

78

**WATERLOO ROAD
MACQUARIE PARK**

READY FOR YOUR NEXT MOVE

GROWTH-POINT
PROPERTIES AUSTRALIA





A SMARTER BUSINESS ADDRESS IN MACQUARIE PARK

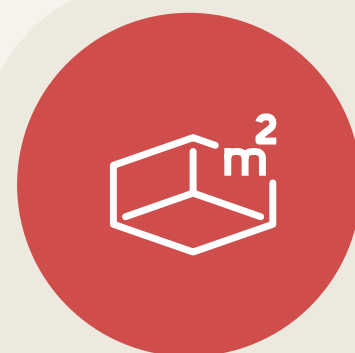
FULLY FITTED TENANCIES

Modern, high quality existing fitted office spaces



FLEXIBLE SPACES

Office spaces from 472 - 3,200sqm



4.5-STAR NABERS ENERGY RATING

With a pathway to electrification



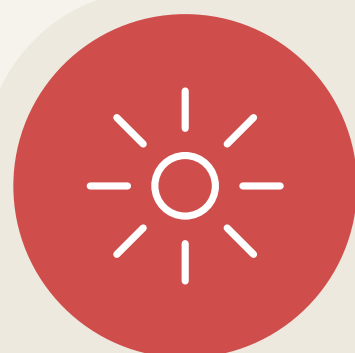
VIBRANT LOBBY

A vibrant lobby and informal lounge create a welcoming first impression



BALCONIES WITH UNRIVALLED NATURAL LIGHT

Large, exclusive balcony areas on each floor



CONVENIENT PARKING OPTIONS

Secure basement and on-grade parking



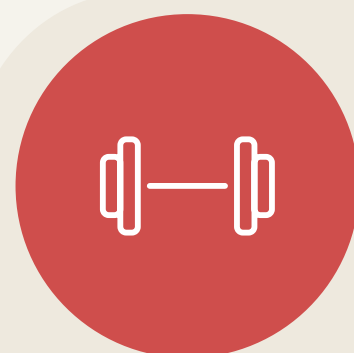
PRIME TRANSPORT ACCESS

400m* to Macquarie University Metro Station and bus routes nearby



PREMIUM ON-SITE AMENITIES

On-site gym, Pilates studio and café



WELCOME TO WATERLOO ROAD. IT'S WHERE MACQUARIE PARK MOVES

Step into a premium commercial opportunity that redefines quality and convenience in Macquarie Park, NSW's largest and most dynamic metropolitan office precinct. Thoughtfully designed to balance innovation with practicality, this workspace is perfectly positioned to offer exceptional connectivity to major transport links, abundant retail amenities, and a thriving business community.



78

SYDNEY
CBD



LOCATION

5

78





MACQUARIE UNIVERSITY

SURROUNDED BY THE BUSINESSES SHAPING WHAT'S NEXT

Positioned at the heart of a thriving innovation and enterprise hub, 78 Waterloo Road is surrounded by global leaders shaping the future of technology, healthcare, and advanced industries.

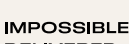
AstraZeneca 

OPTUS 

Schneider  Electric

Johnson & Johnson


Cochlear®

DXC  IMPOSSIBLE.
DELIVERED.

nanosonics 
Infection Prevention. For Life.

Medtronic

FUJIFILM

A THRIVING LIFESTYLE PRECINCT

RETAIL AND DINING

- | | |
|-----------------------|------------------------|
| 1. Priceline Pharmacy | 7. As Usual |
| 2. Coles | 8. Thirty Seven Dining |
| 3. Kmart | 9. The Governor Hotel |
| 4. Australia Post | 10. Verace Pizza |
| 5. Espresso 7ty8 | 11. Naked Duck Cafe |
| 6. K Cafe & Bar | 12. Ellatte Coffee Car |

RECREATION

- | | |
|----------------------|---------------------------|
| 13. Wilga Park | 17. Housed Macquarie Park |
| 14. Elouera Reserve | 18. World Gym |
| 15. Lane Cove Valley | 19. Els Park |
| 16. Tuckwell Park | |



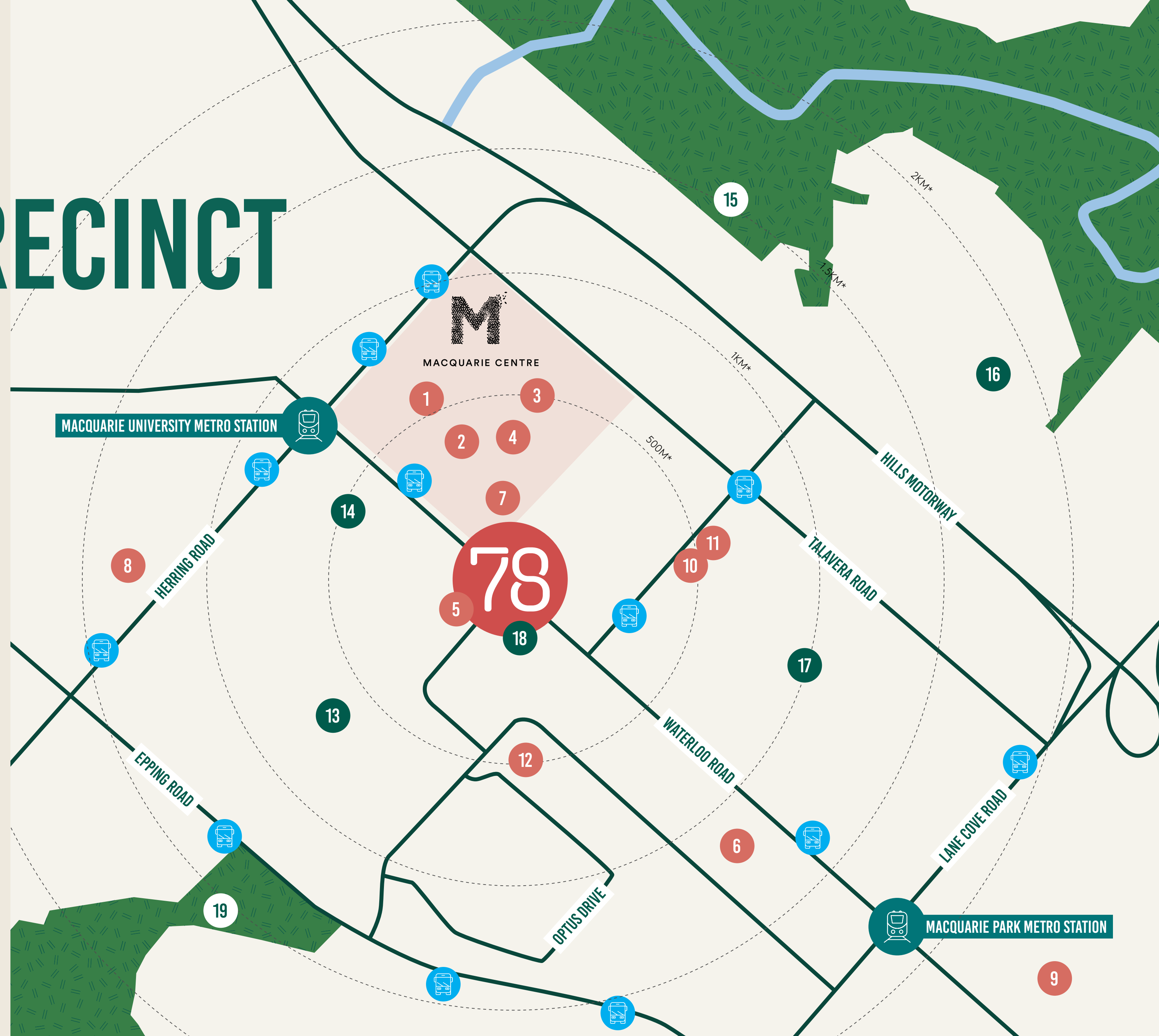
21 MINUTES TO NORTH SYDNEY

22 MINUTES TO SYDNEY CBD

15 MINUTES TO NORTH SYDNEY



BUS STOPS



WHERE WORK MEETS LIFESTYLE



ELS PARK, 1KM



WORLD GYM



MACQUARIE CENTRE FOOD COURT

DIRECT METRO ACCESS ON YOUR DOORSTEP

22 MINUTE JOURNEY FROM
MACQUARIE UNIVERSITY TO
MARTIN PLACE

MACQUARIE UNIVERSITY



MACQUARIE PARK



NORTH RYDE



CHATSWOOD



CROWS NEST



VICTORIA CROSS



BARANGAROO



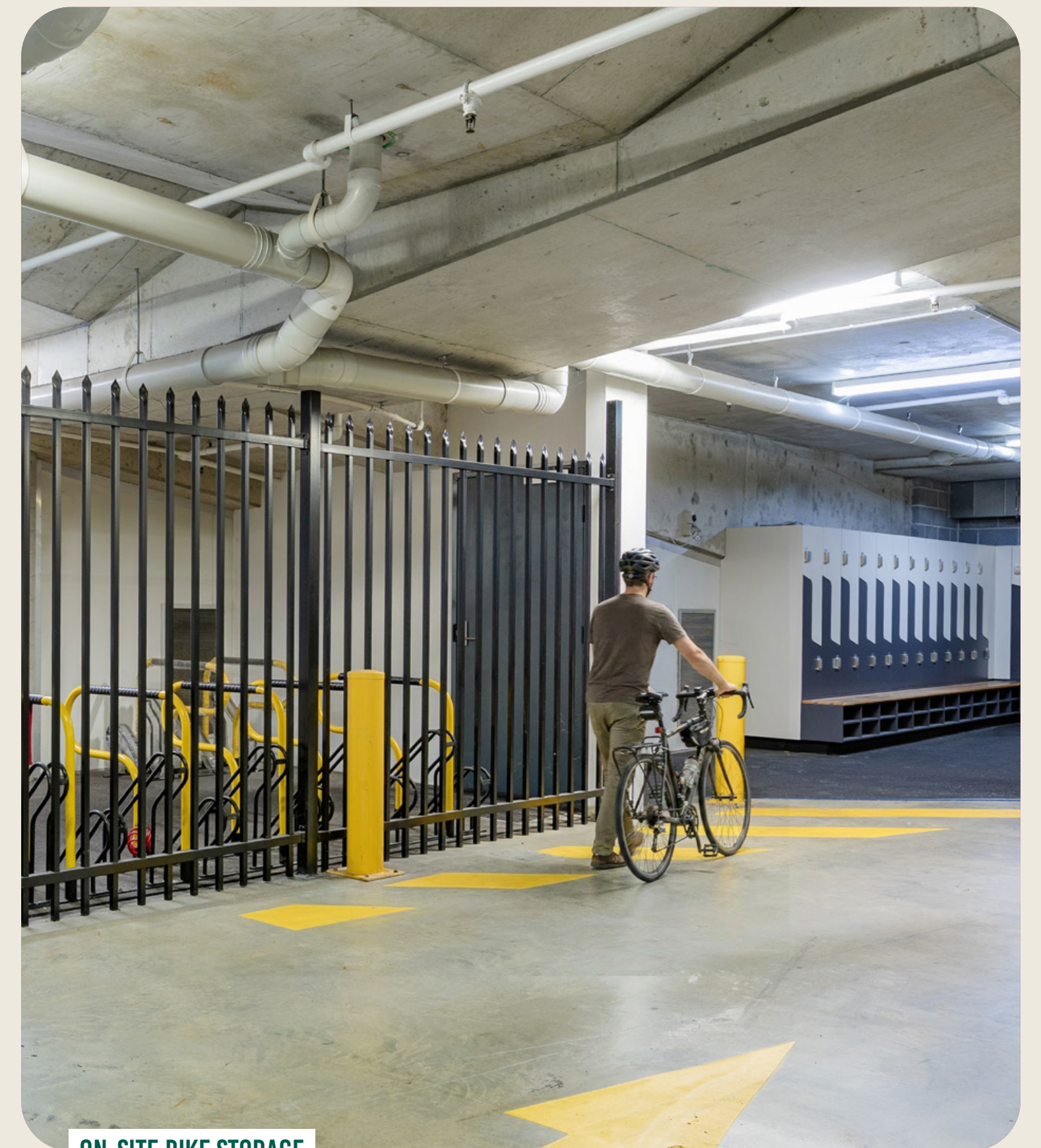
MARTIN PLACE





The building features comprehensive on-site amenities including a cafe, a gym and a Pilates studio on the ground floor. With sustainability credentials including a 4.5-star NABERS Energy rating, 78 Waterloo Road represents an opportunity to occupy a workplace that seamlessly combines everyday convenience with environmentally responsible design.

MODERN, SUSTAINABLE & FULLY EQUIPPED



DESIGNED FOR MODERN COMMUTERS

High-quality, end-of-trip facilities including lockers, showers and bike storage, supporting active and flexible work lifestyles.



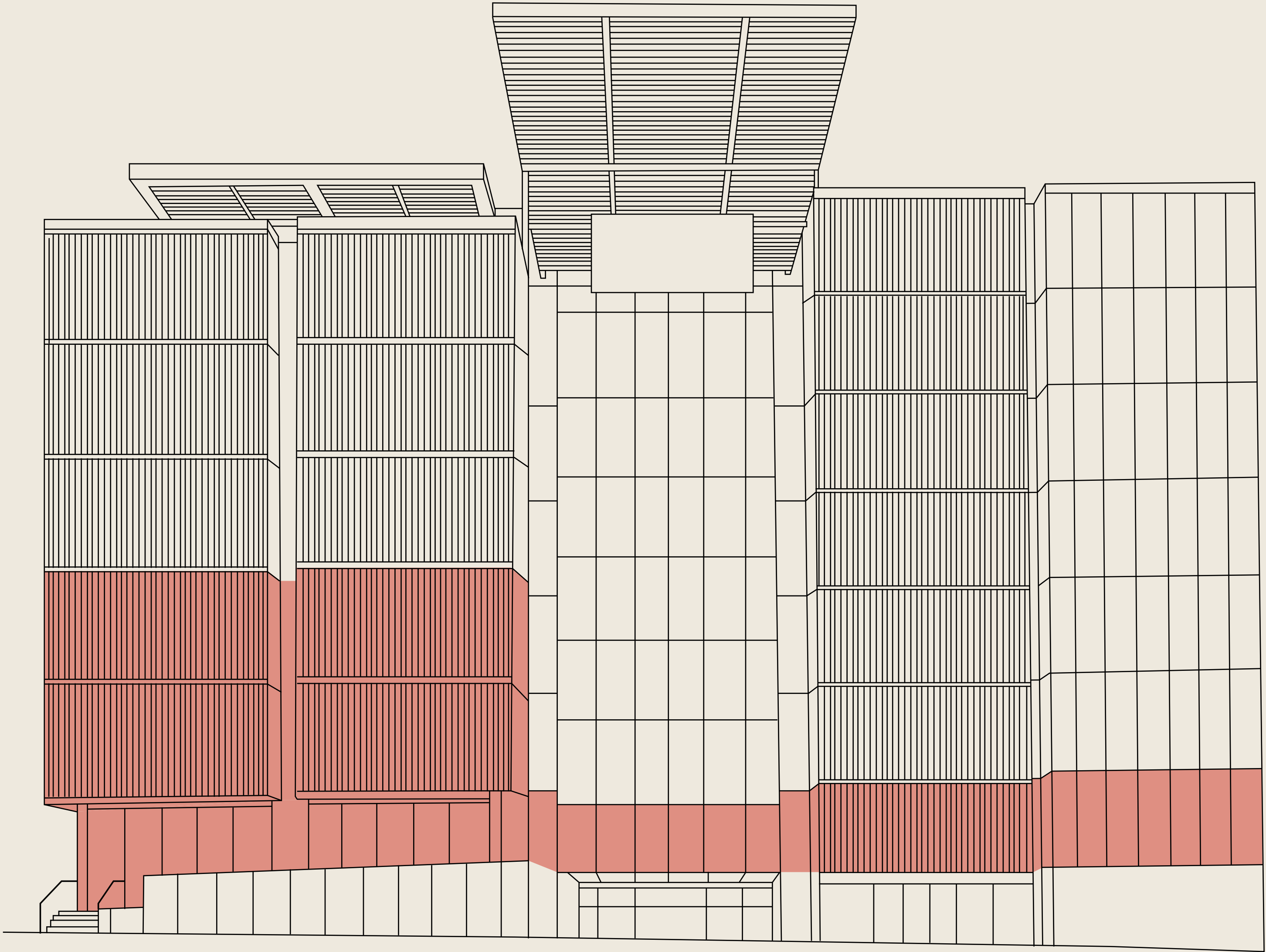
VIBRANT LOBBY SPACE

A VIBRANT WELCOME

Serving as a welcoming entry point, the newly upgraded lobby and informal lounge has been thoughtfully designed as a vibrant, multi-functional space offering an inviting environment to meet, connect, or unwind.



AVAILABILITY



LEVEL 7		LEASED
LEVEL 6		LEASED
LEVEL 5		LEASED
LEVEL 4		LEASED
LEVEL 3	472 SQM	AVAILABLE
LEVEL 2	818 SQM	AVAILABLE
LEVEL 1	1,934 SQM	AVAILABLE
GROUND		LEASED

LEVEL ONE

1,934SQM

WORKSTATIONS	78
3P BREAKOUT ROOMS	1
4P BREAKOUT ROOMS	6
6P BREAKOUT ROOMS	3
8P BREAKOUT ROOMS	2
10P BOARDROOM	1
TRAINING ROOM	3



LEVEL TWO

818SQM

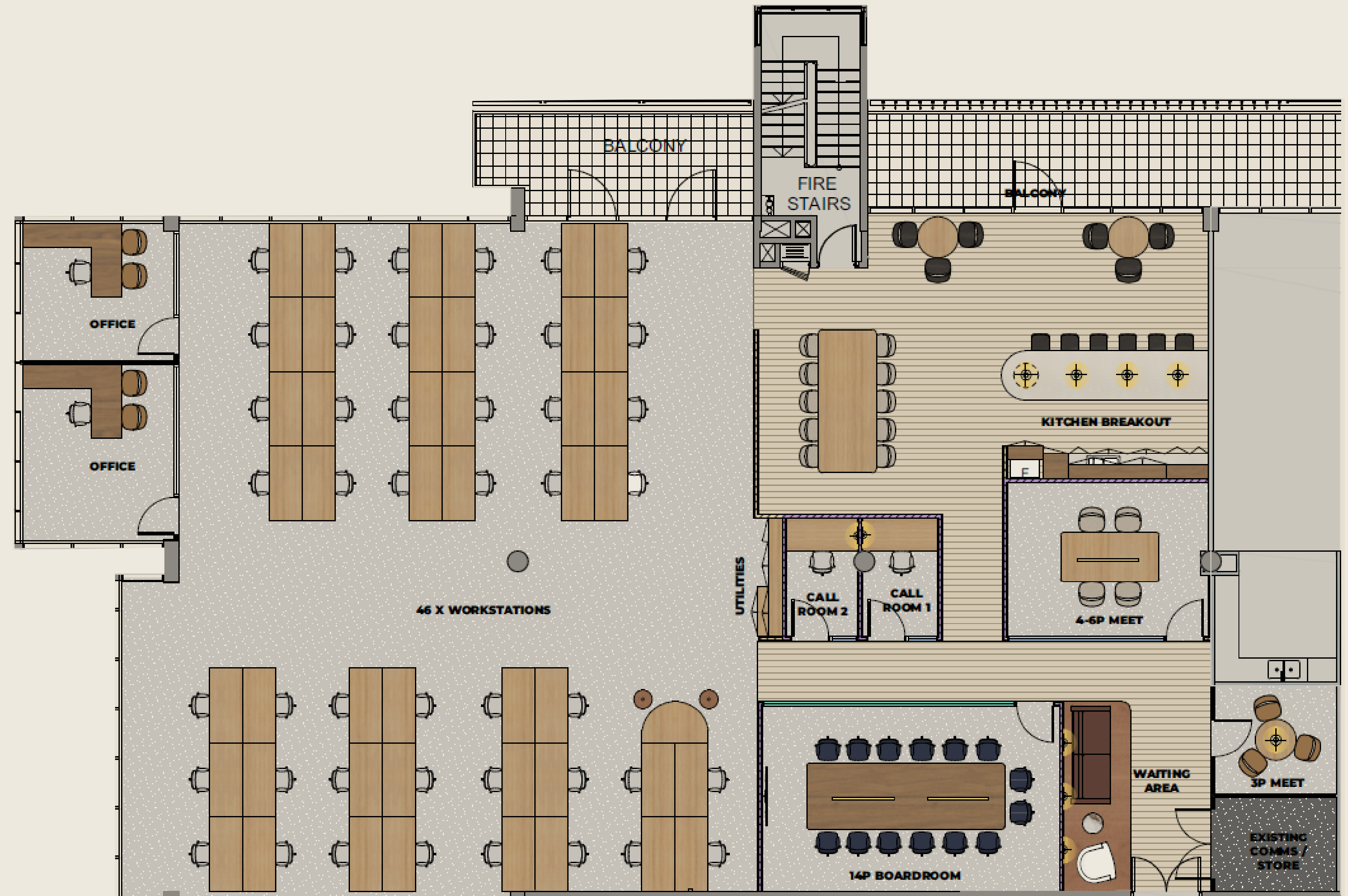
WORKSTATIONS	56
3P BREAKOUT ROOMS	1
4P BREAKOUT ROOMS	3
6P BREAKOUT ROOMS	2
8P BREAKOUT ROOMS	1
COLLAB LOUNGE	2



LEVEL THREE

472 SQM

WORKSTATIONS	46
OFFICE	2
CALL ROOM	2
3P BREAKOUT ROOM	1
4P BREAKOUT ROOMS	1
14P BOARDROOM	1
KITCHEN BREAKOUT	1





VIBRANT SHARED KITCHEN SPACE



BREAK OUT ROOMS



OPEN SPACE OFFICE



BOARDROOM



CREATING VALUE BEYOND REAL ESTATE

Our vision is to create sustainable value in everything we do, by being the forward-thinking, trusted partner of choice.

Since 2009, we've been investing in high-quality Australian real estate. We directly own a portfolio of high-quality, modern office and industrial properties, and manage a portfolio of office, industrial and logistics, and retail and mixed-use assets for third-party wholesale syndicates and institutional investors through our funds management business.

We are an internally managed real estate investment trust (REIT), with a focused, passionate and agile team committed to delivering results together. We are dedicated to genuine, long-standing relationships, fostered through innovation, collaboration and the pursuit of being a great partner.

We are committed to operating in a sustainable way and reducing our impact on the environment and are proud to have achieved our Net Zero Target by 1 July 2025 across our directly managed, operationally controlled office assets and corporate activities.



570 SWAN STREET, RICHMOND



32 CORDELIA STREET, SOUTH BRISBANE

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