



The Avenue

AT SYDNEY OLYMPIC PARK

LOCATED AT THE
GEOGRAPHIC CENTRE
OF SYDNEY, THE AVENUE
TRULY OFFERS THE BEST
OF BOTH WORLDS.

CONTENTS

2 > The Avenue at Sydney Olympic Park. 4 > 7 Olympic Boulevard at The Avenue
6 > Be connected to the best of Sydney's transport networks. 8 > Sydney Metro West.
Connectivity at your doorstep 10 > Balancing the work and lifestyle needs of today's office
professional. 12 > A neighbourhood that's already home to many great companies both
local and international. 14 > Lunch in the cafe or the park. 17 > Sustainable initiatives that
are good for business and good for the environment. 18 > An elegant façade that gives
way to highly functional open floor plates. 20 > Ground Floor Concept. 22 > Typical Floor
Plan. 24 > Contact.

THE AVENUE AT SYDNEY OLYMPIC PARK.

THE AVENUE COMPRISES TWO A-GRADE BUILDINGS IN A HIGHLY SOUGHT AFTER CORPORATE LOCATION. STAGE 1 OF THE AVENUE WAS COMPLETED IN 2016 AND IS NOW FULLY LEASED.

CONSTRUCTION ON STAGE 2 OF THE AVENUE HAS NOT YET COMMENCED.

LANDLORD > FITZPATRICK INVESTMENTS PTY LTD

PROPERTY > STAGE 2 - THE AVENUE
ADDRESS > 7 OLYMPIC BOULEVARD,
SYDNEY OLYMPIC PARK

AVAILABILITY > MAY 2024.

(SSD APPROVAL HAS BEEN ISSUED FROM THE DoP&E)

LETTABLE > 15,075 m²
AREA

FITZPATRICK INVESTMENTS HAVE THE ABILITY TO MODIFY THE EXISTING SSD APPROVAL TO INCREASE THE APPROVED NLA TO MEET WITH THE REQUIREMENTS OF SYDNEY WATER.

DETAILS AT A GLANCE

TRANSPORT > Well serviced by a comprehensive range of efficient public transport options including buses, trains and the ferry, and easily accessed via major arterial roads as well as the Sydney Airport.

SUSTAINABILITY > Stage 2 of the Avenue has targeted a minimum 5 Star Green Star Rating and a 5 Star Energy and Water NABERS Rating.

DEVELOPMENT TEAM > Fitzpatrick Investments has partnered with FDC Construction & Fitout to deliver Stage 1 of the The Avenue with great results. FDC will continue to partner with Fitzpatrick to deliver Stage 2. Fitzpatrick and FDC bring together a highly experienced and exceptionally well-credentialed team with a proven track record in commercial real estate development and a wealth of experience in the delivery of assets within the Sydney Olympic Park precinct.

WORK SPACES AND TECHNOLOGY > Lift cores and amenities are located on the side of each building to maximise the flexibility of the floor plates, providing ideal campus-style workspaces. The use of state-of-the-art technologies ensures occupants enjoy A-Grade office accommodation.

Designed by leading architectural firm BatesSmart, 7 Olympic Boulevard will be delivered to reflect the way people use and inhabit urban spaces and built environments.



Artist's Impression



AN EXCELLENT RELOCATION OPPORTUNITY FOR A MAJOR ORGANISATION, 7 OLYMPIC BOULEVARD OFFERS A-GRADE ACCOMMODATION IN THE HEART OF SYDNEY OLYMPIC PARK AND DIRECTLY ADJACENT THE FUTURE SYDNEY OLYMPIC PARK METRO STATION.

7 Olympic Boulevard sits in the heart of Sydney Olympic Park's commercial district where the vibrancy of the locale is complemented by its two commercial buildings, whose scale, form and materials respond to the surrounding context and reinforce the unique character of Sydney Olympic Park. The use of large open floor plates provides an ideal environment for the growth of workplace communities that spark connectivity and efficiency.

BENEFITS OF STAGE 2:

- > Town centre location
- > Prominent corporate signage
- > Flexible floor sizes
- > Sustainable design
- > Vibrant retail amenities
- > Secure basement car parking
- > End of Trip Facilities
- > Tenant input on final design and finishes

From the use of natural light and airflows, through to the level of amenities and surrounding landscaped spaces, 7 Olympic Boulevard has been designed to promote the highest levels of employee wellbeing.

7 OLYMPIC BOULEVARD AT THE AVENUE.



Artist's Impression

BE CONNECTED TO THE BEST OF SYDNEY'S TRANSPORT NETWORKS.



BICYCLE RACKS



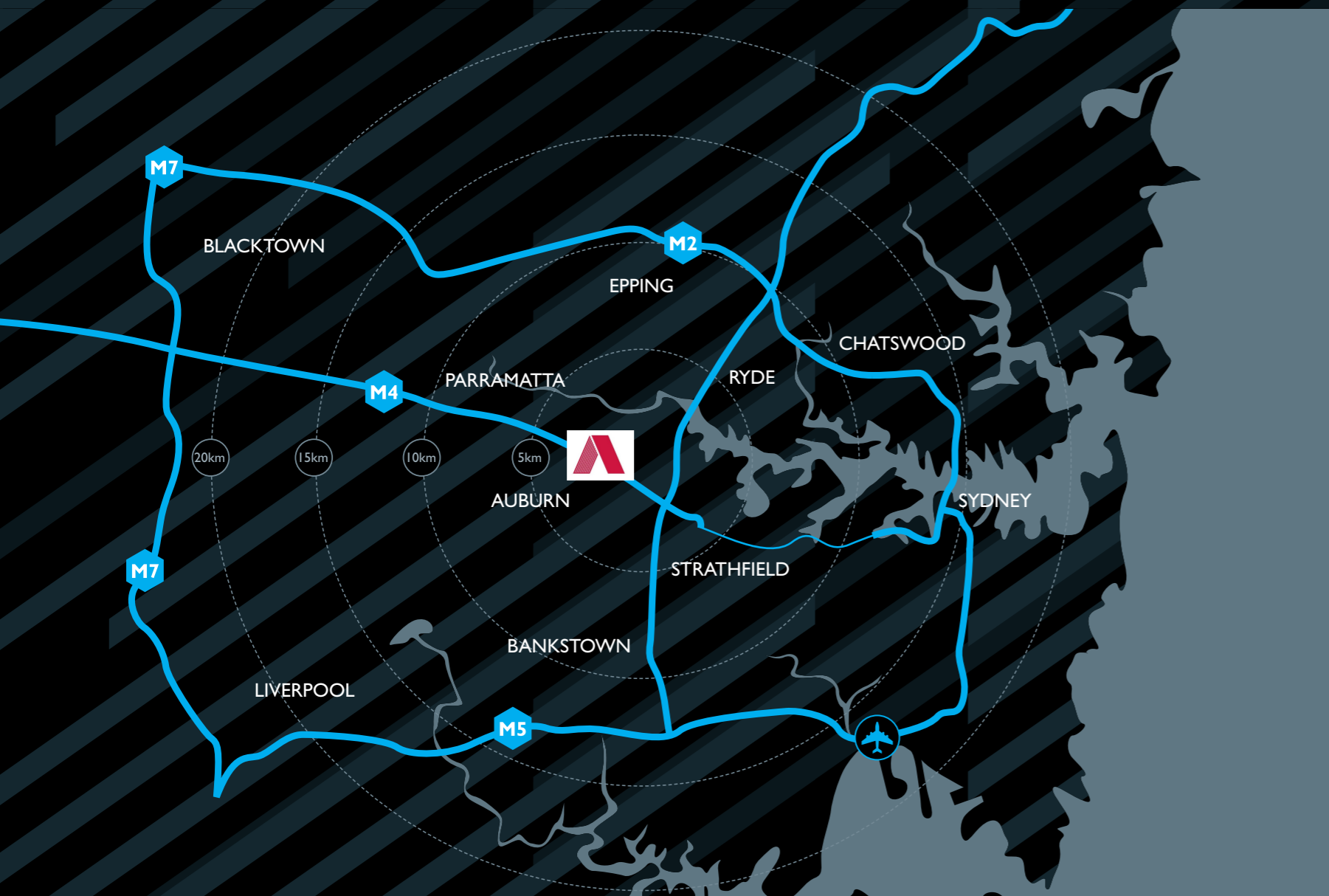
BUS STOPS



FERRY WHARF



TRAIN STATION



STRATEGICALLY LOCATED BETWEEN THE CBD AND PARRAMATTA, IN THE HEART OF SYDNEY OLYMPIC PARK'S COMMERCIAL DISTRICT. THIS FAST GROWING MASTER PLANNED URBAN CENTRE IS SET TO CATER FOR A DAILY POPULATION OF MORE THAN 50,000 PEOPLE, IN ADDITION TO VISITORS AND EVENT PATRONS.

DIRECT ACCESS TO MAJOR ARTERIAL ROADS > Easy access to arterial roads such as the M4 Motorway and Parramatta Road, which service Sydney's eastern and western suburbs, while Homebush Bay Drive services those to the north and south. M5 expressway to Sydney Airport.

CARPARK STATIONS > There are over 10,000 carspaces available in Sydney Olympic Park that would suit individuals who choose to drive to work.

BICYCLE ROUTES > Explore the rolling green parklands that Sydney Olympic Park has to offer, with over 35kms of bicycle paths and routes.

WELL SERVICED BY PUBLIC TRANSPORT > Located within minutes of an efficient transport hub that incorporates train, bus and ferry services.

TRAIN STATIONS		TIME
LIDCOME	→ OLYMPIC PARK	7 MIN
STRATHFIELD	→ OLYMPIC PARK	13 MIN
PARRAMATTA	→ OLYMPIC PARK	24 MIN
CENTRAL	→ OLYMPIC PARK	28 MIN
TOWN HALL	→ OLYMPIC PARK	32 MIN
NORTH SYDNEY	→ OLYMPIC PARK	42 MIN
HORNSBY	→ OLYMPIC PARK	42 MIN
BONDI JUNCTION	→ OLYMPIC PARK	45 MIN
SYDNEY AIRPORT	→ OLYMPIC PARK	45 MIN



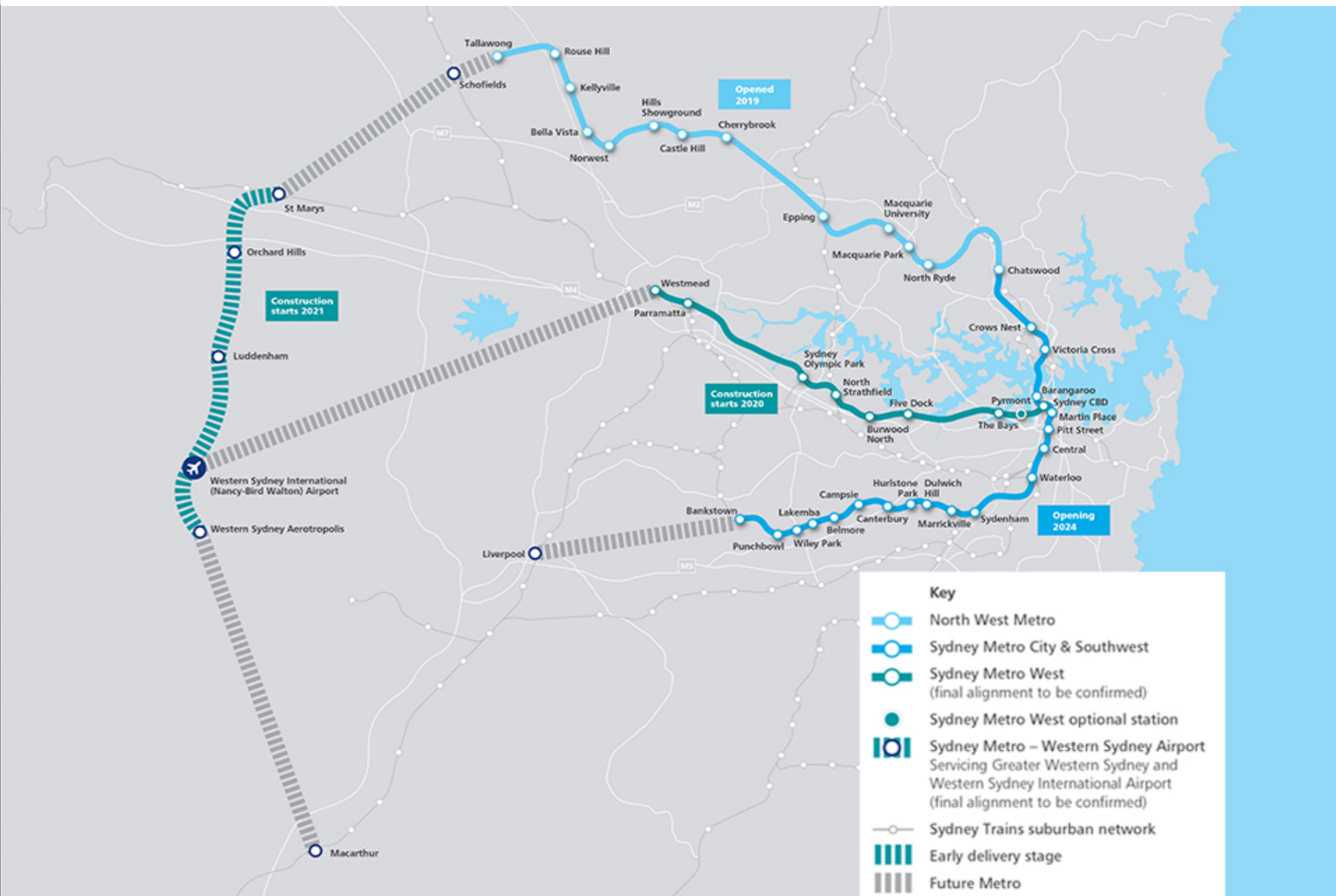
SYDNEY METRO IS AUSTRALIA'S BIGGEST PUBLIC TRANSPORT PROJECT, REVOLUTIONISING THE WAY SYDNEY TRAVELS. THE FUTURE METRO STATION FOR SYDNEY OLYMPIC PARK IS LOCATED DIRECTLY ADJACENT THE AVENUE.

Sydney's Metro West > Work on the Sydney Metro West Project has now begun. The Metro West is Sydney's next underground metro railway which will deliver approximately 24 kilometres of twin tunnels between Westmead and the Sydney CBD. Sydney Metro West will provide faster, more frequent access to major employment and education centres.

Sydney Olympic Park Metro Station > The location of the Sydney Olympic Park Metro Station has now been confirmed and will be located directly adjacent The Avenue. The main station entrances are proposed to be between Herb Elliot Avenue and Figtree Drive, and off Dawn Fraser Avenue

Metro West is part of a broader metro network plan for Sydney which includes the Metro North West Line (opened in May 2019), Sydney Metro City and Southwest (due to open in 2024) and Sydney Metro Greater West anticipated to open in conjunction with the new airport.

**SYDNEY METRO WEST.
CONNECTIVITY AT
YOUR DOORSTEP.**



BALANCING THE WORK AND LIFESTYLE NEEDS OF TODAY'S OFFICE PROFESSIONALS.

THE COMBINATION OF LOCATION AND WORLD CLASS COMMERCIAL AND LIFESTYLE AMENITIES ENSURES A CORPORATE CULTURE THAT EMBRACES A TRUE WORK/LIFE BALANCE. THIS MAKES IT EASIER FOR ORGANISATIONS AT DUO TO ATTRACT AND RETAIN TOP TALENT.

A DAY IN THE LIFE OF..

IVY, 43 / CONTACT CENTRE MANAGER > Lives in Guildford with her partner and two pre-school children. Drives to Sydney Olympic Park along the M4 and drops her children off at the precinct's childcare centre, before parking her car and walking to Duo. She does her banking at lunch and joins a friend for lunch in the garden terrace. Ivy picks up the children after work and is joined by her partner for a family BBQ at Bicentennial Park.



8.30AM
PLENTY OF PARKING

1.00PM
LUNCH IN THE SUN

5.00PM
PRECIOUS FAMILY TIME

A DAY IN THE LIFE OF..

BEN, 28 / MARKETING COORDINATOR > Lives in Surry Hills, walks to Central and takes the train to Sydney Olympic Park. Three days a week he arrives early to use the gym and on the other two days heads off to the pool at lunch time. Ben enjoys a coffee in the afternoon and often socialises with colleagues after work at one of many surrounding bars and restaurants.



8.00AM
TRANSPORT AT THE DOOR

1.00PM
IT'S EASY TO STAY IN SHAPE

6.00PM
DRINKS AROUND THE CORNER



KEY

- 1 > The Avenue
- 2 > Pullman Hotel
- 3 > Novotel and Hotel Ibis
- 4 > Aquatic Centre
- 5 > Athletic Centre
- 6 > ANZ Stadium
- 7 > Acer Arena
- 8 > Sydney Showground
- 9 > Train Station
- 10 > Restaurant Precinct
- 11 > Formule1 Hotel
- 12 > Golf Centre
- 13 > The Locker Room Hotel
- B > Bus Stops
- T > Taxi Rank
- \$ > ATM



KEY

- 1 > Commonwealth Bank of Australia
- 2 > NSW Police
- 3 > AIA
- 4 > Western Sydney University
- 5 > Thales
- 6 > NRMA
- 7 > Sydney Water
- 8 > Railcorp
- 9 > Silanna
- 10 > BSA Limited
- 11 > ACPE
- 12 > Samsung
- 13 > Lion
- 14 > Fujitsu
- 15 > NSW Institute of Sport
- 16 > SP Jain
- 17 > QBE
- 18 > The Property Investors Alliance

SYDNEY OLYMPIC PARK IS FIRMLY ON THE RADAR OF ORGANISATIONS OF ALL SIZES LOOKING FOR OFFICE ACCOMMODATION IN A CENTRAL, WELL SERVICED AND MODERN LOCATION.

There are over 10,000 staff working in Sydney Olympic Park with numbers expected to increase. Some of these include the Commonwealth Bank of Australia, Sydney Water, Samsung Australia, and many more.

Similarly, the neighbourhood includes a variety of organisations that provide business services, such as The Novotel, Pullman, Hotel Ibis and Formule1 hotels, which offer both accommodation and conference facilities; as well as the Locker Room Hotel located on Olympic Boulevard, and the Waterview Convention Centre set in Bicentennial Parklands. Both with the ability to host conferences, exhibitions, private functions and special events.

Other planned developments include a sports and education campus, a sports and specialist hospital and numerous sites for additional bars, bistros and restaurants.

A NEIGHBOURHOOD THAT'S ALREADY HOME TO MANY GREAT COMPANIES

BOTH LOCAL AND INTERNATIONAL.



LUNCH IN THE CAFE OR THE PARK.

ENHANCING THE DESIREABILITY OF THE AVENUE'S WORKPLACE ENVIRONMENT, THE GROUND LEVEL OF 7 OLYMPIC BOULEVARD WILL INCORPORATE A VARIETY OF QUALITY FOOD OUTLETS WITH AN UPPER TERRACE AND CAFE SEATING, WHILE THE TWO BUILDINGS OVERLOOK A COLLECTION OF STYLISH LANDSCAPED SPACES.



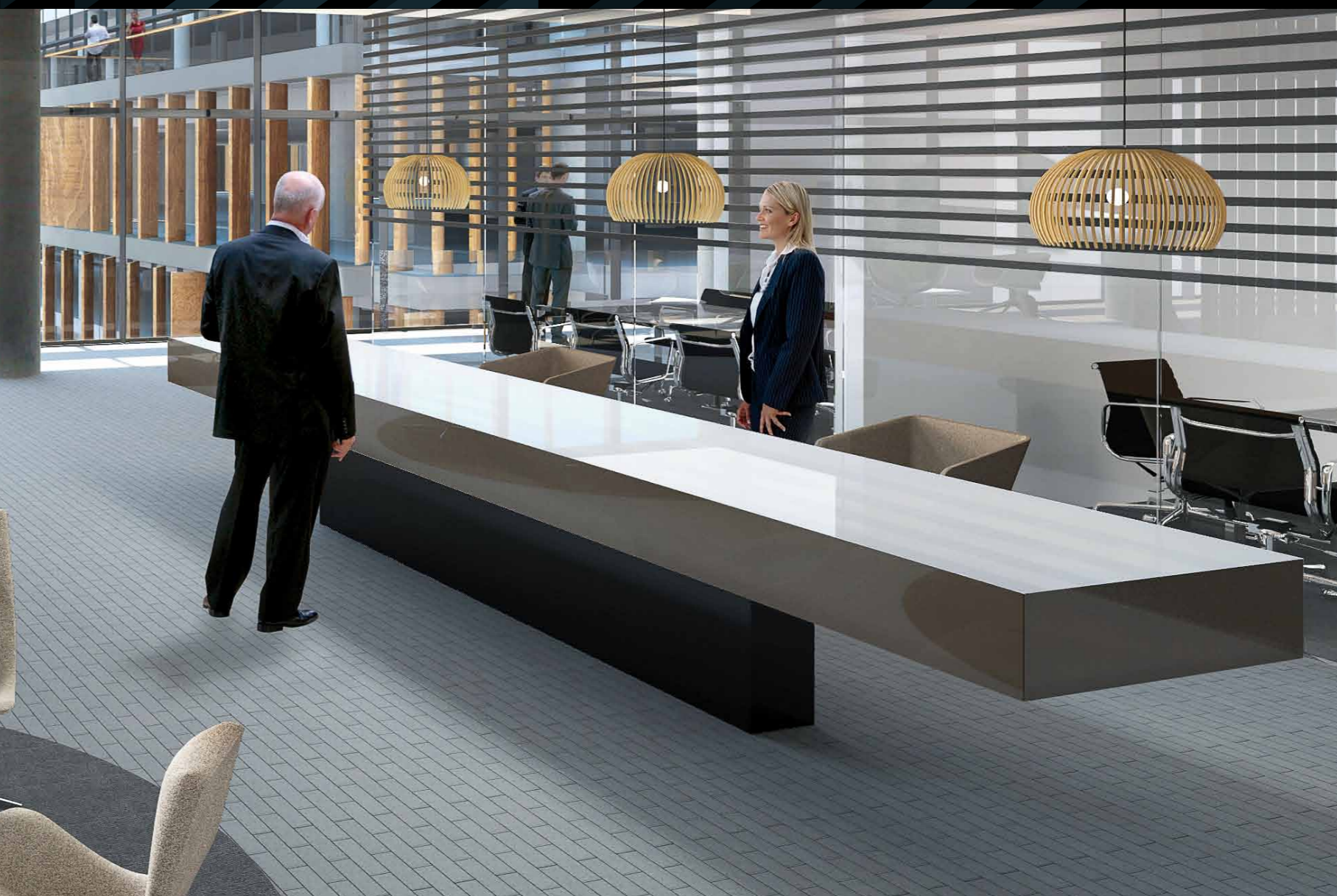
Artist's Impression



SUSTAINABLE INITIATIVES THAT ARE GOOD FOR BUSINESS AND GOOD FOR THE ENVIRONMENT.

7 OLYMPIC BOULEVARD EMBRACES LEADING-EDGE INITIATIVES IN ECOLOGICAL MANAGEMENT, SUSTAINABLE ENVIRONMENTAL DESIGN AND EMPLOYEE WELLBEING.

IT IS SET TO ACHIEVE A MINIMUM 5 STAR GREEN STAR RATING, MINIMUM 5 STAR NABERS ENERGY RATING AND 5 STAR NABERS WATER RATING.

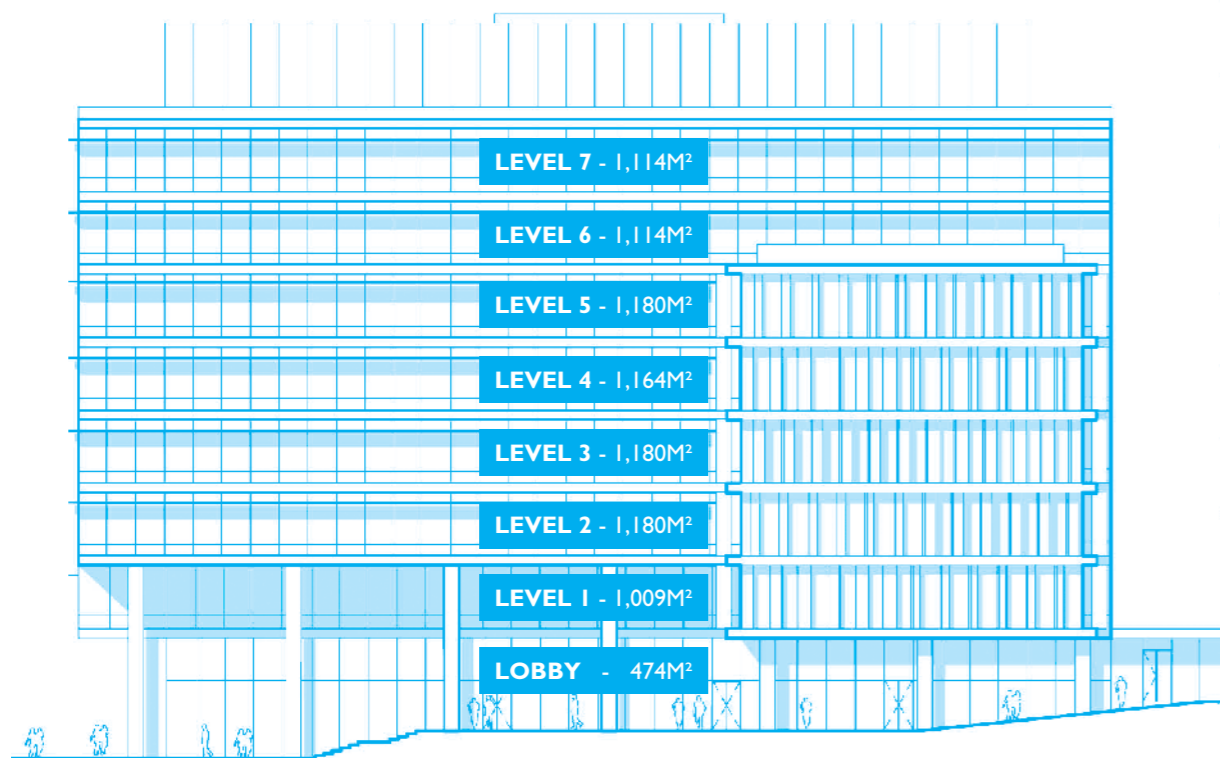


Artist's Impression

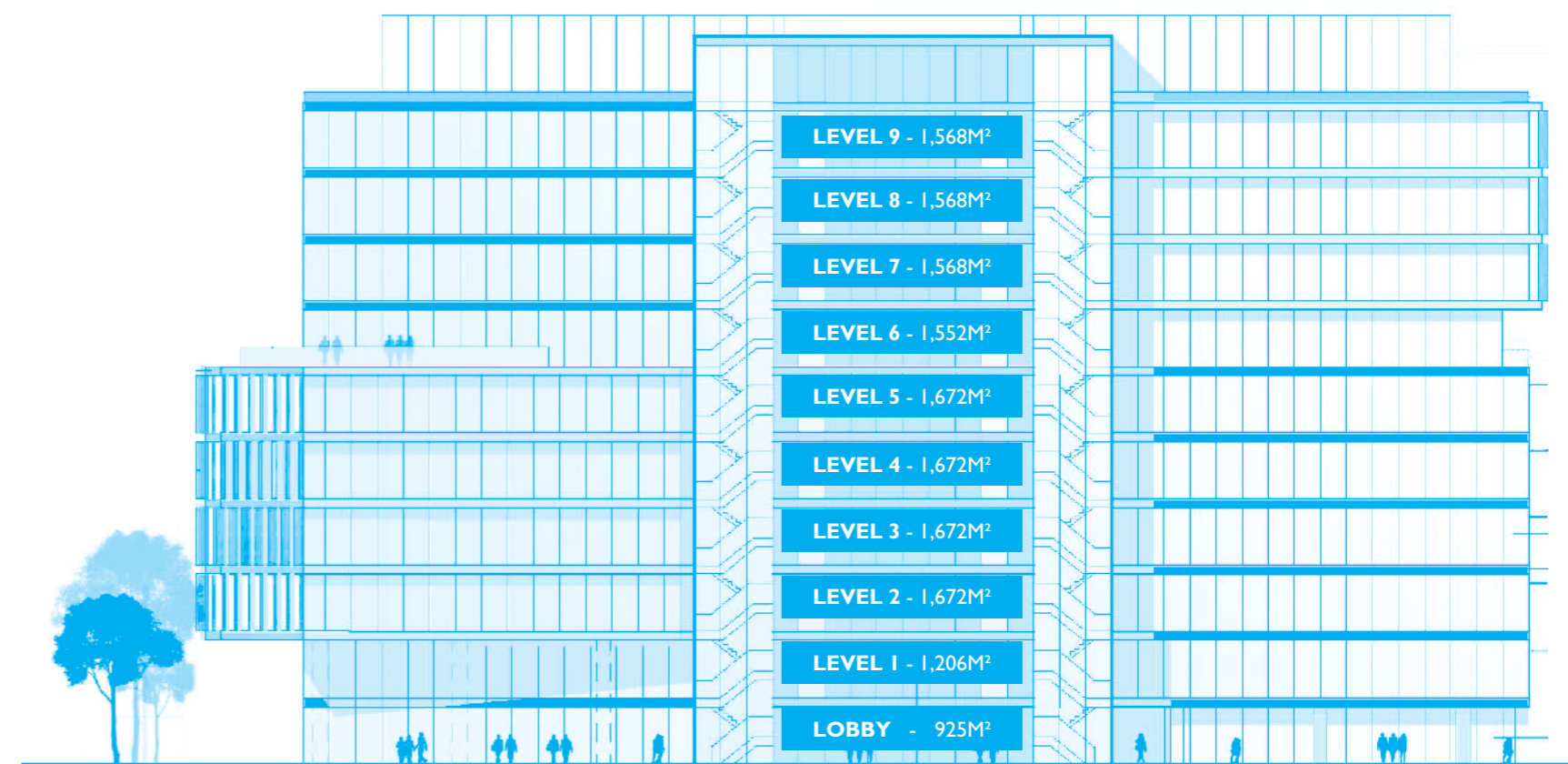
AN ELEGANT FAÇADE THAT GIVES WAY TO HIGHLY FUNCTIONAL OPEN FLOOR PLATES.

THE TWO COMMERCIAL BUILDINGS THAT COMPRISE THE AVENUE HAVE BEEN DESIGNED TO ACHIEVE A BEST PRACTICE APPROACH TO OFFICE SPACE IN TODAY'S ECONOMY

- > GROUND LEVEL RETAIL
- > TREE WALK AND GARDEN TERRACE
- > UNPARALLELED CORPORATE SIGNAGE
- > LARGE FLEXIBLE FLOOR PLATES
- > SIDE CORE DESIGN
- > TENANT INPUT ON FINAL DESIGN AND FINISHES



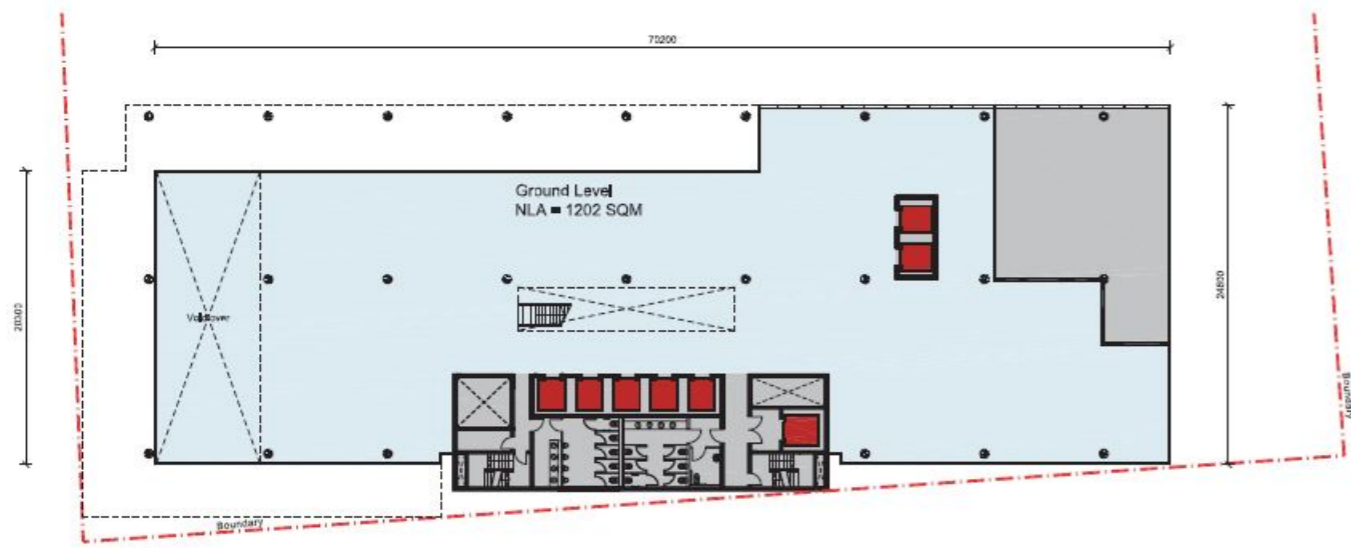
10 HERB ELLIOT AVE - 8,415m²
STAGE 1 (CONSTRUCTED 2016)



STAGE 2 - 15,075m²
7 OLYMPIC BOULEVARD

GROUND FLOOR CONEPT.

THE AVENUE STAGE 2 - 7 OLYMPIC BOULEVARD



Artist's Impression

TYPICAL FLOOR PLAN.

THE AVENUE STAGE 2 - 7 OLYMPIC BOULEVARD



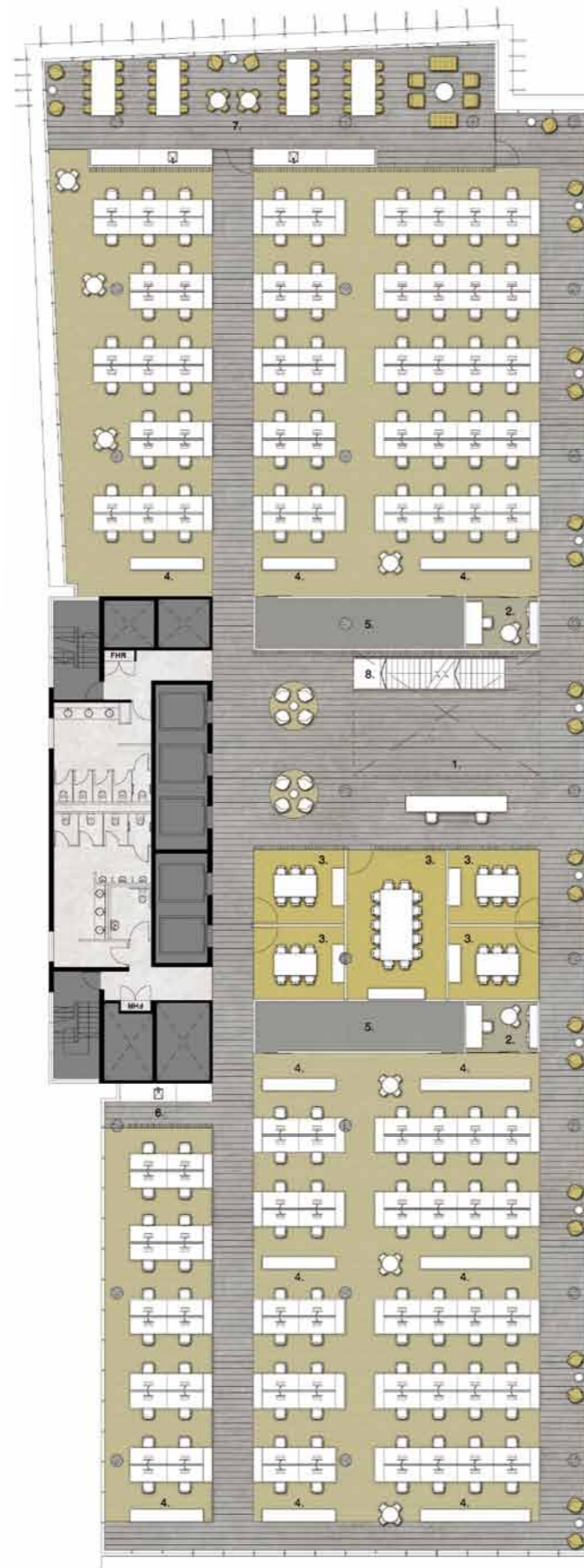
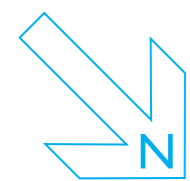
(Option 1: Call Centre/Financial Services)

ACCOMMODATION SCHEDULE

Total positions: (ws and reception desk)	170
Leasable floor area:	1,672m ²
Leasable floor area per person:	10m ²
Workstations:	166
Reception:	1 (2 positions)
Offices:	2
16 person meeting room:	1
6 person meeting room:	4
Staff breakout:	1
Tea point:	1
Store/utility:	2

LEGEND

- 1 Reception
- 2 Office
- 3 Meeting Room
- 4 Layout/ File
- 5 Utility/ Store/ Comms
- 6 Tea Point
- 7 Breakout
- 8 Internal Stairs



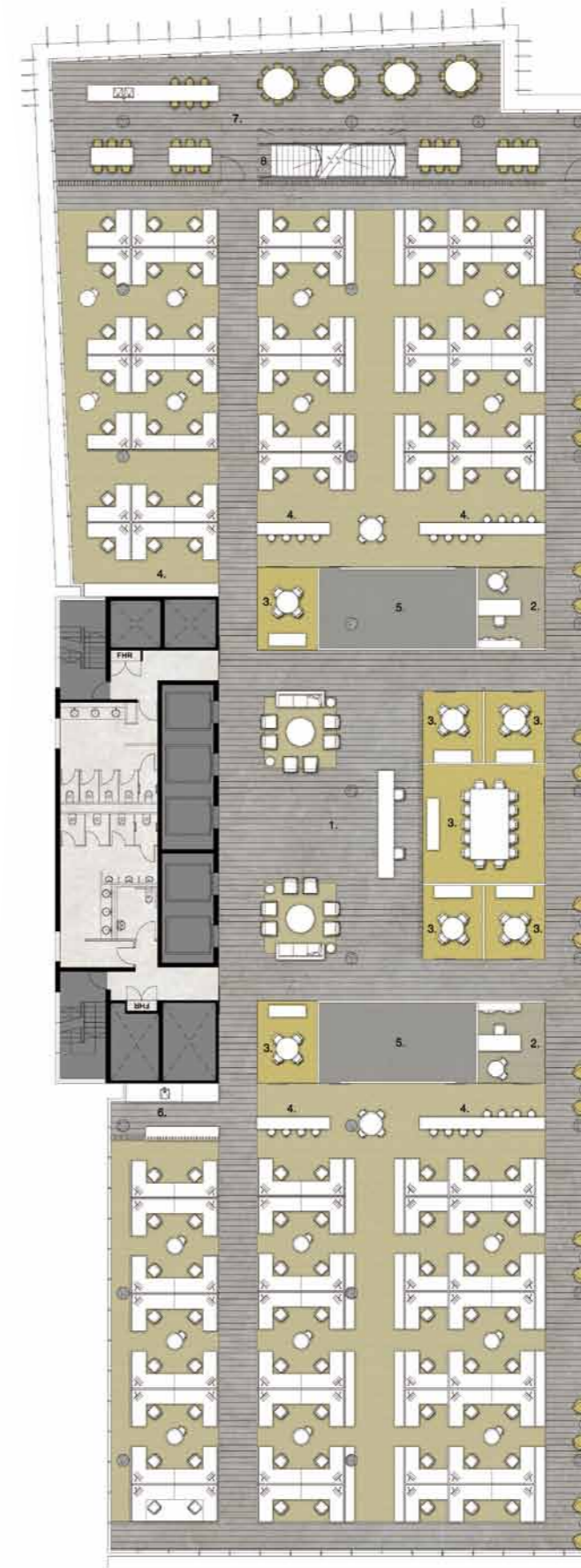
(Option 2: Project Services)

ACCOMMODATION SCHEDULE

Total positions: (ws and reception desk)	111
Leasable floor area:	1,672m ²
Leasable floor area per person:	15m ²
Workstations:	107
Reception:	1 (2 positions)
Offices:	2
14 person meeting room:	1
4 person meeting room:	4
Staff breakout:	1
Tea point:	1
Store/utility:	2

LEGEND

- 1 Reception
- 2 Office
- 3 Meeting Room
- 4 Layout/ File
- 5 Utility/ Store/ Comms
- 6 Tea Point
- 7 Breakout
- 8 Internal Stairs



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