSPAPER & CARDBOARD



# Flexible parking with BaseUp.



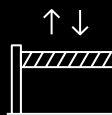
Cloud-based dashboard to manage parking with flexibility, clarity and ease



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



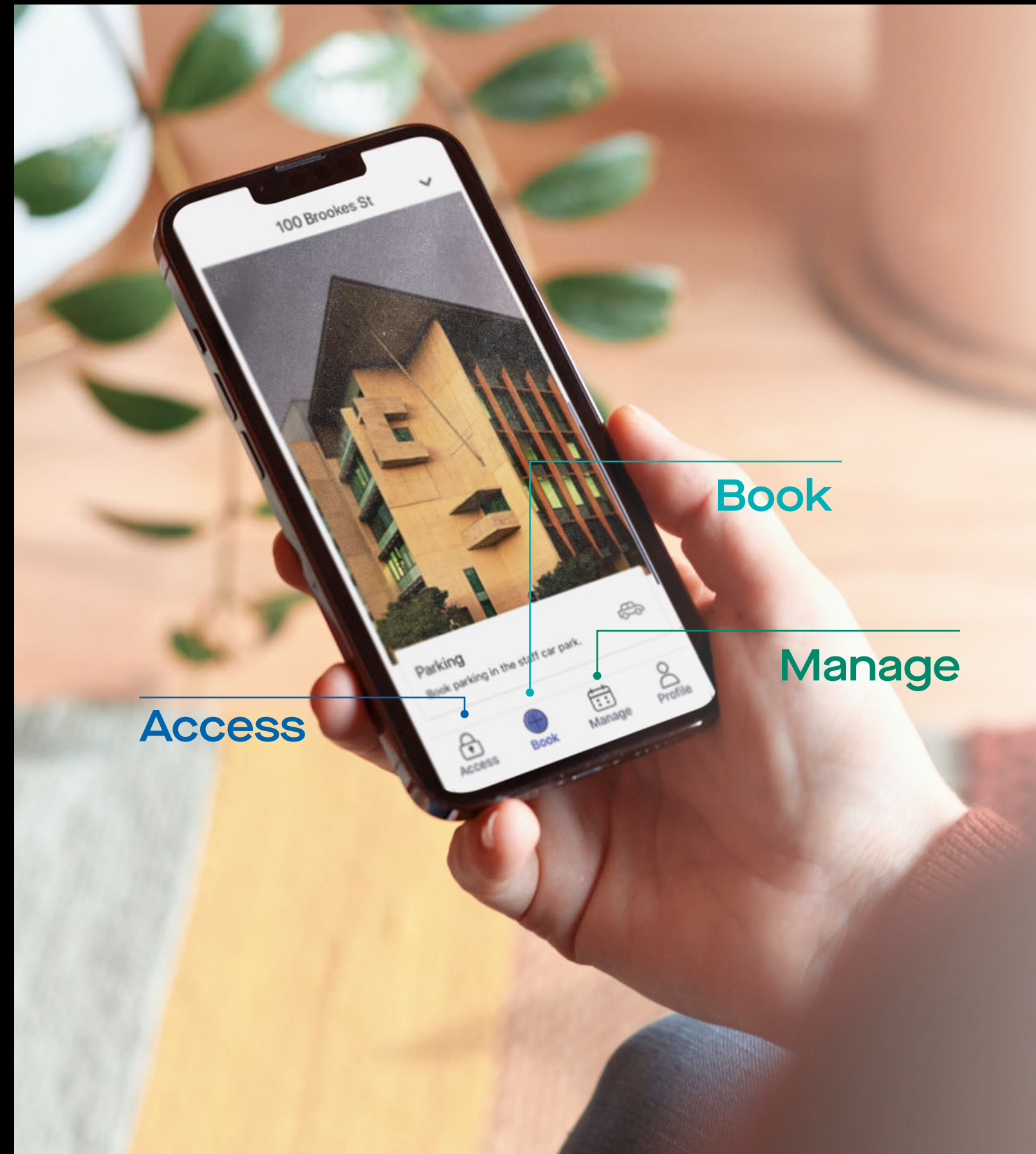
Self-serve solution for building tenants



Shared staff and visitors parking



Monetise your unused parking spaces



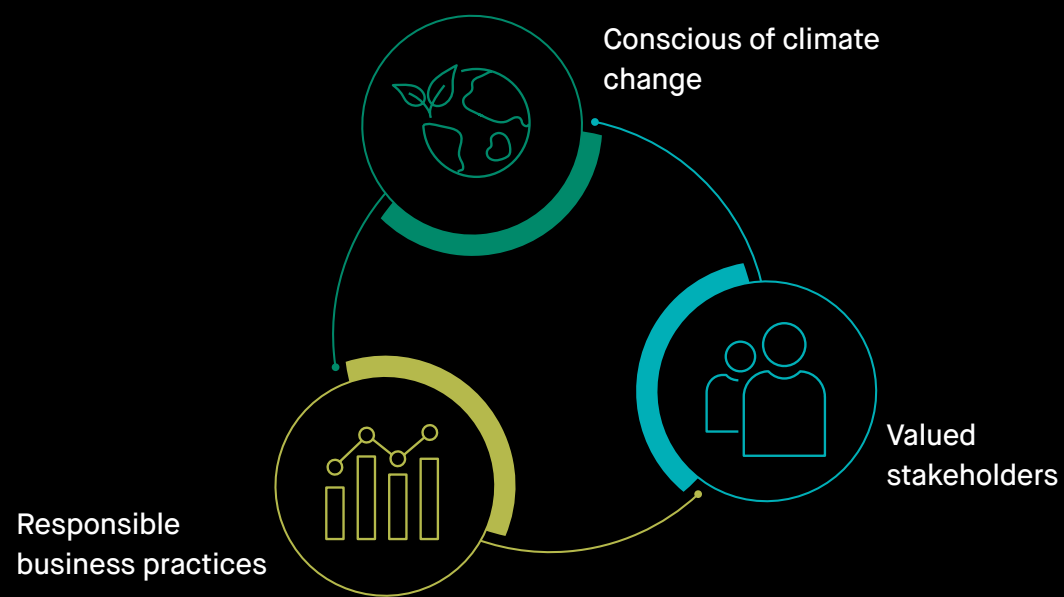


# Sustainability at Centuria

Centuria is committed to the development and implementation of environmental and social sustainability practices across its portfolio, while adhering to best practice corporate governance.

Our sustainability framework identifies the material topics the Group will focus on to create value for our tenants, investors, employees, suppliers and the communities in which we operate.

## Our framework



For more information, please refer to the following resources:

- [Sustainability at Centuria](#)
- [Sustainability targets](#)
- [FY23 Sustainability Report](#)
- [Property case studies](#)





# Building specs

Floors:	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.
Grade:	A Grade.
NABERS ratings:	5 star NABERS energy rating. 3.5 star NABERS water rating.
Solar:	Capacity: 323 kW Installed: March 01, 2023 FY24 solar generation: 137,740 kWh FY24 solar consumption: 137,740 kWh
A/C system:	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.
Lifts:	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>
ESD:	The building has been designed, constructed & achieved in order to achieve a Base Building 4 star Australian Building Greenhouse Rating (ABGR).
On site management:	Centuria have an onsite Facilities Manager based in the complex.
Disabled access:	All building entrances are disability compliant and the office floors feature PWD toilets.
Car parking:	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 specs and contact details, please visit our website.

**NOW LEASING →**

Confidentiality - The terms of this lease proposal and the negotiations between the parties are strictly confidential. Disclaimer - This report has been prepared by Centuria Property Funds (ABN 11 086 553 639) (Centuria) and does not constitute a contract of sale or lease. It is intended only as a guide and an aid to further investigation by the prospective tenant. Prospective tenants accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than Centuria and may be based on assumptions. In passing this information on, Centuria does not warrant that such information or assumptions are accurate or correct. Parties should seek their own independent verifications and advice on such information. To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to Centuria at the date of preparing this document and assumptions which may be correct.

**Centuria**

