



## A-GRADE OFFICE IN UNRIVALLED LOCATION

*Macquarie Corporate Centre, 2 Banfield Road, MACQUARIE PARK 2113*

<b>Premises:</b>	GJS website
<b>Area m<sup>2</sup>:</b>	1,467
<b>Rate m<sup>2</sup>:</b>	Contact Agent
<b>Rental PA:</b>	
<b>Outgoings m<sup>2</sup>:</b>	Contact Agent
<b>Availability:</b>	
<b>Parking:</b>	1:58 @ \$3,000 pspa
<b>NABERS:</b>	N/A

*\* All figures are exclusive of GST*

### Contact:

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### Location:

Ideally positioned adjacent to Macquarie Centre, the site offers unrivalled access to a huge variety of retail shops and services, as well as multiple public transport options.

### Description:

2 Banfield Road, Macquarie Park is a 12 storey A-Grade office building completed in 2020 configured by regular floorplates of circa 1,460sqm in size which are bathed in superb natural light via the four sides of floor to ceiling windows. The property benefits from on-site facilities including a café, gymnasium, state-of-the-art end of trip facilities including showers, change rooms, lockers and four levels of basement car parking.

Located in one of Sydney's largest suburban CBD's 2 Banfield Road sits in an enviable position being the last commercial building next to Macquarie Shopping Centre and Metro Station. The building benefits from dual street access providing flexibility / connectivity to Khartoum Road and Waterloo Road. The M2 Motorway is approximately 250m away giving immediate access to Sydney CBD and surrounding areas.

Features of the availabilities include:

- A-grade office space
- 333sqm-1,467sqm
- Ground floor or upper floors
- Floor to ceiling windows
- Secure basement car parking
- Café
- Gymnasium
- End of trip facilities including showers, lockers & change rooms
- Walking distance to Macquarie Shopping Centre & Macquarie University Metro Station

For further information please contact the exclusive appointed leasing agents.