



MURRAY
ROSE

SYDNEY OLYMPIC PARK

OFFICES FOR LEASE



REIMAGINE YOUR WORKPLACE



FOR LEASE
• Brand New, Fitted Out Suites of:
185m² - 700m²
• Whole Floor, Existing Fitouts of:
2,016m² - 7,848m²
Call: 0422 791 184
Fax: 0422 791 810
Email: info@jls.com.au
Website: www.jls.com.au

© 2018 JLS & LJM (2018) 2/21

FIRE HYDRANT AND SPRINKLER BOOSTER
AUTHORIZED ACCESS ONLY
HYDRANT PUMP ROOM
SPRINKLER STOP VALVE INSIDE

5 MURRAY ROSE AVENUE

BUILDING AT A GLANCE



Fitted out office suites



PCA A-Grade building



5 Levels of office space



4 Private outdoor terraces



229 Car parking spaces



120kw rooftop solar system



End of Trip



Lobby Cafe



Fully equipped Gym and change facilities

*There is currently a NABERS exemption in place due to building refurbishment works but as at 30 November 2023, the base building achieved a 6 Star NABERS Energy and Water Rating (with recycled water) and have consistently achieved 6 star Energy rating from 2017 to 2023.

5 MURRAY ROSE AVENUE

AMENITY FOR EVERY DAY

From cafés and dining to green open spaces and world-class sporting facilities, 5 Murray Rose Avenue is surrounded by amenity for both work and lifestyle.

- | | |
|---------------------------------------|----------------------|
| 1. Plate Cafe | 13. Organic Grind |
| 2. Bella Panini Bar | 14. Mini Masterminds |
| 3. Grit & Grind | 15. My Guardian |
| 4. ENGIE Stadium | 16. Quad Cafe |
| 5. Accor Stadium | 17. Peony's Corner |
| 6. Sydney Olympic Park Aquatic Centre | 18. The Last Slice |
| 7. Dolce Gelato | 19. Mellow Me Cafe |
| 8. Olympic Park Train Station | |
| 9. Ribs and Rumps Olympic Park | |
| 10. Shiroi Orange | |
| 11. Abattoir Blues | |
| 12. The Coffee Club | |



ENDLESS CONNECTIVITY

Getting around is easy at 5 Murray Rose Avenue. With train, bus, ferry and future metro links all close by, you're seamlessly connected to the CBD, Parramatta and beyond.

T Train:
30 minutes to Central Station

M Metro:
Future Metro Station

L Light Rail:
Stage Two Light Rail

F Ferry:
33 minutes to Circular Quay
18 minutes to Parramatta

B Bus:
4 bus services connecting Strathfield, Hurstville and Parramatta

M Western Motorway
A major arterial route connecting Sydney's inner west to Greater Western Sydney

H Homebush Drive
Intersection upgrades to reduce congestion and improve safety and enhance access



A STRATEGIC HOME FOR NSW GOVERNMENT & THEIR CONTRACTORS

Join a thriving hub of established government and institutional tenants, sitting at the centre of a trusted, connected community in Sydney Olympic Park.



AN ICONIC LIFESTYLE LOCATION

Since playing host to the world for the 2000 Olympic Games, Sydney Olympic Park has evolved into a prestigious multi-use precinct incorporating business, sport, dining, cultural events, recreation and a large residential population.



Over 35km of Connected Cycle Paths



Premium Hotel Accommodation Nearby



Aquatic & Leisure Facility



Showgrounds and Annual Easter Show



Prestigious Location



Home to Global Brands



Ongoing Investment



Highly accessible by Road, Rail and River



The Locker Room Pub, Cafes, and Dining Venues



Live Music and Concerts



Home to Netball NSW and Rugby League facilities



Arts and Cultural Events



Experience top-tier live sporting events and competitions year-round



GRIT & GRIND



FISHWAVE



ACCOR STADIUM

5 MURRAY ROSE AVENUE

THE BENCHMARK IN SUSTAINABLE DESIGN

**From July 2025 Growthpoint
purchased 100% Green Power and
achieved Net Zero in base building
operations.**

Completed in 2013, 5 Murray Rose was one of the first commercial buildings in Sydney to be given a 6-star Green Star rating (as built), and continues to provide energy efficiency that leads industry standards through rooftop solar and water recycling.



Winner
Best Sustainable Development
**PROPERTY COUNCIL OF AUSTRALIA
INNOVATION AND EXCELLENCE AWARDS**



6 Star Green Star
Awarded 6 Star Green Star as built
**GREEN BUILDING COUNCIL
OF AUSTRALIA**



**Net Zero Policy
By 2025***
***TARGETED**



*There is currently a NABERS exemption in place due to building refurbishment works but as at 30 November 2023, the base building achieved a 6 Star NABERS Energy and Water Rating (with recycled water) and have consistently achieved 6 star Energy rating from 2017 to 2023.

DESIGNED FOR YOUR WORK DAY

ON-SITE BUILDING AMENITIES

-  Onsite gym
-  90 Secure Bike Storage
-  Ground Floor Cafe
-  Showers and Change Facilities
-  430 hectares of Parkland
-  Casual Meeting Spaces



CAFE AND CASUAL MEETING SPACES



GYMNASIUM

OFFICE FITOUTS



AVAILABILITY

Level 04

Suite 4.01 - 516m2

Level 03

Suite 3.02 - 1,169m2

Level 02

Suite 2.02 - 423m2

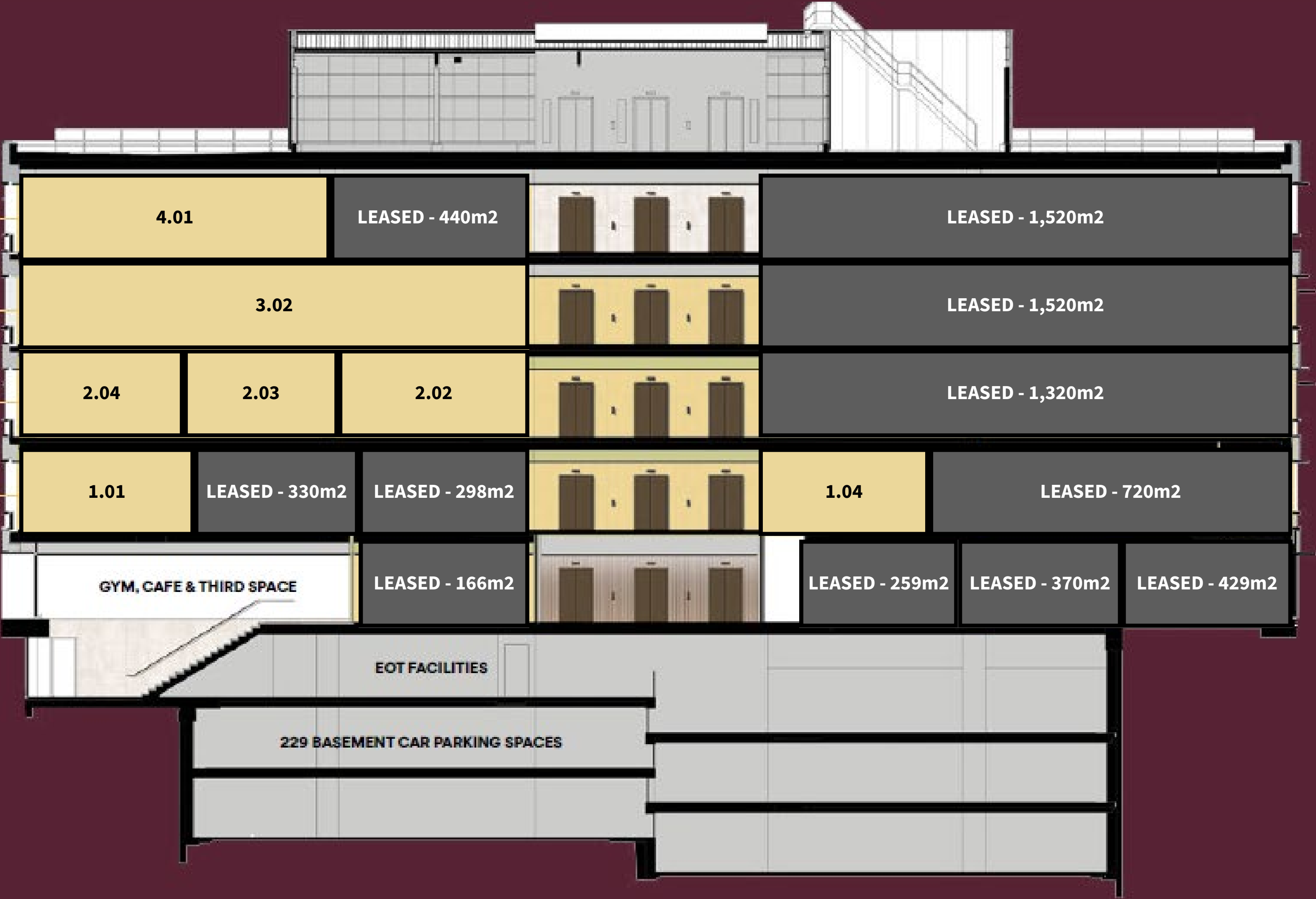
Suite 2.03 - 259m2

Suite 2.04 - 316m2

Level 01

Suite 1.01 - 557m2

Suite 1.04 - 496m2



*Approximate



LEVEL 1

SUITE 1.01

NLA: 557 SQM*

AREA BREAKDOWN

Waiting	1
Boardroom	1 x 14P
Meeting room	1 x 8P
Meeting room	1 x 6P
Meeting room	1 x 4P
VC Call room	1
Huddle area	1
Kitchen & Breakout	1
Office	1
Workstations	51



LEVEL 1

SUITE 1.04

NLA: 496 SQM*

AREA BREAKDOWN

Waiting	1
Boardroom	1 x 14P
Meeting room	1 x 2P
Meeting room	2 x 4P
Quiet room	1 x 2P
Kitchen & Breakout	1
Offices	2
Workstations	45
Collab area	1



LEVEL 2

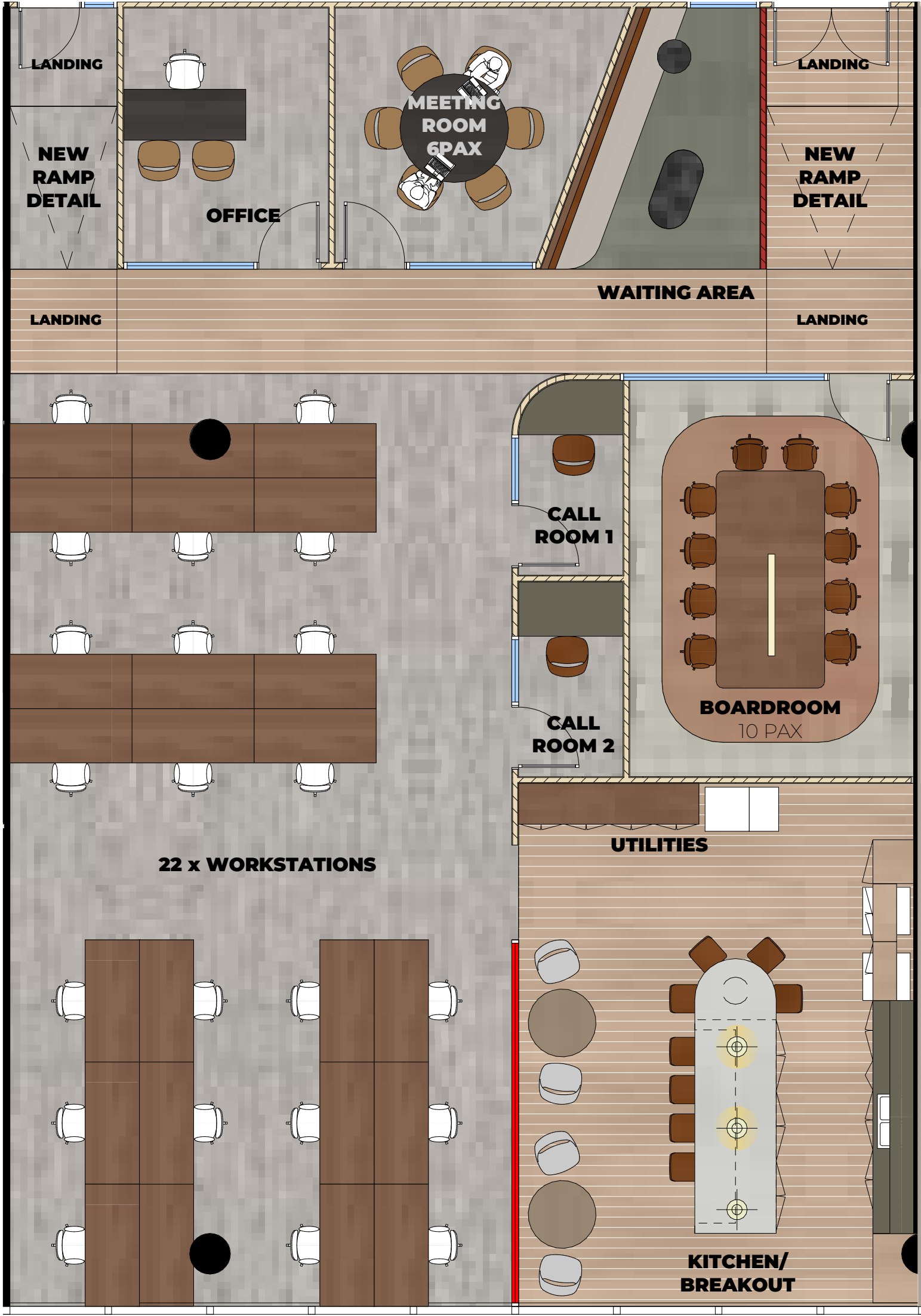
SUITE 2.02

NLA: 422 SQM*

AREA BREAKDOWN

Check-in point	1
Waiting area	1
Boardroom	1 x 14P
Meeting room	1 x 8P
Meeting room	1 x 4P
VC Call room	1
Utilities	1
Offices	2
Kitchen & Breakout	1
Workstations	34

*Indicative only



LEVEL 2

SUITE 2.03

NLA: 258.98 SQM*

AREA BREAKDOWN

Waiting area	1
Boardroom	1x 10P
Meeting room	1 x 6P
VC Call rooms	2
Utilities	1
Kitchen & Breakout	1
Offices	1
Workstations	22

*Indicative only



LEVEL 2

SUITE 2.04

NLA: 316.27 SQM*

AREA BREAKDOWN

Waiting area	1
Boardroom	1x 10P
Meeting room	1 x 7P
VC Call rooms	2
Utilities	1
Kitchen & Breakout	1
Offices	2
Workstations	32

*Indicative only



LEVEL 3

SUITE 3.02

NLA: 1,182 SQM*

AREA BREAKDOWN

Waiting & Reception	1
Boardroom 20p	1
Meeting room 6-8p	1
Meeting room 6p	2
Meeting room 5p	2
Meeting room 4p	1
Call rooms	5
Utilities	1
Kitchen & Breakout	1
Offices	3
Collaboration	4
Workstations	114

*Indicative only



LEVEL 4

SUITE 4.01

NLA: 525 SQM*

AREA BREAKDOWN

Waiting & Reception	1
Boardroom 14p	1
Meeting room 6p	1
VC call room	1
Utilities	1
Collab Area	1
Kitchen & Breakout	1
Workstations	42

*Indicative only

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.

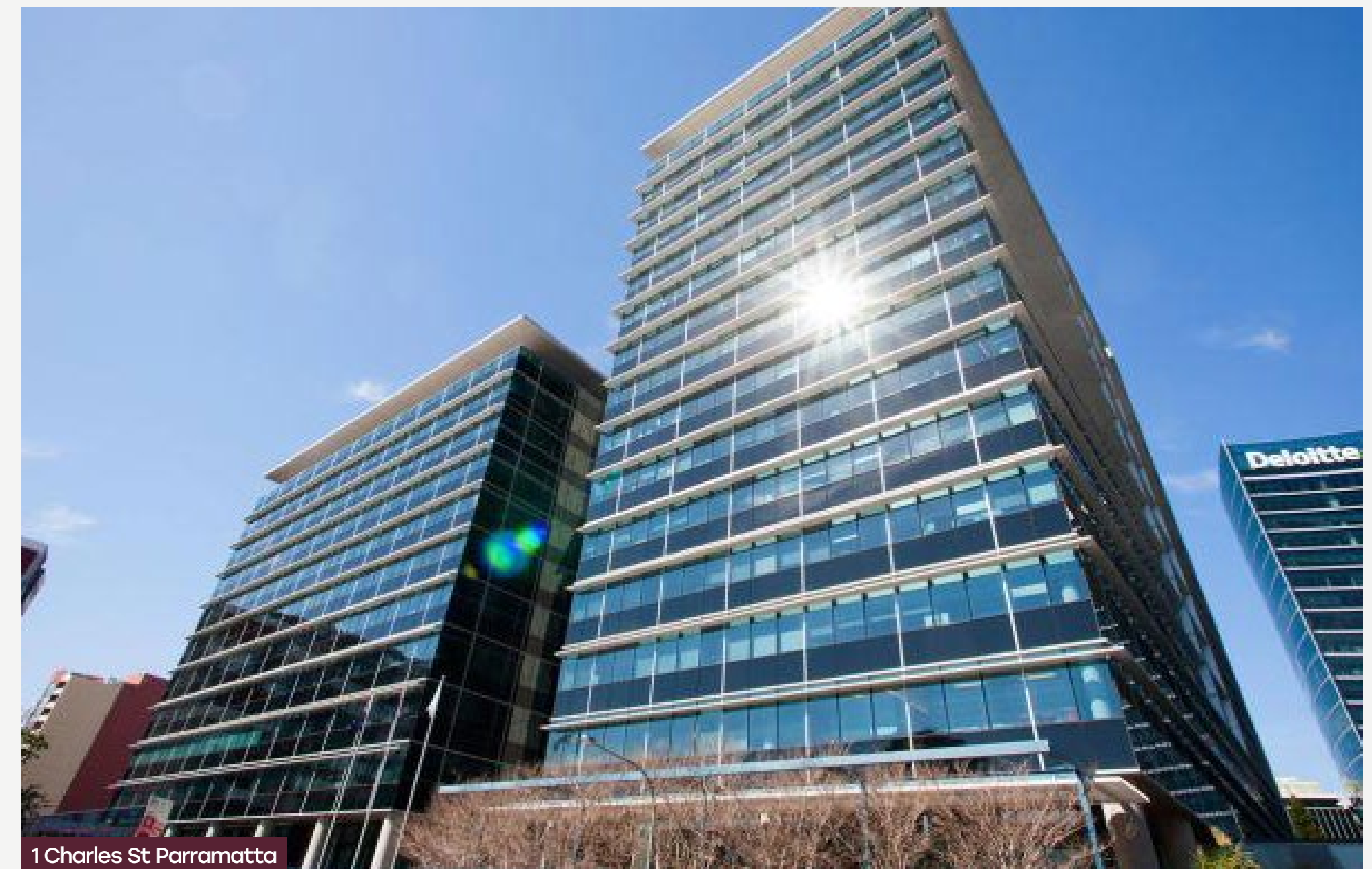
Since 2009, we've been investing in high-quality Australian real estate. We directly own a portfolio of high-quality, modern office and industrial properties, and manage a portfolio of office, industrial and logistics, and retail and mixed-use assets for third-party wholesale syndicates and institutional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



^As at 30 June 2024



5 MURRAY ROSE AVENUE



Giuseppe Ruberto
0413 059 492
gruberto@belfordproperty.com.au

Michael Ladu
0447 679 042
mladu@belfordproperty.com.au



Chris Bailey
0437 302 322
chris@gjsproperty.com.au

Jason Wright
0418 759 156
jason@gjsproperty.com.au



Daniel Brazel
0468 944 565
dbrazel@growthpoint.com.au

The particulars are set out as a general outline only for the guidance of lessees and purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith but any intending purchaser or Lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection of otherwise as to the correctness of each of them and a Agreement for sale of land or Lease which is available for inspection at the offices of the owners agents. In the event of inconsistency between this Information Memorandum and the Agreement for sale of land or Lease , the provisions of the Agreement for sale or Lease of the property shall prevail. This document and any advertising material are for promotional purposes only and are not to be relied upon as a guarantee of performance or productivity of the said property. All intending purchasers or Lessee's should satisfy themselves by inspection and make their own enquiries and investigations about the property and satisfy themselves thereon. No person at Growthpoint , JLL or GJS Property has any authority to make or give any representation or warranty whatsoever in relation to this property. Growthpoint , JLL and GJS Property and each of their associates and every person involved in the preparation of this Information Memorandum expressly disclaim any liability on any ground whatsoever for any direct or consequential loss or damage (whether foreseeable or not) which may result from any party acting on or relying upon all or any part of the information contained in this Information Memorandum notwithstanding any negligence, default or lack of care. The contents of this document are confidential and are produced for your personal use and not for distribution to any other person or corporation without prior written notice to Growthpoint , JLL and GJS Property. This document is subject to copyright. Design by Metropolis.