

55

COONARA
AVENUE

OFFICE NOW LEASING



CAROLINE MCMILLAN
IS AN AUSTRALIAN
TEXTILE DESIGNER
AND ILLUSTRATOR.



INSPIRED BY FLORA AND
FAUNA NATIVE TO THE SITE,
THE NATURAL WORLD AND
HER TRAVELS, CAROLINE
PRODUCED A VIVID, FANTASY
FUELLED ARTWORK BESPOKE
FOR 55 COONARA AVENUE.

Caroline studied Fashion Design
at RMIT and has several years
experience working abroad for
a number of Global fashion brands:
H&M, WGSN, Zalando, Vera Wang,
Pattern Source. As a result Caroline
has developed a unique aesthetic
and confident approach to her work.





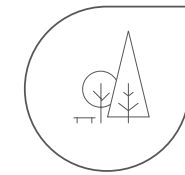
FLEXIBLE LEASE TERMS & FUNCTIONAL DESIGN

CREATE A HIGHLY FUNCTIONAL WORKSPACE
WITH **LARGE FLOOR PLATES OF UP TO
1250SQM.** THE REGULAR SHAPED PLATES
MAKE FOR EFFICIENT USE OF SPACE.

SIDE-CORE PLATES PROVIDE THREE SIDES
OF WINDOWS FOR **LIGHT-FILLED OFFICES
AND CLEAR LINES OF SIGHT.**

WORK WITH **EXISTING FIT-OUTS OR
REFIT** TO YOUR UNIQUE SPECIFICATIONS.

PARK EASILY WITH **PLENTIFUL FREE
PARKING** ON SITE.



THE COONARA CAMPUS

With generous office space and
spectacular natural surrounds,
55 Coonara is available to lease.



JUST 30 MINUTES DRIVE FROM THE CITY

30 years ago this exceptional site was chosen and developed by a leading tech company for its natural beauty, quiet suburban location, and proximity to key business areas in the CBD and the North West. With trees, landscaping and walking paths weaving around the buildings, the workplace aims to blur the distinction between office space and nature.

The workplace presents an exciting opportunity to establish a campus-style headquarters outside of the city centre, yet in a highly accessible location with excellent transport options and plenty of free parking.

IDYLIC CAMPUS-STYLE WORKPLACE

In addition to the lush natural setting and quiet, yet strategic location, 55 Coonara has large areas of office space available for lease. The highly efficient office spaces range from 450 – 7,500sqm and are accompanied by short and flexible lease terms, and competitively priced to suit a variety of companies.

55 Coonara aims to create a compelling suburban campus where forward-thinking companies can realise their potential.

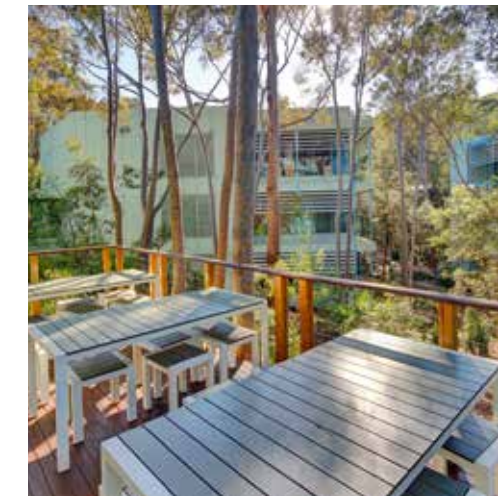


TRUE CAMPUS WORKPLACE



COMMUNAL SPACES

The companies within 55 Coonara Avenue have access to communal meeting rooms, as well as shared recreational areas like the lounge and pool table area.



OUTDOOR AREAS

Outdoor entertaining areas with BBQs, seating, and a sports field extend work life into the beautiful natural surrounds.

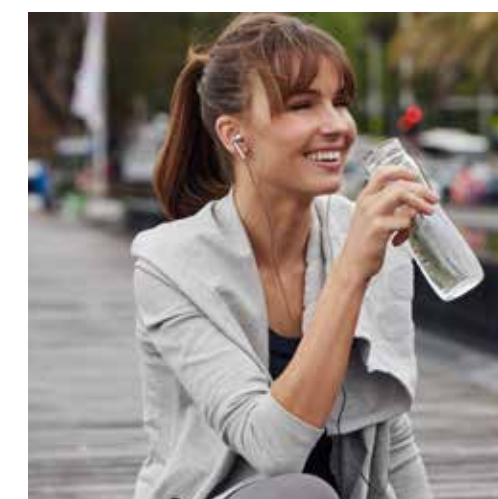


ON-SITE AMENITY

55 Coonara has a Credit Union and an ATM on site.

THE CAMPUS CAFÉ

Renowned city baristas Piccolo Me services the 2,500sqm on-site cafeteria. The cafe offers a delicious selection of healthy warm and cold foods for breakfast and lunch, as well as catering for meetings. The cafe is also available for BYO lunches, and as a space for holding meetings over coffee.



END OF TRIP

Modern facilities include male and female change rooms with storage lockers available for those who cycle to work or exercise at lunchtime. Bike racks are also available.



INVITING ENTRANCE

As a part of the overall refurbishment the lobby area has been refreshed with welcoming design and artworks by Australian artist Caroline McMillan.



OPTIMISING WORK-LIFE

Work-life at 55 Coonara is inspiring, relaxed and social. The site enjoys all the benefits of a true campus workplace.

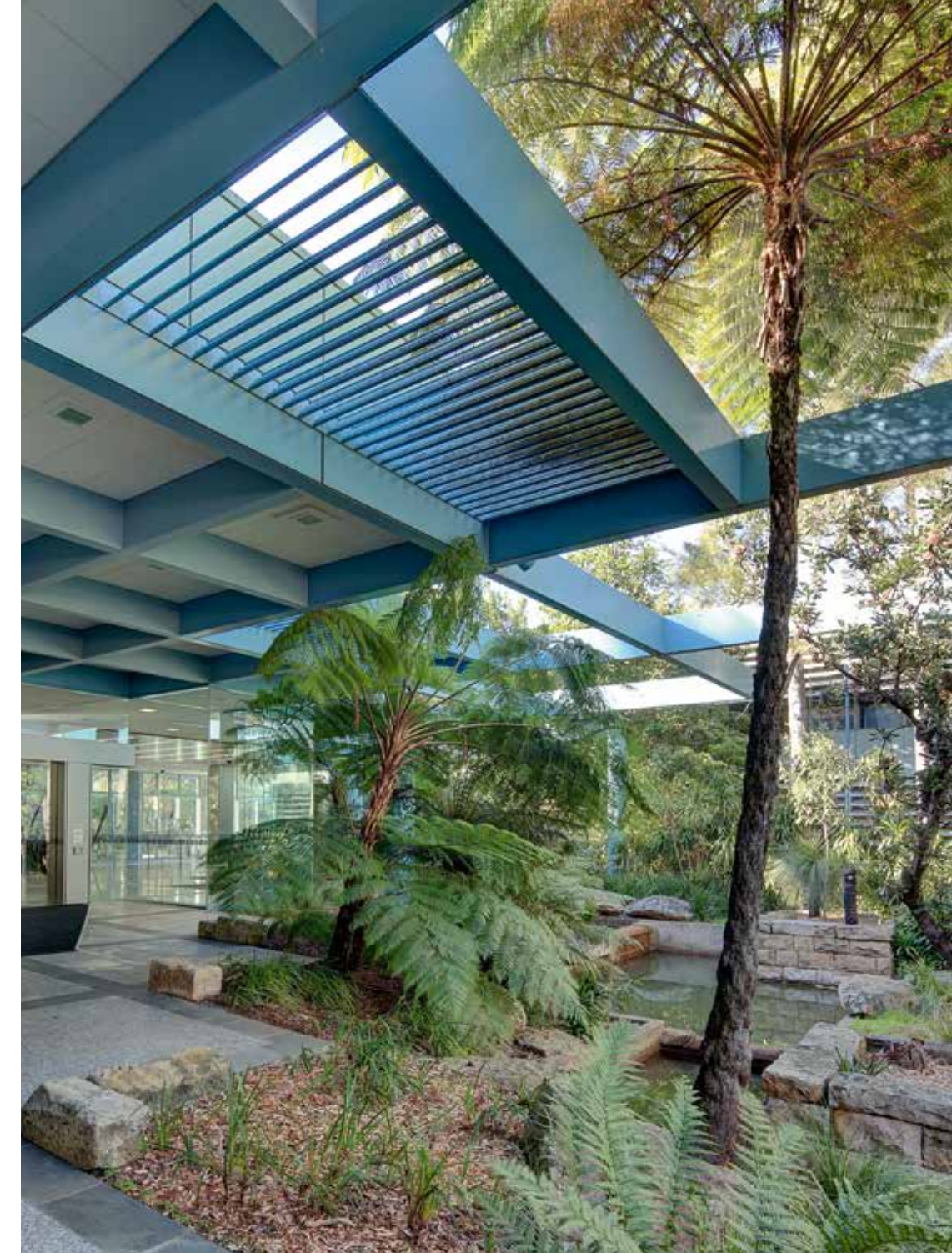


CLOSE-BY CONVENIENCE

Coonara Shopping Village provides a number of alternate food options and is only a short stroll down Coonara Avenue.

CASTLE TOWERS & CHERRYBROOK

Two of Australia's premier shopping centres which includes David Jones, Myer, gyms, banks, supermarkets, dining, cinemas, fashion and services are only 3kms away.



THE CUMBERLAND STATE FOREST

The protected and peaceful bushland area is easily accessible from the Coonara grounds and offers mapped running and walking tracks.



AN OASIS OF CALM

At the edge of the peaceful and expansive Cumberland State forest, 55 Coonara offers a lot more than just office space.

With access to spectacular bush-walking tracks, relaxing social areas, and low-stress transport options, this unique workplace will impress companies who believe in the power of work-life balance.

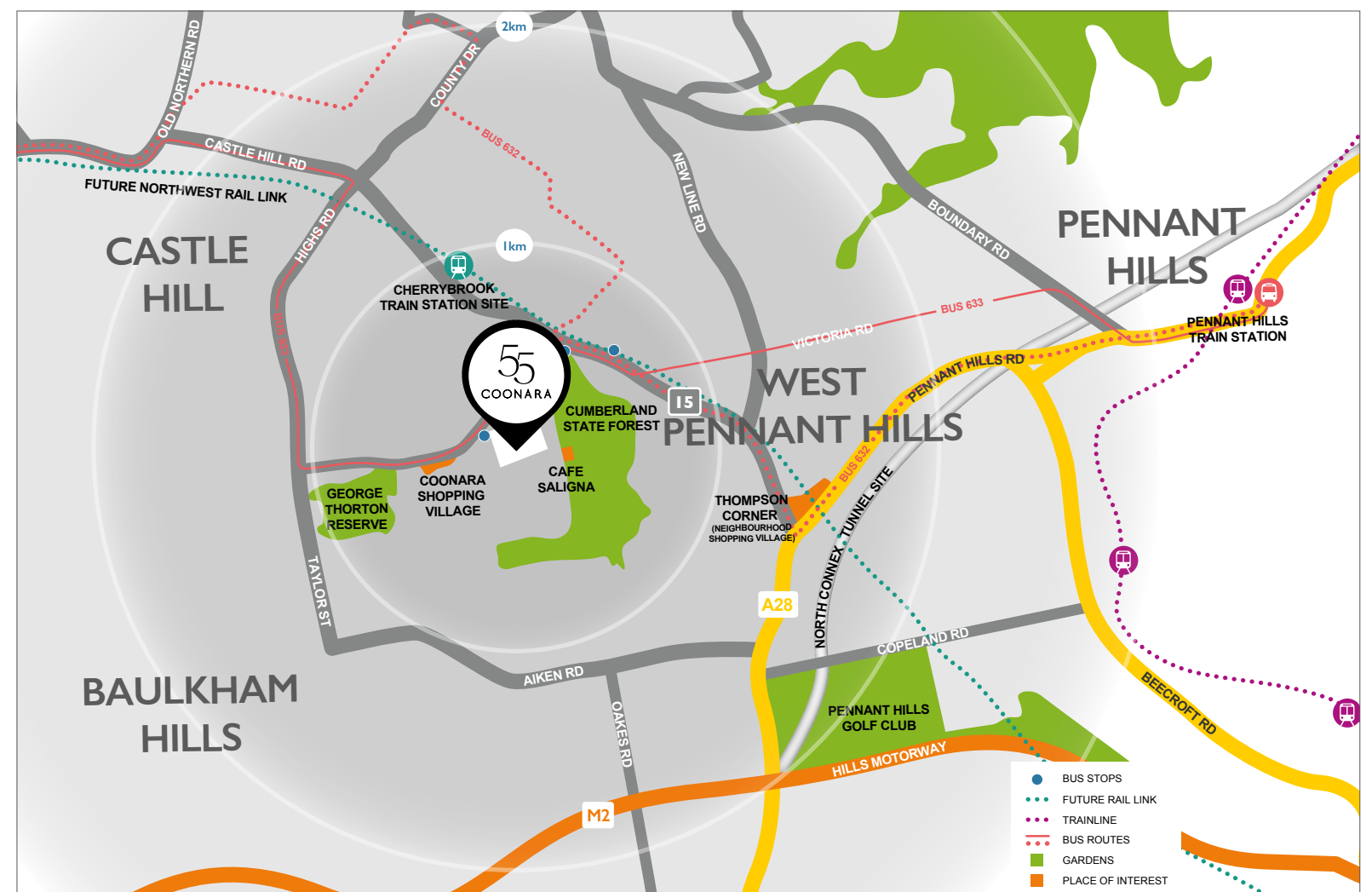
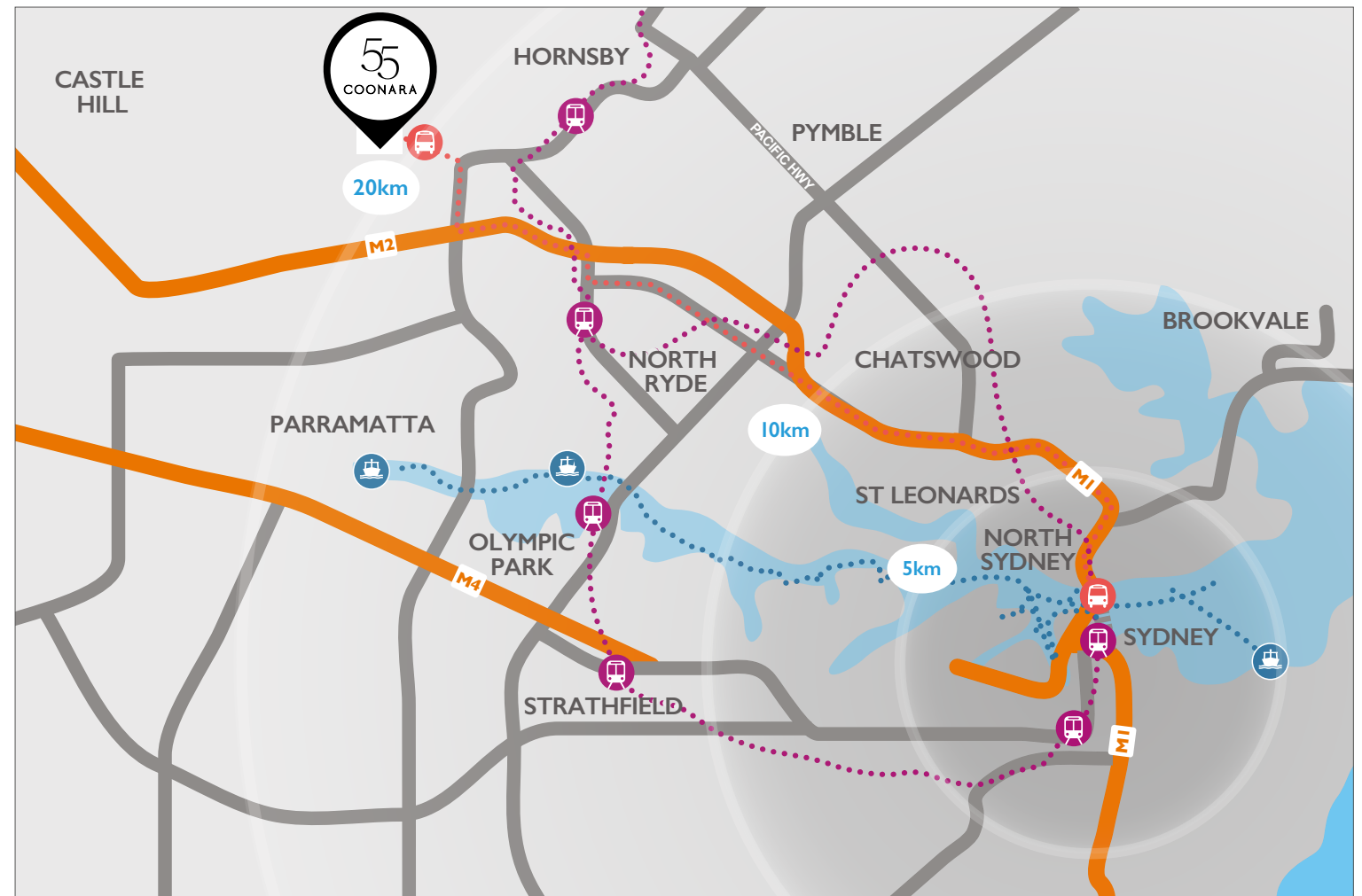
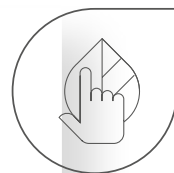
BUSINESS CONNECTIVITY

55 Coonara is a 30 minute drive from the CBD, 10 minutes from Macquarie Park and 25 minutes away from Parramatta. The location is ideal for businesses looking to capitalise on the incredible growth in Sydney's North West.

55 Coonara is located in a low-traffic area that is comfortably accessible by car with the M2 motorway just minutes away.

Pennant Hills and Beecroft train stations are also just minutes away by local Hills bus services.

In 2019, Cherrybrook train station is set to open, just 600 metres from 55 Coonara. This is part of Sydney Metro, Australia's largest public transport infrastructure project.





YOUR VISION DELIVERED BY MIRVAC

Mirvac Group is a leading, ASX-listed Australian property group, with an integrated development and asset management capability.

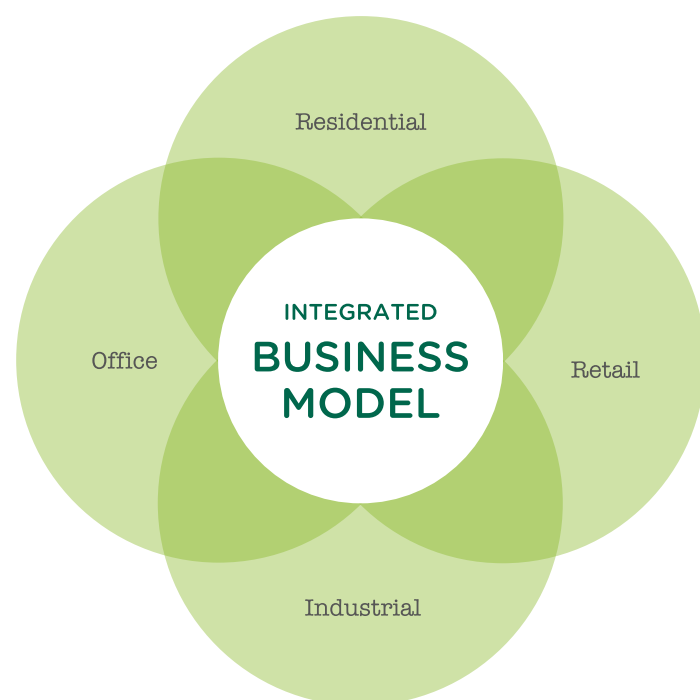
Established in 1972, it owns and manages assets spanning the office, retail and industrial sectors within its investment portfolio, and has exposure to both residential and commercial projects through its development business.

Mirvac's integrated approach means the spectrum of its services span the lifecycle of a project; from planning through to design,

development and fit-out, leasing, property management and long-term ownership. The integrated business model also provides an efficient use of resources, ensuring the expertise of key personnel is applied to projects in every state.

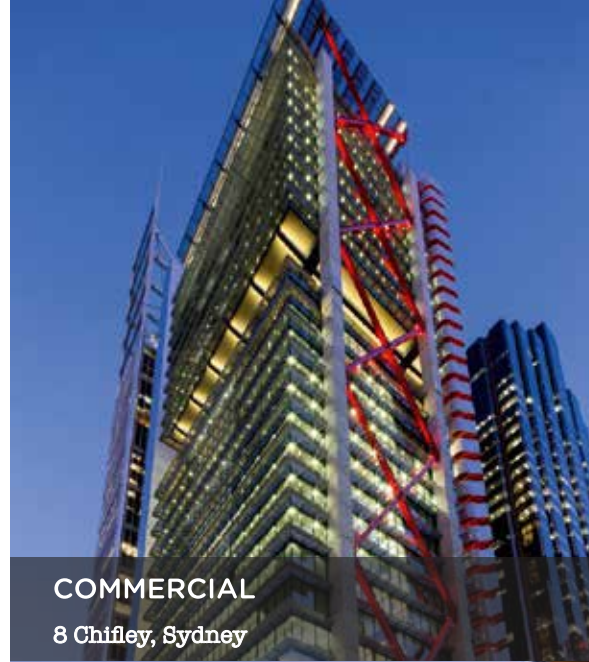
Mirvac has a very clear objective to utilise its unique skill set and create places that respond to the evolving needs of its customers and the community; places that are innovative, sustainable and adaptive to the rapid changes in technology.

WITH MORE THAN 40 YEARS EXPERIENCE IN PROPERTY, AND AN UNMATCHED REPUTATION FOR DELIVERING QUALITY PRODUCTS AND SERVICE ACROSS ALL OF ITS BUSINESSES, MIRVAC'S NAME IS SYNONYMOUS WITH TRUST, RELIABILITY AND INNOVATION.



IMPORTANT NOTICE

Artist's impression, photographs depicting interiors, lifestyle, and all maps, are meant as a guide only. Whilst all care has been taken in compiling the information and it is believed to be correct, Mirvac Real Estate and their agents do not guarantee or warrant that this information is accurate or complete and disclaims all liability from use of reliance upon this information. All parties are advised that they must rely on their own enquiries. This document is indicative only and is not an offer or contract. Correct as at 12 January, 2016. Mirvac Real Estate Pty Ltd ABN 72 001 069 245. Version 1.



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