

Now  
leasing

# Trinit Business Park

39 Delhi Road  
North Ryde NSW





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Welcome

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## Best in class

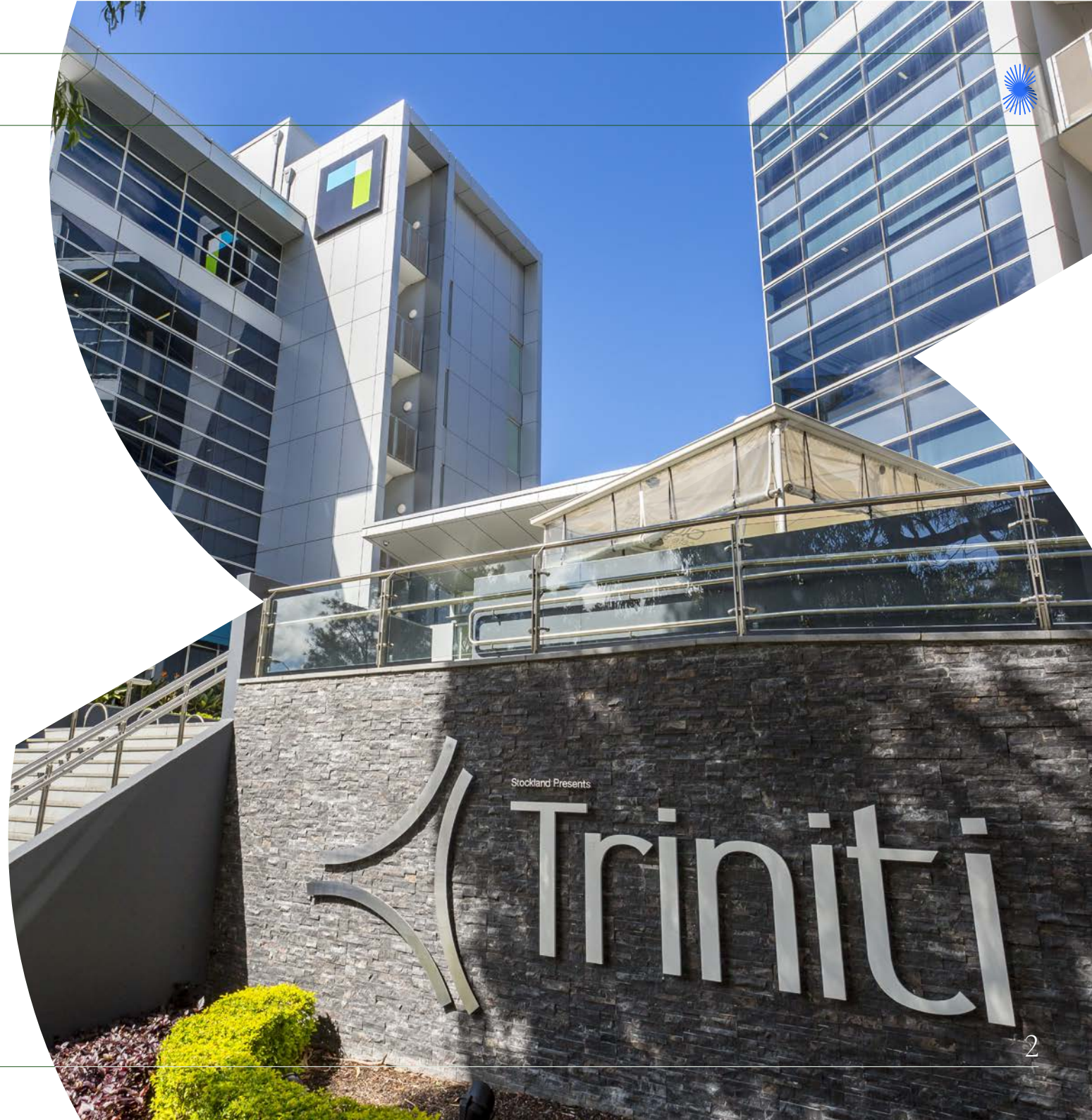
A vibrant business park in the heart of North Ryde.

Triniti is adjacent to the North Ryde Metro Station and provides district and Sydney CBD views. It benefits from Cicada Bar Bistro among other onsite amenities and further lifestyle amenity at its doorstep. Accessibility is a breeze with rail, bus and multiple arterial roads in arm's reach.

Newly fitted out office premises, highly accessible location and ample amenities distinguish Stockland's Triniti Business Park as a hallmark office space.

Triniti comprises of three A Grade office buildings with over 27,000sqm GLA across 3 hectares, boasting a 5.5 Star NABERS Rating, green space, an onsite café and amenities.

Find the space that will allow your business to thrive Triniti Business Park.











# Everything, and more

Well-positioned in the heart of North Ryde.

Trinity Business Park is close to North Ryde Metro Station (150m) and major arterial roads.

Perfectly located between Chatswood CBD and Macquarie Park (4km), Trinity has its own onsite amenities including a restaurant, café and childcare, which are complemented by green space and a central podium, perfect for your lunchtime break.

Enjoy easy local access to food, retail, cafes, bars and restaurants, health and family amenities and services, and local sporting clubs.





# Convenient local links

### Transport

North Ryde Metro Station

### Retail

Macquarie Shopping Centre

### Health and Wellbeing

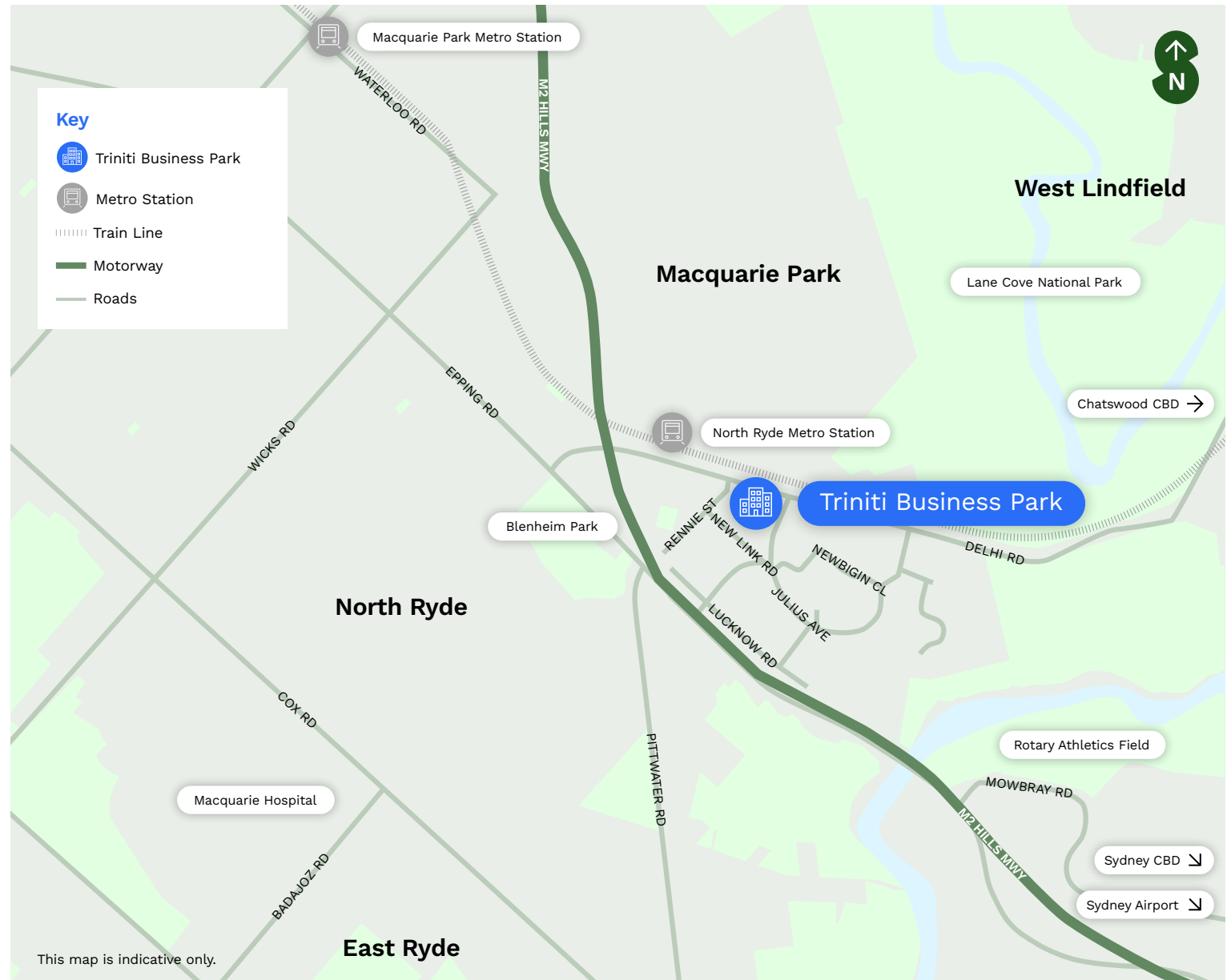
Fitness First  
Lane Cove National Park  
Ryde Community Sports Centre  
Macquarie University Aquatic Centre  
Macquarie University Hospital

### Cafes and Dining

TGI Fridays  
Chefs Gallery  
Bondi Pizza  
Cafe Trebbiano  
Cicada Bar Bistro  
Pablo & Rusty's  
The Governor Hotel  
North Ryde RSL

### Community

Explore & Develop North Ryde  
– Early Learning Centre  
360 Early Education



This map is indicative only.



# Spaces to thrive

Triniti Business Park offers efficient, well thought out and flexible floor plates in a contemporary building. The building boasts large windows providing sweeping views of the district and natural light.

**Click here** to view the current opportunities and to find the space for your business to thrive.







## Technical specifications

### Building hours

- Monday–Friday, 8am–6pm
- Tenant access is available 24/7

### Air conditioning

- All zones supplied by a variable air volume system and AHUs
- Single cooling tower system per building

### Condenser water allocation

- T1 – 1.25L/s per floor
- T2 – 1L/s per floor
- T3 – 1.25L/s per floor

### Fire protection

- Smoke detection, automatic sprinklers and EWIS

### Lifts

- T1 has 3 lifts
- T2 and T4 have 4 lifts each

### Electrical capacity (amps/floor)

- 100A

### Backup power

- Ability for tenant to install their own generator<sup>^</sup>

### Access control system

- Integriti access control system

### Ceiling heights

- Floor to ceiling – 2,700mm
- Slab to slab – 3,650mm

### Fibre providers

- Telstra, Optus, Fibrenet, Vocus
- NBN ready

### Parking

- 1:80sqm

<sup>^</sup>Subject to Stockland approvals.



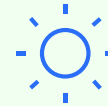
# Your partner



Australia's largest diversified property company with more than 70 years' experience



Best-in-class delivery systems and processes for efficiency and innovation



Solar investment of over 14MW across Commercial Property portfolio



High tenant engagement with 87% overall customer satisfaction with Stockland in Workplace & Logistics†



Owner, developer and manager of over \$13.8 billion<sup>^</sup> of assets in Australia



Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion\*<sup>#</sup>

## Global recognition of sustainability leadership

**Global Top 5 ranking** on S&P Global Dow Jones Sustainability Index for 12 consecutive years

Member of  
**Dow Jones Sustainability Indices**  
Powered by the S&P Global CSA

**GRESB Green Star** rating for 9 years



**AAA ESG Rating** from MSCI for over 10 years



**Employer of Choice for Gender Equality** Australia's Workplace Gender Equality Agency



To find out more about Stockland, please visit our website - [stockland.com.au](http://stockland.com.au)

<sup>^</sup>Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.  
<sup>\*</sup>Forecast end value on completion. <sup>#</sup>Includes M\_Park Stage 1, owned in capital partnership with Ivanhoé Cambridge, at 100% share. Correct as at 31 December 2022. <sup>†</sup>As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.



## For leasing enquiries:

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[stockland.com.au/workplace/nsw/triniti-business-campus](https://stockland.com.au/workplace/nsw/triniti-business-campus)



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