

Now
leasing

60-66 Waterloo Rd

Macquarie Park
Sydney NSW



Welcome

True north

A connected and accessible workplace.

60-66 Waterloo Road connects people and possibilities, with premium end-of-trip facilities and an onsite cafe. Located in a prominent business precinct, 60-66 Waterloo Road fosters connection and productivity.

Choose from efficient, well thought out and flexible floor plates in a contemporary A Grade building with a 5.5 Star NABERS Energy rating.

Find the space that will allow your business to thrive at 60-66 Waterloo Road.





Convenience

Everything, and more

Well-positioned in the heart of Macquarie Park.

60-66 Waterloo Road is close to an efficient transport network including Macquarie Park (600m) and Macquarie University (800m) Metro stations and major arterial roads.

Set in a vibrant and growing neighbourhood, there are plenty of lifestyle amenities nearby including Macquarie Shopping Centre, just a 10-minute walk away. Macquarie Park is increasingly reaching its potential as a worldclass place for innovation and collaboration with a strong employment focus.

Think food, retail, cafes, bars and restaurants, local sporting clubs, and health and family-oriented services.





Convenient local links

Transport

- Macquarie Park Metro Station
- Macquarie University Metro Station

Retail

- Macquarie Shopping Centre
- Top Ryde City
- Woolworths Marsfield

Health and Wellbeing

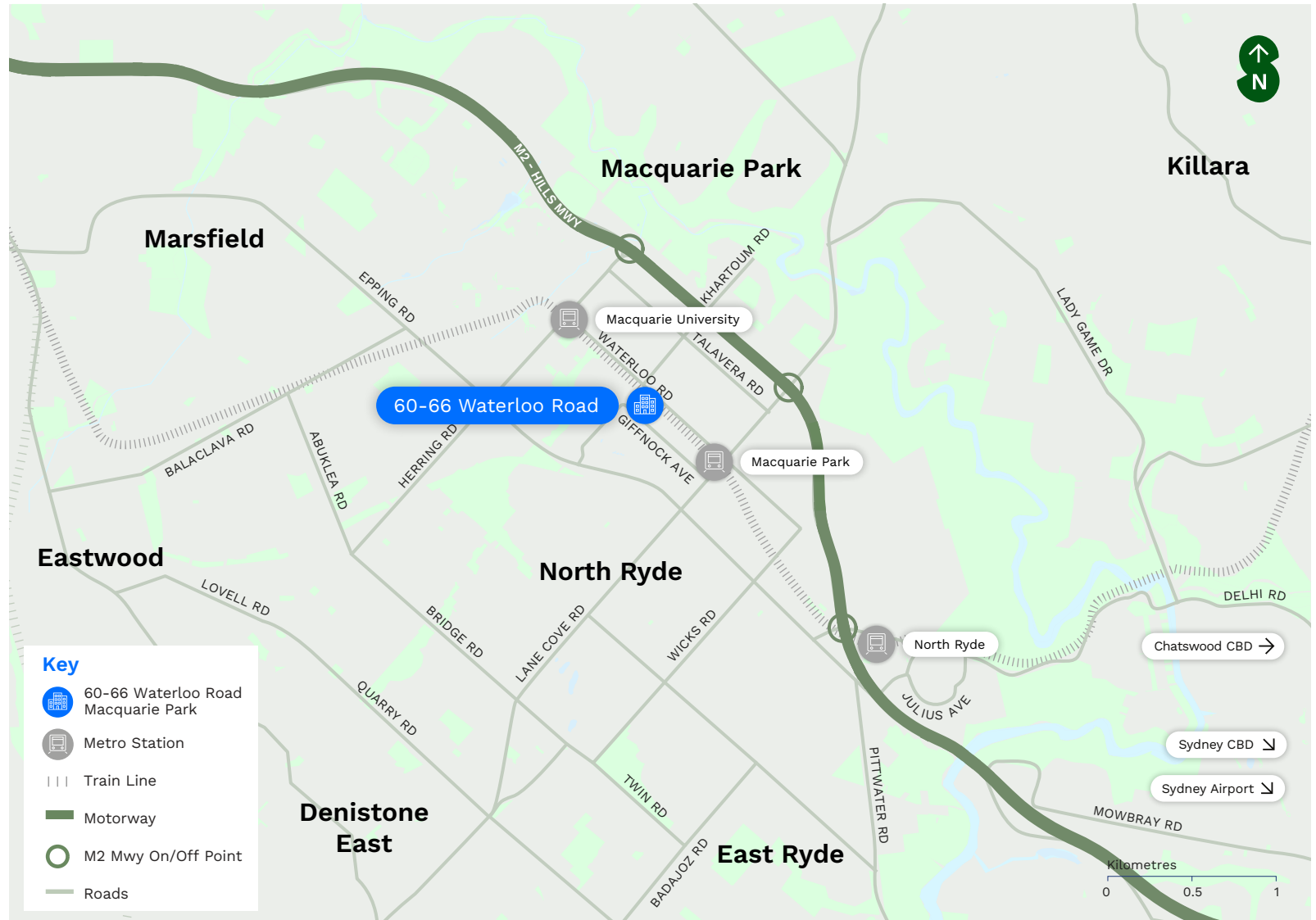
- Fitness First
- Plus Fitness
- Anytime Fitness
- Good Vibes Fitness
- Ryde Community Sports Centre
- Macquarie University Aquatic Centre
- Macquarie University Hospital

Cafes and Dining

- TGI Fridays
- Chefs Gallery
- Bondi Pizza
- The Coffee Club
- Kin By Us
- The Governor Hotel
- The Ranch

Community

- Only About Children
- Thrive Early Learning Centre
- 360 Early Education





Spaces to thrive

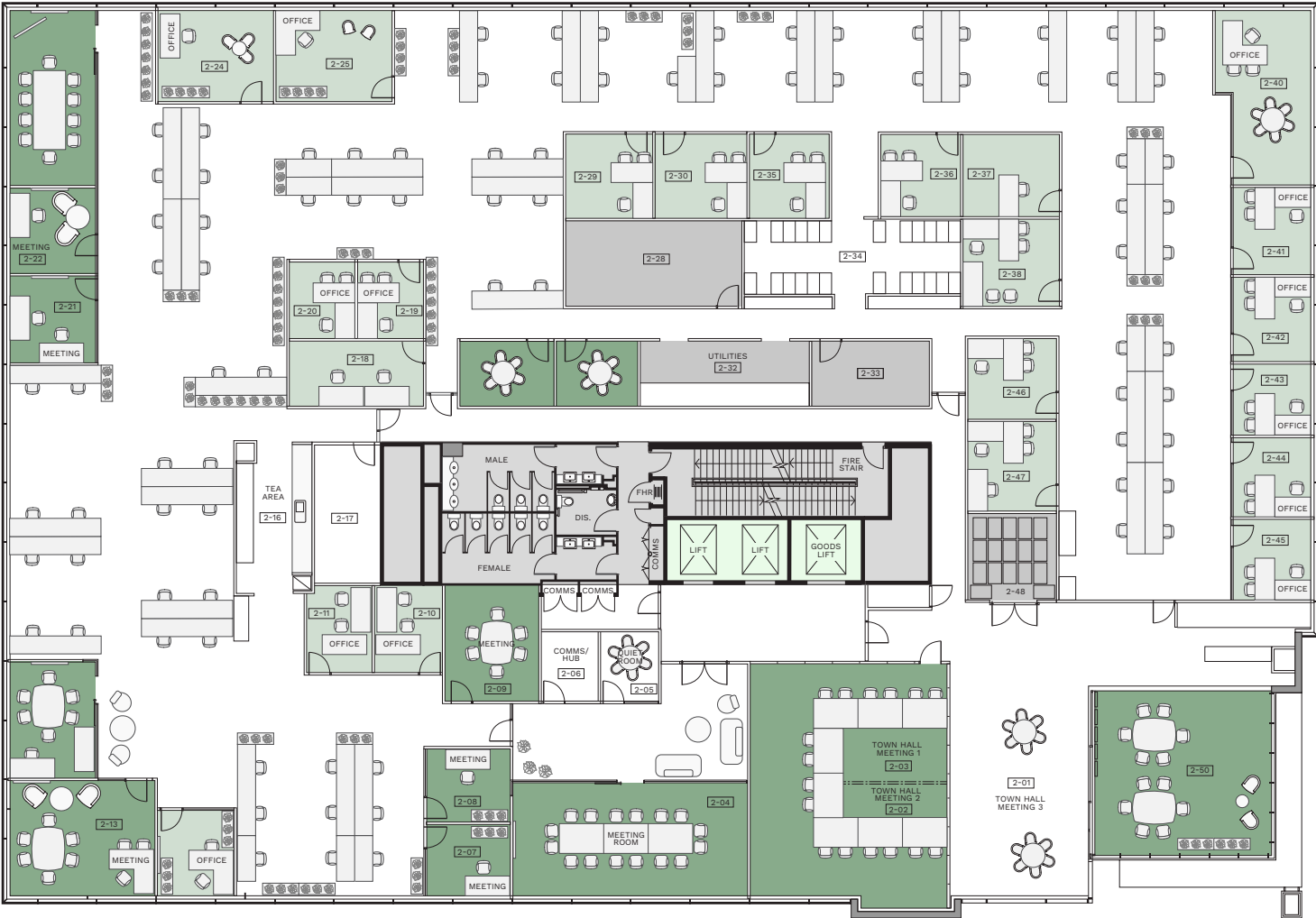
60-66 Waterloo Road offers efficient, well thought out and flexible floor plates in a contemporary A Grade building. The building boasts large windows providing sweeping views of the district and natural light.

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



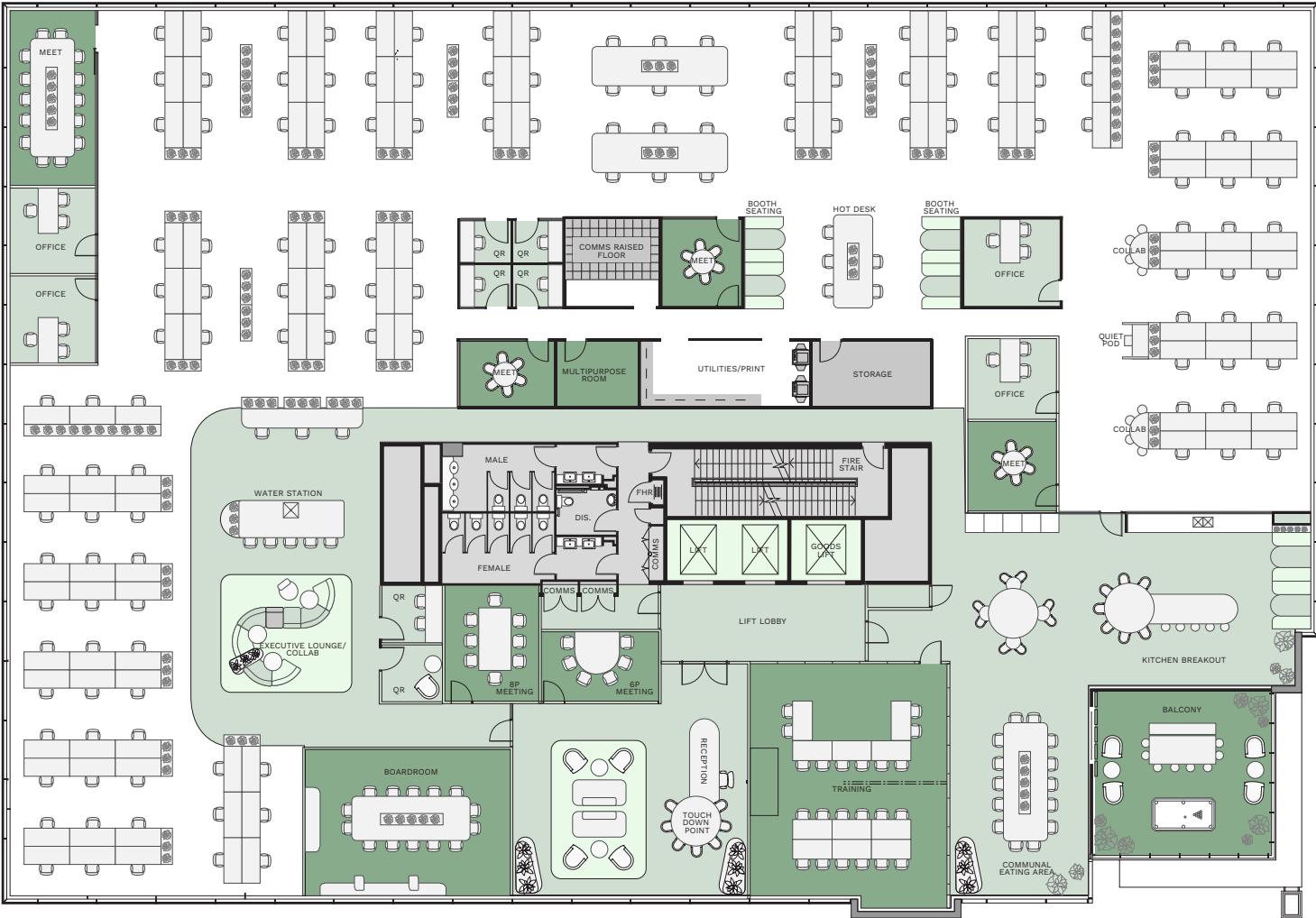


Whole floor plan (indicative)





Spec suite fitout example





Technical specifications

Building hours

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

Air conditioning

- Operates 7am to 6pm Monday to Friday, not including public holidays or weekends
- After-hours air conditioning (AHAC) is available upon request

Condenser water allocation

- 41.6 W/sqm
- 2.5 L/s per floor

Fire protection

- Smoke detection, automatic sprinklers and EWIS

Lifts

- 3 passenger/goods lifts with destination control from basement level to level 5

Electrical capacity (amps/floor)

- 200A

Backup power

- Generator for base building essential services
- Ability for tenant to install their own generator[^]

Access control system

- Inner Range Inception with HID card readers

Ceiling heights

- Floor to ceiling – 2,700mm
- Slab to slab – 3,400mm

Fibre providers

- Telstra, Uecomm
- NBN ready
- MTAV available

Parking

- 60 Waterloo Rd – 1:37sqm
- 66 Waterloo Rd – 1:34sqm



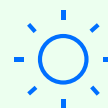
Your partner



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

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

Member of
Dow Jones Sustainability Indices

Powered by the S&P Global CSA



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 Ivanhoe Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

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