

Now
leasing

Triniti Business Park

39 Delhi Road
North Ryde NSW



Welcome

Best in class

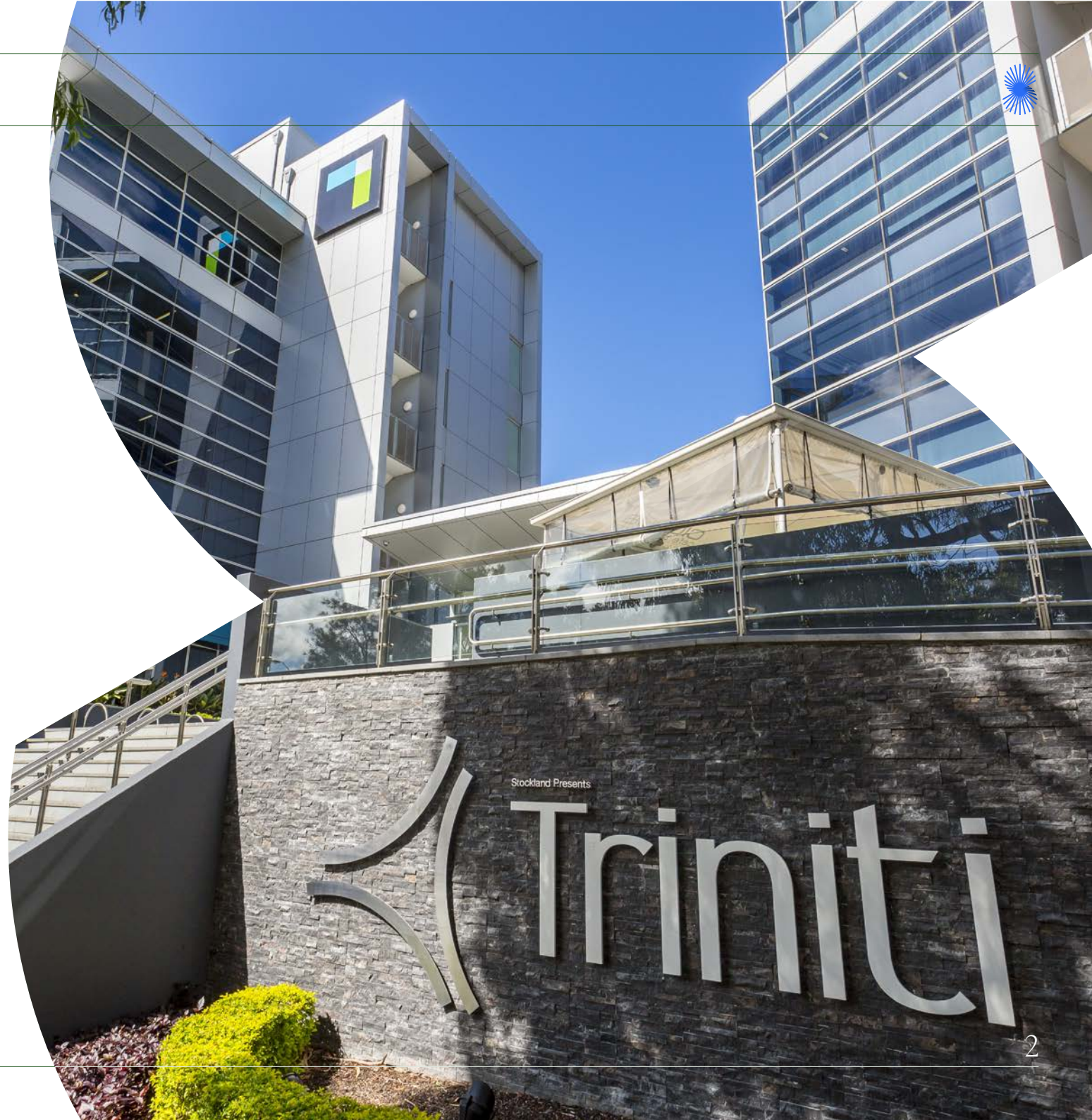
A vibrant business park in the heart of North Ryde.

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

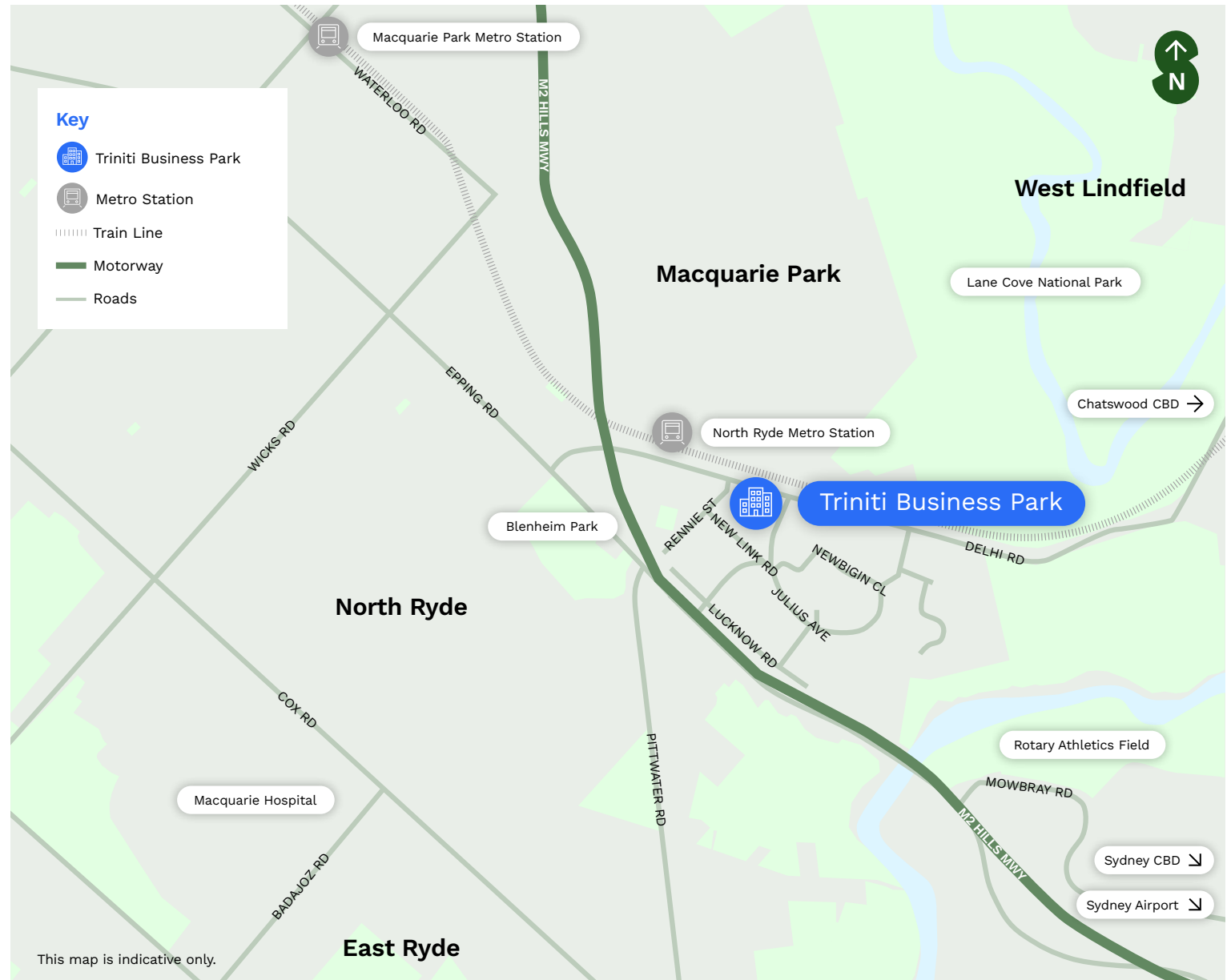
Fitness First
Lane Cove National Park
Ryde Community Sports Centre
Macquarie University Aquatic Centre
Macquarie University Hospital

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





Spaces to thrive

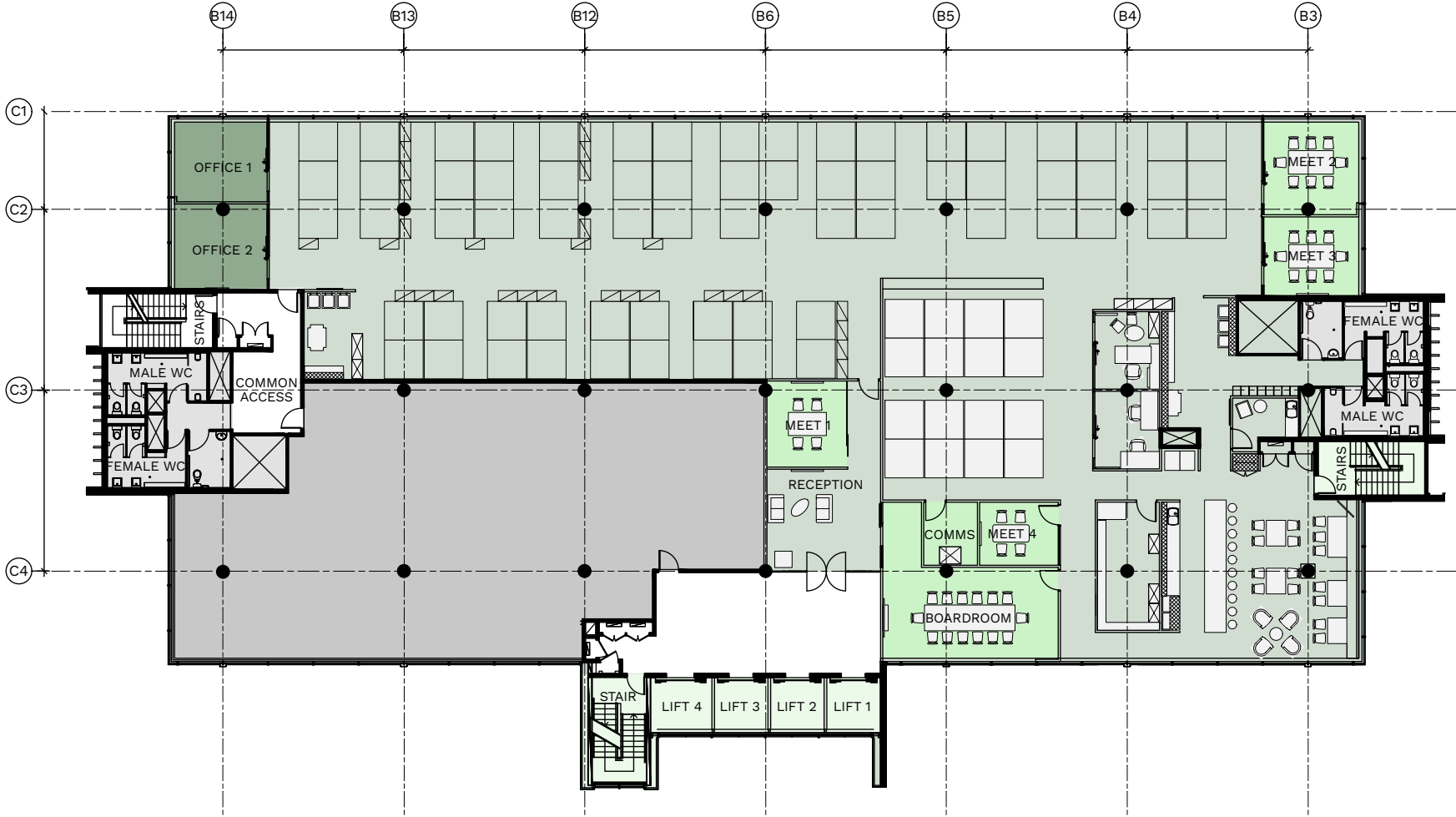
Triniti Business Park offers efficient, well thought out and flexible floor plates in a contemporary building. The building boasts large windows providing sweeping views of the district and natural light.

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





Level 2 floor plan



Key

- Available for Lease
- Private Office
- Shared Areas
- Leased Area
- Lift Core
- WC Areas

This plan is indicative only. Subject to change.



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[^]

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

[^]Subject to Stockland approvals.



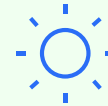
Your partner



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[^] 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*#

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

[^]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.
*Forecast end value on completion. #Includes M_Park Stage 1, owned in capital partnership with Ivanhoé Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

For leasing enquiries:

Senior Asset Manager – Workplace

Oliver Taylor

M: 0420 981 433

E: oliver.taylor@stockland.com.au

stockland.com.au/leasing/workplace/nsw/triniti-business-campus



Senior Executive, Leasing

Rhiana Weller

T: +61 2 9028 1130

M: +61 447 023 025

rhiana.weller@au.knightfrank.com



Director

Francesco Princi

T: +61 2 9409 8328

M: +61 400 727 499

francesco.princi@cbre.com

Director

Peter Mangraviti

T: +61 2 9409 8353

M: +61 413 750 350

peter.mangraviti@cbre.com.au



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