

POSITIVE+ OUTLOOK



THE PRECINCT CORPORATE CENTRE
1 RICHARDSON PLACE, NORTH RYDE, NSW



Opportunity

The Precinct Corporate Centre provides a positive and flexible space to work, offering great accessibility while set in a tranquil and leafy environment.

Join brands including AB Mauri and the Small Animal Specialist Hospital in this modern estate with corporate office opportunities ranging from 116–1,136 sqm.





Positively connected

Car

Sydney's CBD can be easily accessed from The Precinct Corporate Centre via the Lane Cove Tunnel. On/off ramps to the M2 Motorway also offer convenient access to the Hills District, and ample on-site parking is available.

Buses

Bus routes to Chatswood and Parramatta stop on nearby Delhi Road. A complimentary shuttle bus service provides return transport from The Precinct Corporate Centre to Macquarie Park during lunch time.

Trains

The estate benefits from the new Sydney Metro Northwest line, which connects the nearby North Ryde station to Rouse Hill and Chatswood.

A complimentary shuttle bus service provides return transport to North Ryde train station at peak times.

RAIL, BUS AND ROAD NETWORKS OFFER EASY ACCESS FROM ALL AREAS OF SYDNEY



CENTRALLY CONNECTED



200M

to nearest bus



800M

to North Ryde train station



1KM

to M2 Motorway



4.4KM

to Macquarie Centre



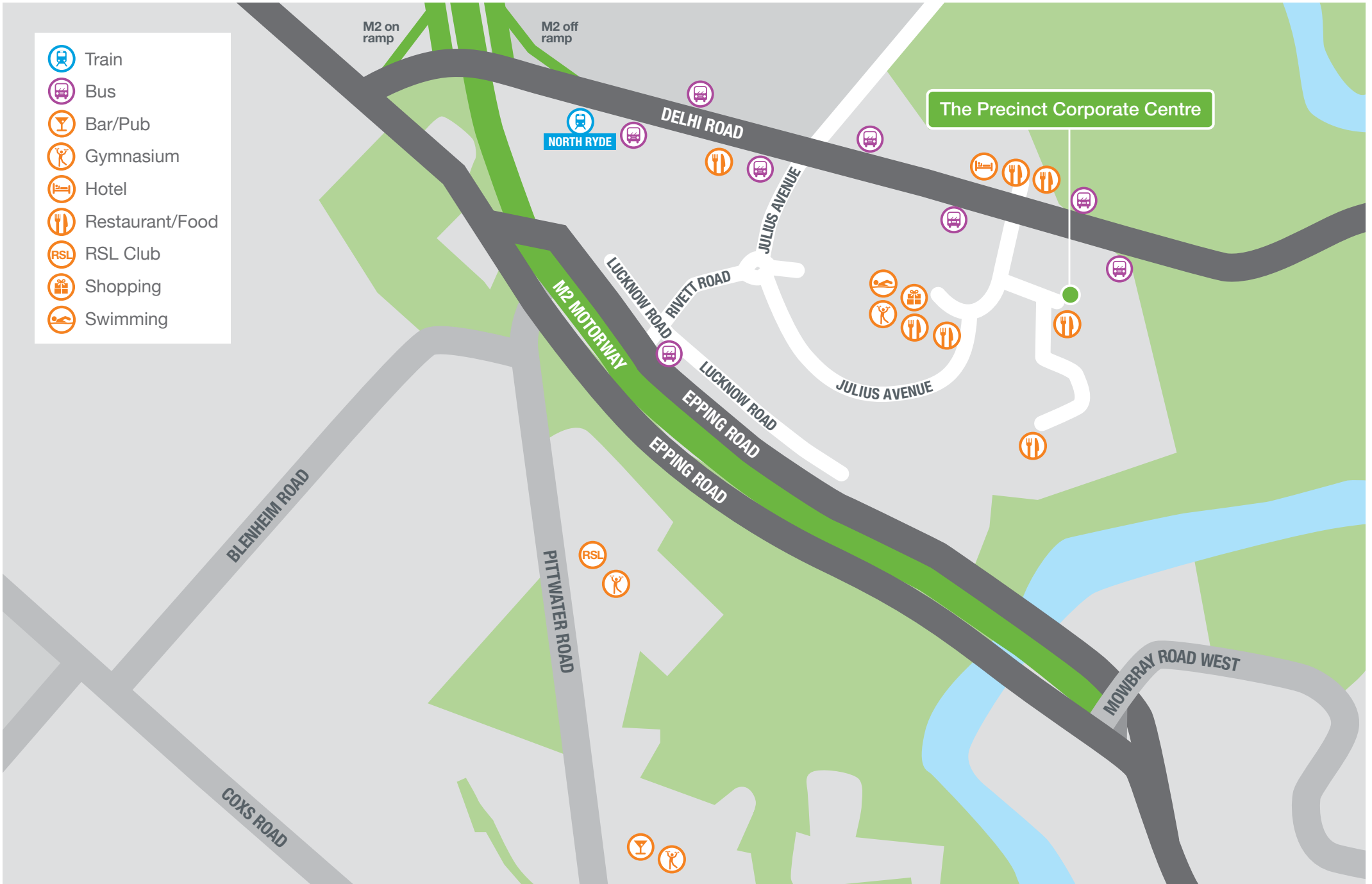
4.5KM

to Chatswood



14KM

to Sydney CBD



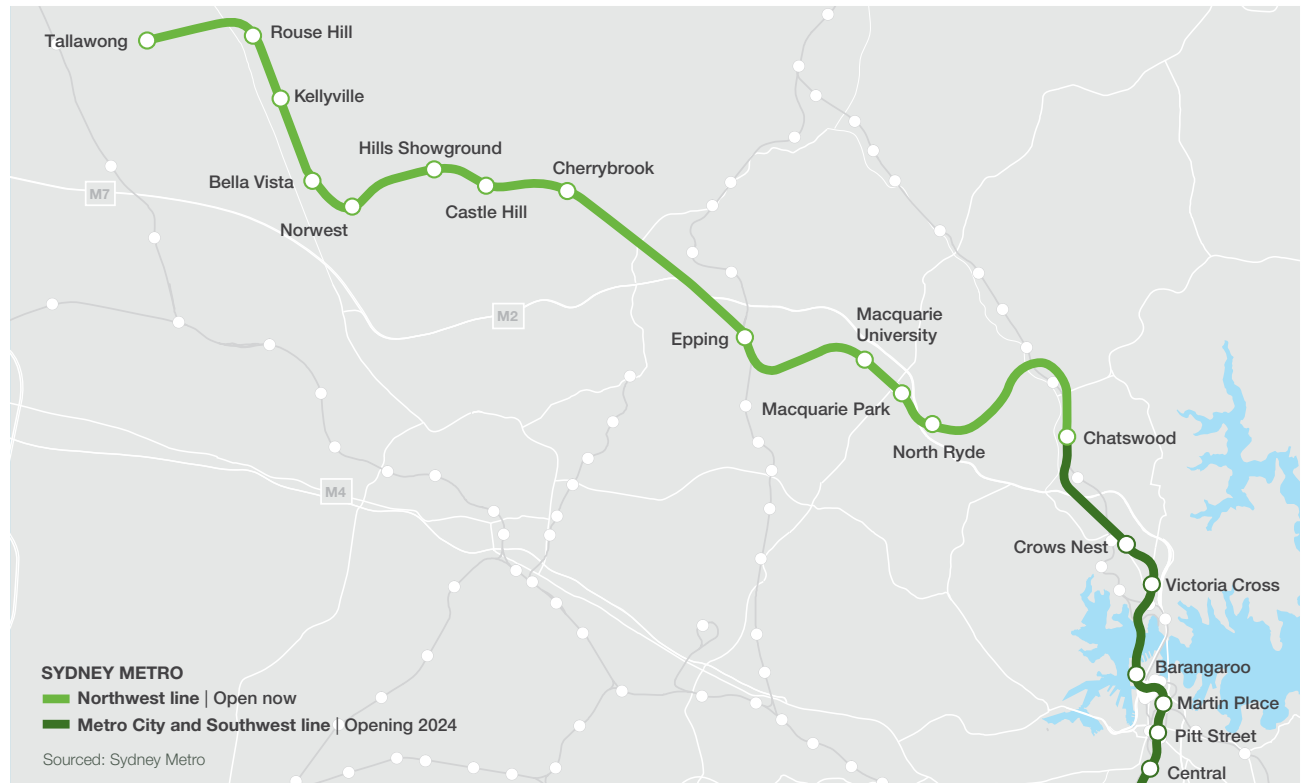
Sydney Metro Northwest

The Precinct Corporate Centre is located 800 metres from North Ryde station and the newly opened Sydney Metro Northwest line, connecting Sydney's Hills District to Chatswood via Macquarie Park.

With train services every four minutes during peak times and an extra 4,000 commuter car parks across the stations, staff and visitors can conveniently travel from stations between Tallawong near Rouse Hill and Chatswood.



TRAINS RUN EVERY FOUR MINUTES DURING PEAK TIMES





SHUTTLE BUS ROUTES

MORNING 7.45am to 9.15am (every 15 minutes)
North Ryde Train Station 2 Richardson Place 3 Richardson Place
LUNCH TIME 11.30am to 2.30pm (every half hour)
3 Richardson Place 2 Richardson Place Macquarie Centre – level 3 near food court
AFTERNOON 4.30pm to 6.00pm (every 15 minutes)
3 Richardson Place 2 Richardson Place North Ryde Train Station

MACQUARIE UNIVERSITY



Macquarie Shopping Centre

D

MACQUARIE PARK



Lunch time



Morning



NORTH RYDE



C

The Precinct Corporate Centre

Afternoon



DELHI ROAD

B

A

TALavera ROAD

WATERLOO ROAD

M2 MOTORWAY

LANE COVE ROAD

EPPING ROAD

WICKS ROAD

COXS ROAD

BLENHHEIM ROAD

PITWATER RD

LUCKNOW ROAD

RIVETT RD

JULIUS AVENUE



More than a workplace

North Ryde offers a variety of local amenities, conveniently located in close proximity to Precinct Corporate Centre.

Choose from local restaurants and cafés, and enjoy convenient access to shops, a newsagency, ATM, swimming pool and tennis court at the nearby Riverside Corporate Park.

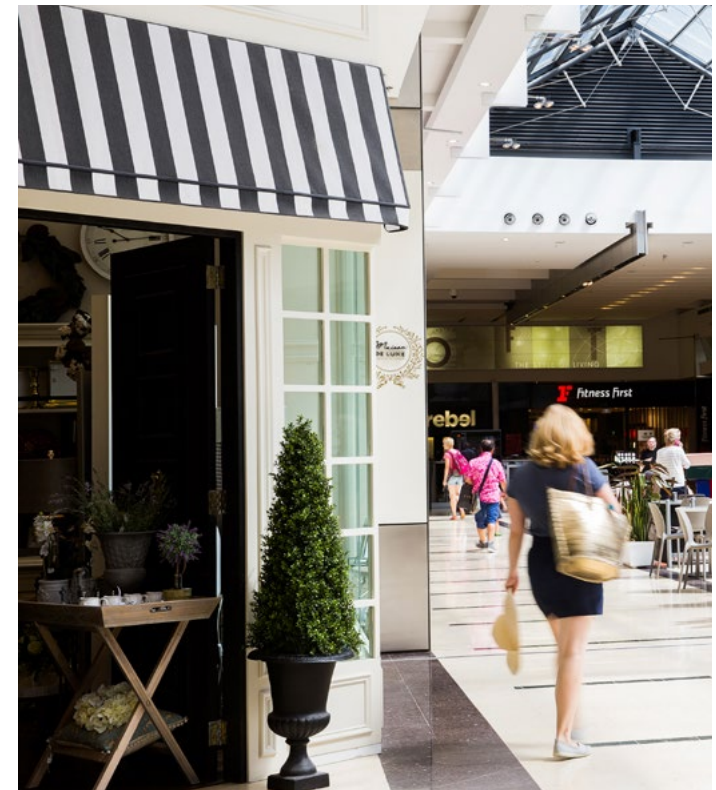
For after work drinks or team functions, North Ryde RSL is just a short drive away, offering a choice of restaurants, bars and casual eateries. Fitness First gym is also located a short distance from Precinct Corporate Centre.



A retail and leisure destination

Located a short drive from the estate, Macquarie Centre is the largest suburban shopping centre in Sydney, with over 390 specialty stores and services including major retailers such as Myer, David Jones, H&M, Woolworths, Target and a Fitness First gym.

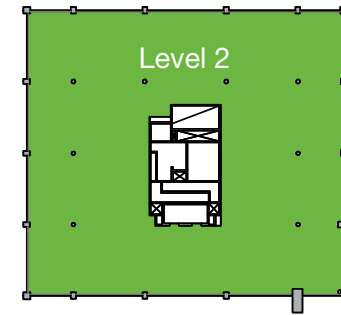
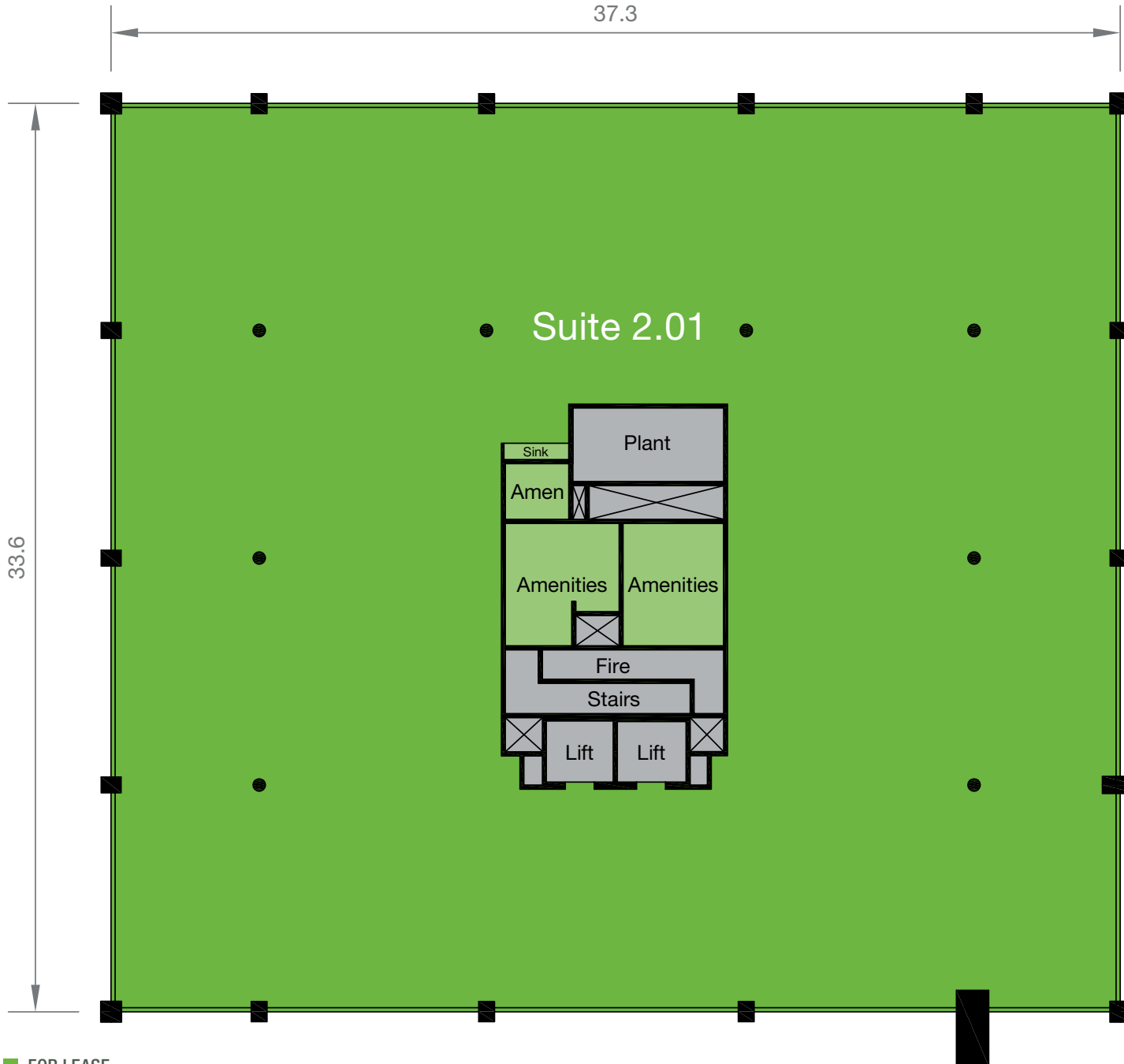
Cafés and a large food court provide choice and variety for lunchtime dining and restaurants, Event Cinemas and an ice skating rink provide great options for after work entertainment.



Advantages

- + Modern office campus with an abundance of natural light
- + Flexible office from 116–1,136 sqm
- + Mix of fitted out and open plan space available
- + Ample basement and external parking
- + 3.5 star NABERS rating.

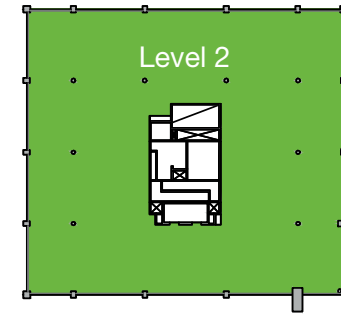
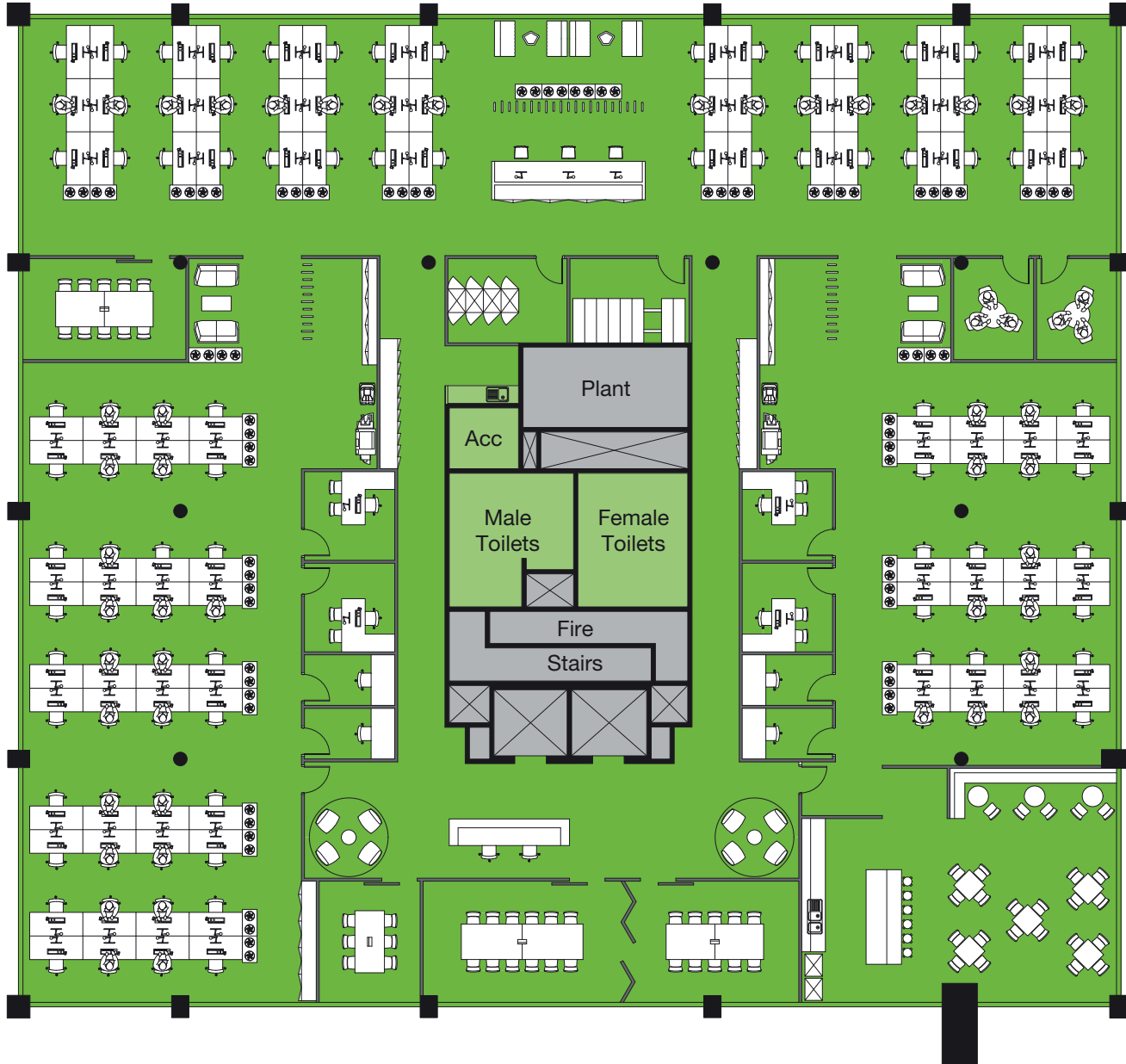




Location Plan
Not to scale

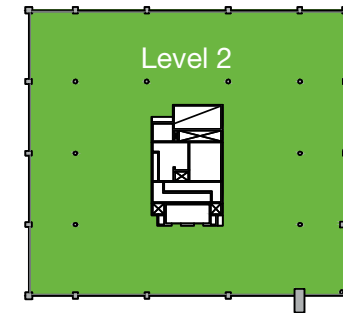
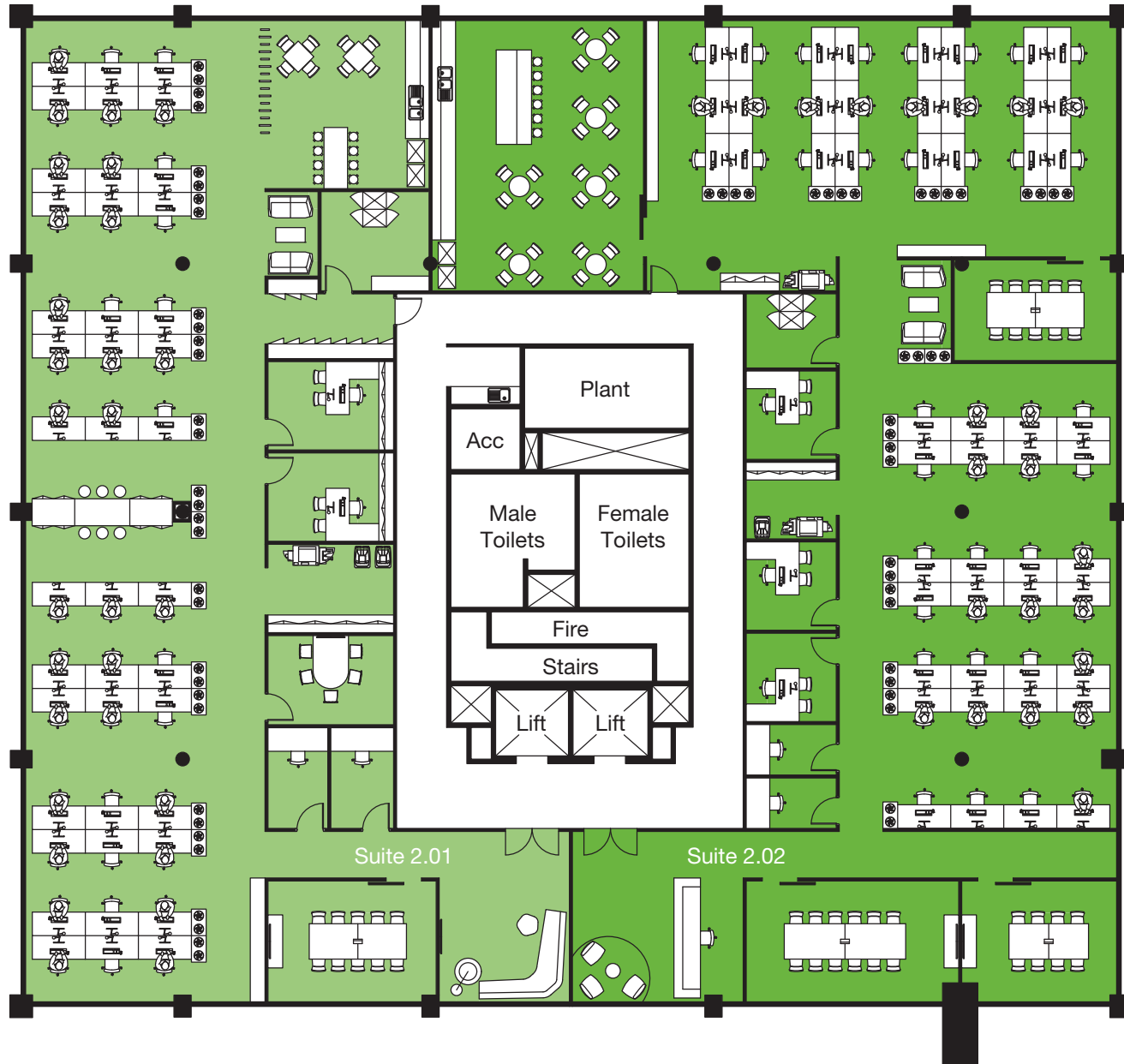
■ FOR LEASE

AREA SCHEDULE	SQM
Office	1,136
Total area	1,136



Location Plan
Not to scale

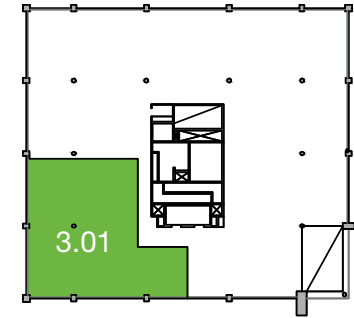
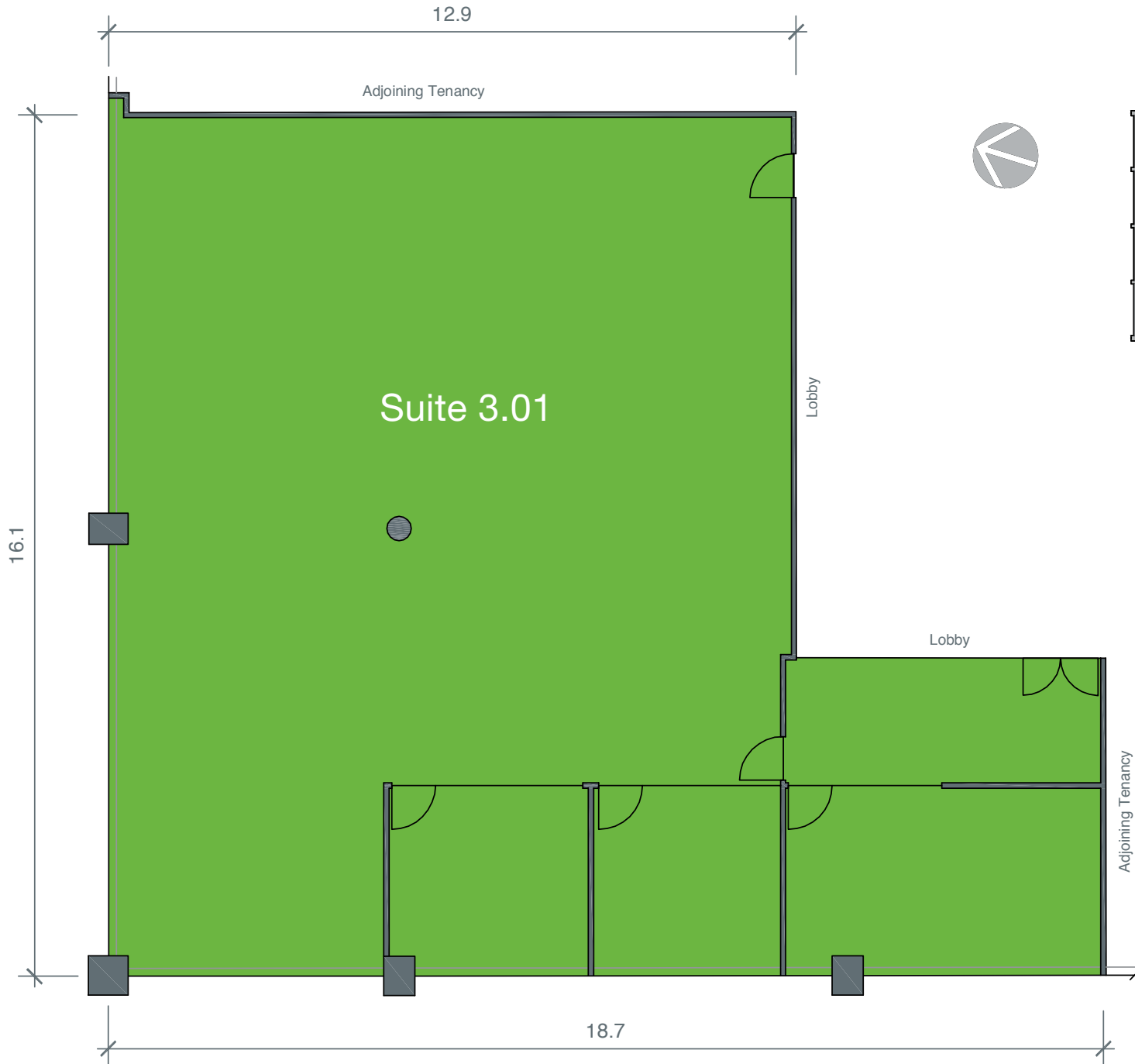
INFORMATION	NUMBER
Workstations	112
Offices	4



Location Plan
Not to scale

Option to split into
two tenancies

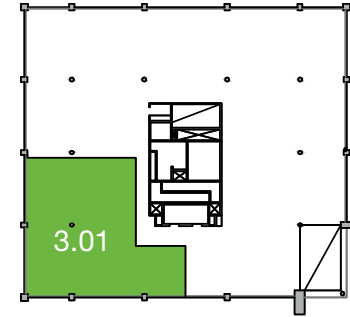
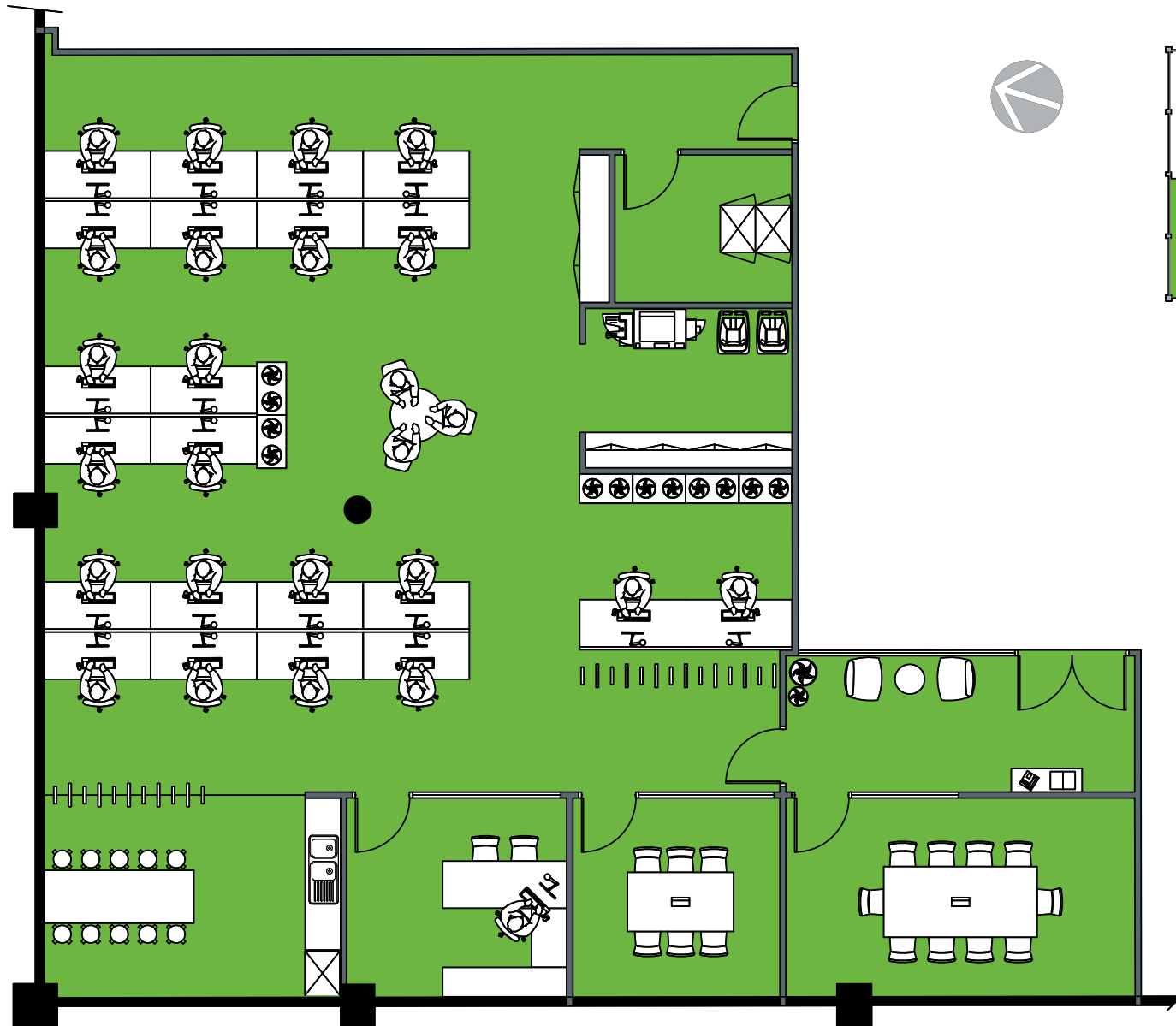
AREA SCHEDULE	SQM
Level 2	
Suite 2.01	475.0
Suite 2.02	565.0
Total area	1,040.0



Location Plan
Not to scale

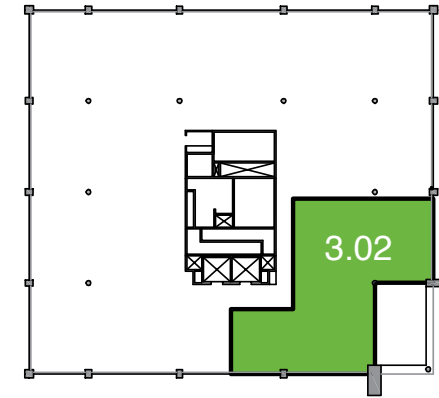
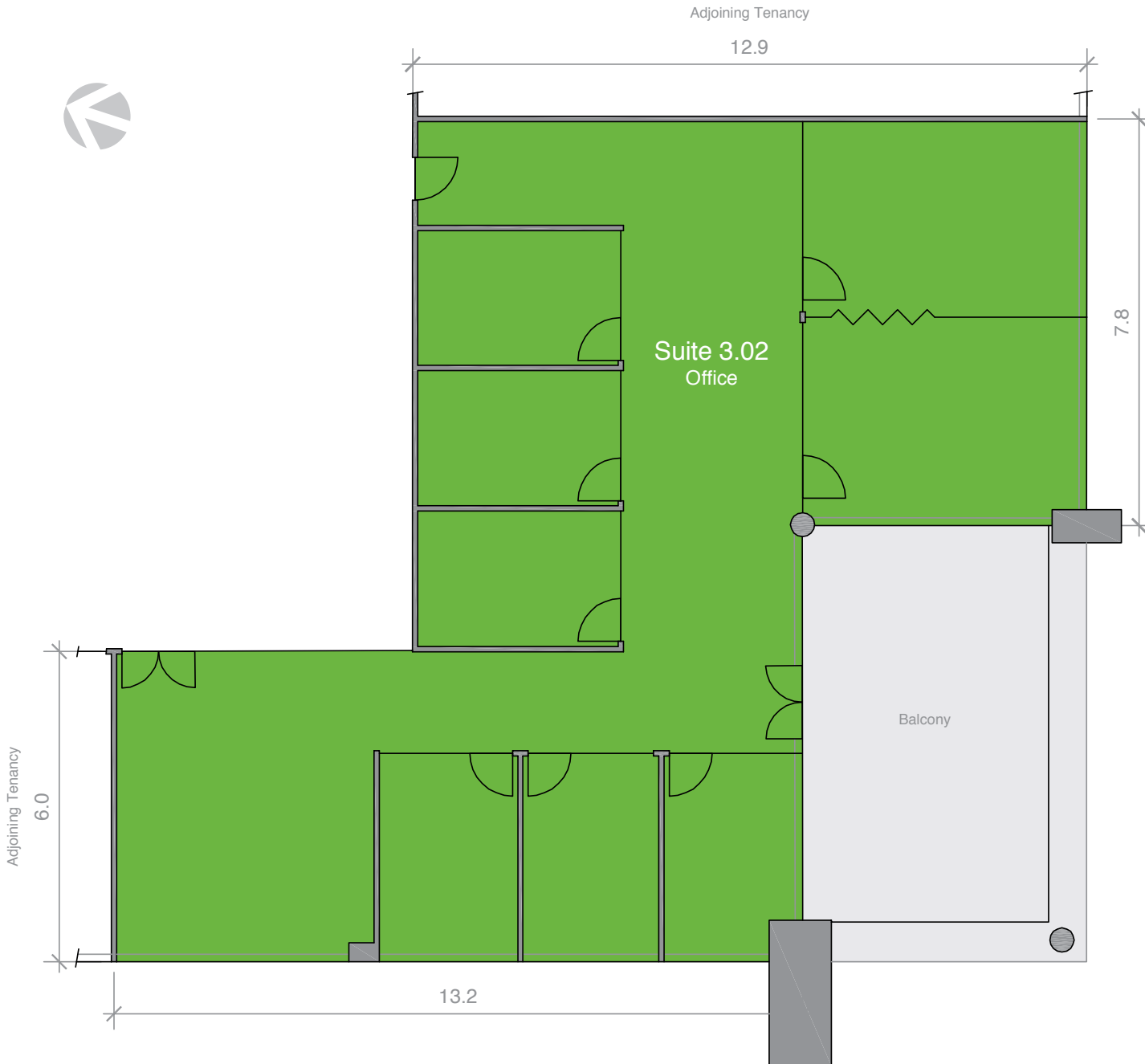
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AREA SCHEDULE	SQM
Office	242.6
Total area	242.6



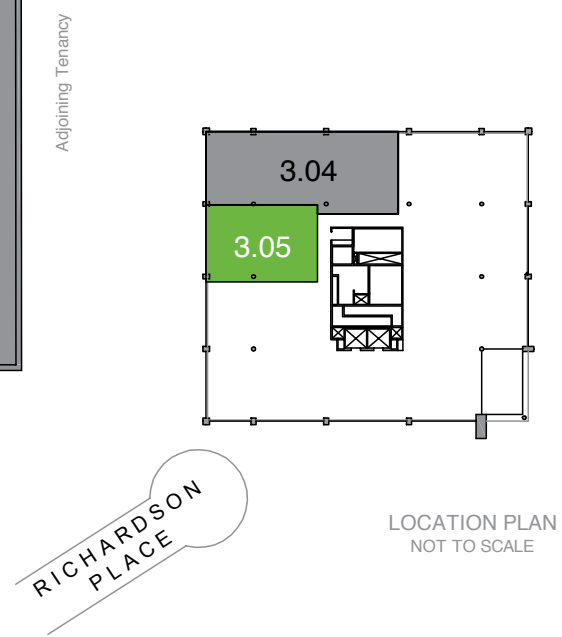
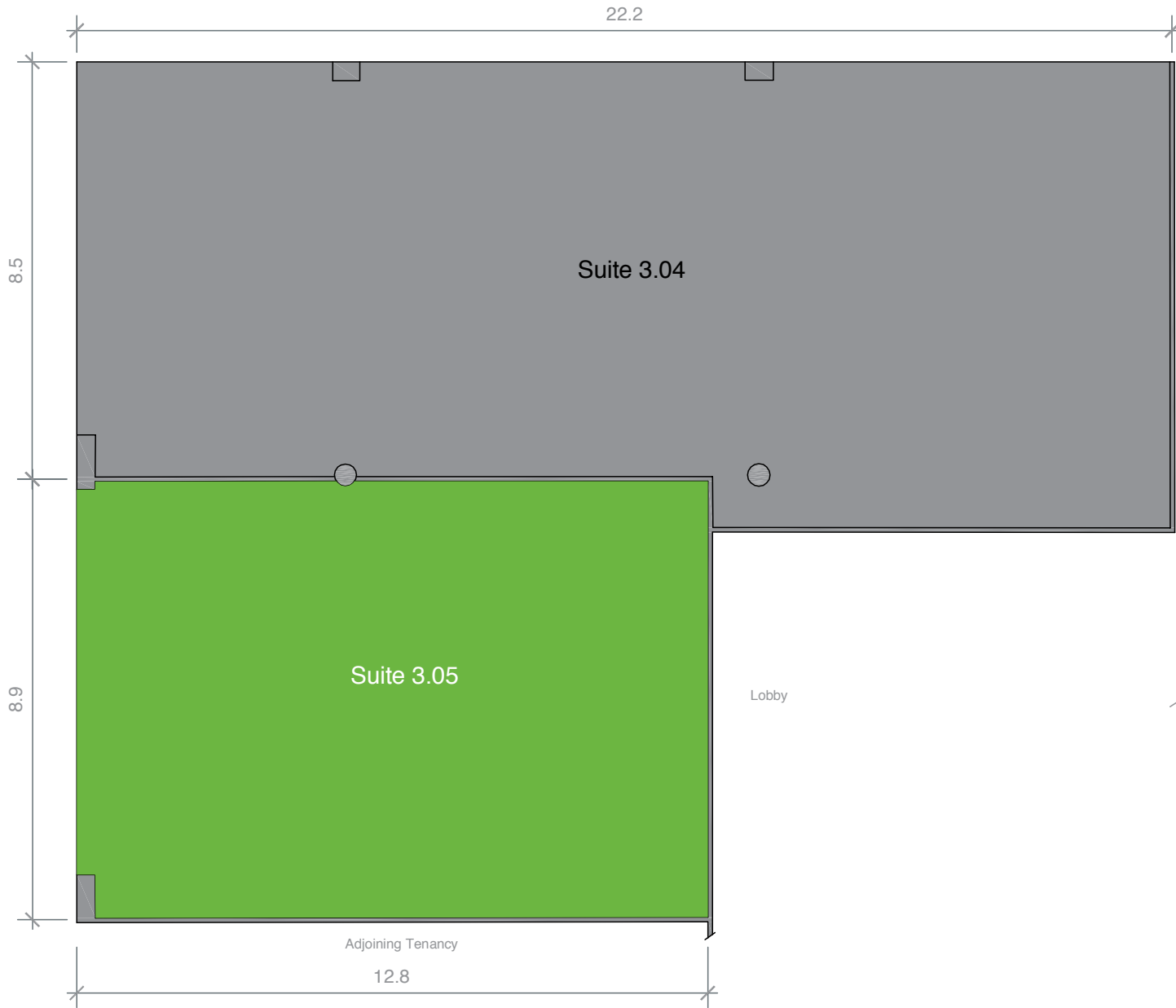
Location Plan
Not to scale

INFORMATION	NUMBER
Workstations	22
Offices	1
Meeting rooms	3



Location Plan
Not To Scale

AREA SCHEDULE	SQM
Level 3	
Suite 3.02	197.4
Total area	197.4
Balcony	35.9



AREA SCHEDULE	SQM
Suite 3.05	115.6
Total area	115.6

Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.





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