



# MACQUARIE EXCHANGE

LEADING WHAT'S NEXT

MACQUARIE PARK FORUM

396 LANE COVE ROAD, MACQUARIE PARK  
MQX.COM.AU

VISION

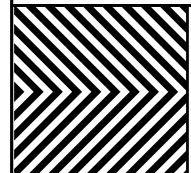
# A NEW KIND OF CBD

## WELCOME TO THE FUTURE OF MACQUARIE PARK

This is where city and soul  
unite in a new kind of CBD -  
Australia's first Community  
Business District.



Artist's impression









VISION

# PLANNED FOR THE FUTURE

## THE NEW NORMAL

With the scale and diversity of a true city centre, Macquarie Exchange offers businesses the chance to grow, and flex within the masterplan, all while remaining connected to thriving amenities and community spaces.

-  **15,620SQM**  
SITE AREA
-  **83,368SQM**  
APPROVED GFA
-  **7,000+**  
EMPLOYEES  
ON SITE
-  **3,800SQM**  
DESIGNED RETAIL  
AMENITY
-  **11,132SQM**  
PUBLIC SPACE
-  **4 MIN**  
METRO  
FREQUENCY



Artist's impression

# MASTERPLAN

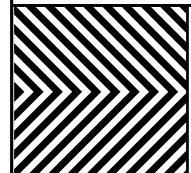
AREA TABLE	MQX1	MQX2	MQX3	MQX4	TOTAL
Floor Area (sqm GFA)	33,283	14,304	15,455	20,326	<b>83,368</b>
Lettable Area (sqm NLA)	30,495	12,432	13,093	18,073	<b>74,093</b>
Retail Area (sqm GLAR)	1,315	1,134	1,625	1,619	<b>5,693</b>
Typical floor (sqm NLA)	2,105	1,840	1,795	2,500	
Levels	17	8	9	9	
Car spaces	320	132	138	187	<b>777</b>



# YOUR PLAY- GROUND



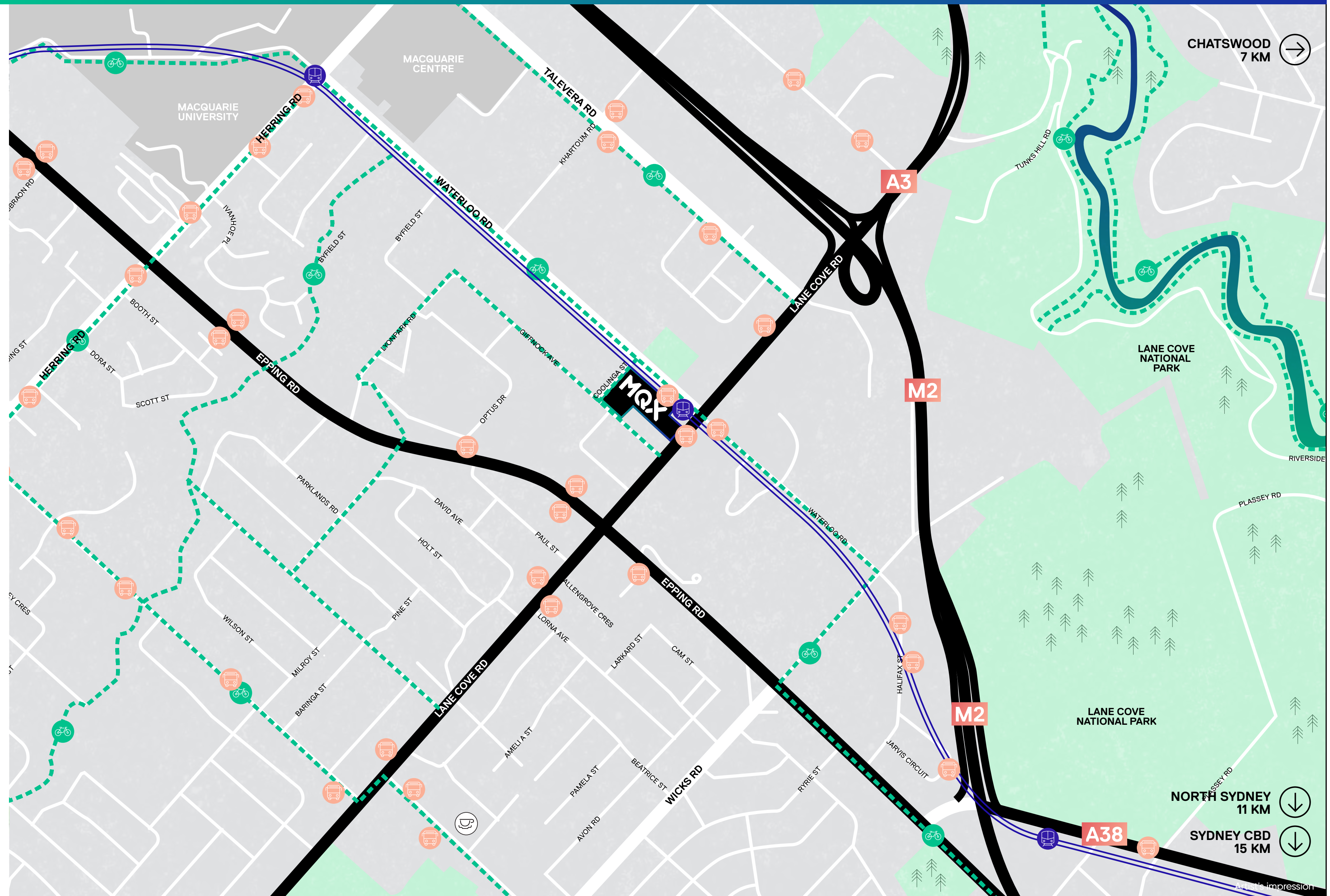
Artist's impression



# THRIVING NETWORK

## CONNECTED CITY

Strategically situated on the new Sydney Metro line and along major arterial roads, Macquarie Exchange holds a prime position in the Inner-North West



# NEW HORIZONS

## EXPAND YOUR HORIZONS AT MQX4

With an expansive rooftop terrace, interconnecting floors through winter gardens and central park views, MQX4 is the park location of Macquarie Exchange.

This building has been developed to attract the workforce of the future – an influx of new talent from nearby universities.



Artist's impression

# AREA SCHEDULE

## MQX4

### AVAILABLE Q2 2022

Office Space Levels 1-8	17,803 sqm
End of Trip facilities	Included in B1 level
Car Spaces	1 space per 95 sqm NLA

LEVEL	AREA
L08 Terrace	1,002 sqm
L07	2,346 sqm
L06	2,344 sqm
L05	2,477 sqm
L04	2,344 sqm
L03	2,477 sqm
L02	2,344 sqm
L01	2,469 sqm
GROUND RETAIL	1,412 sqm
<b>TOTAL</b>	<b>19,215 sqm</b>



WATERLOO ROAD

① CARPARK ENTRY / EXIT

GIFFNOCK AVENUE

Artist's impression

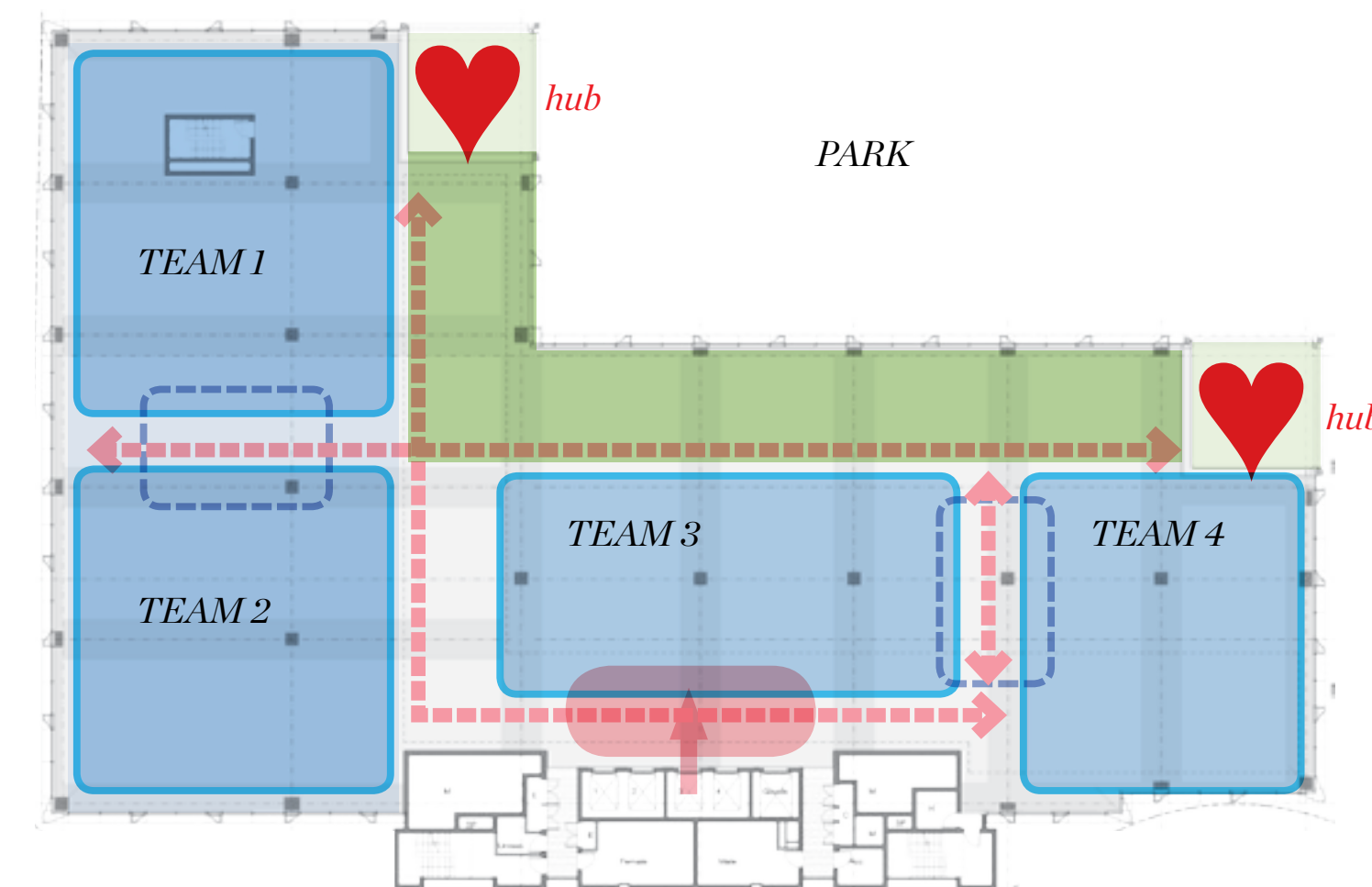
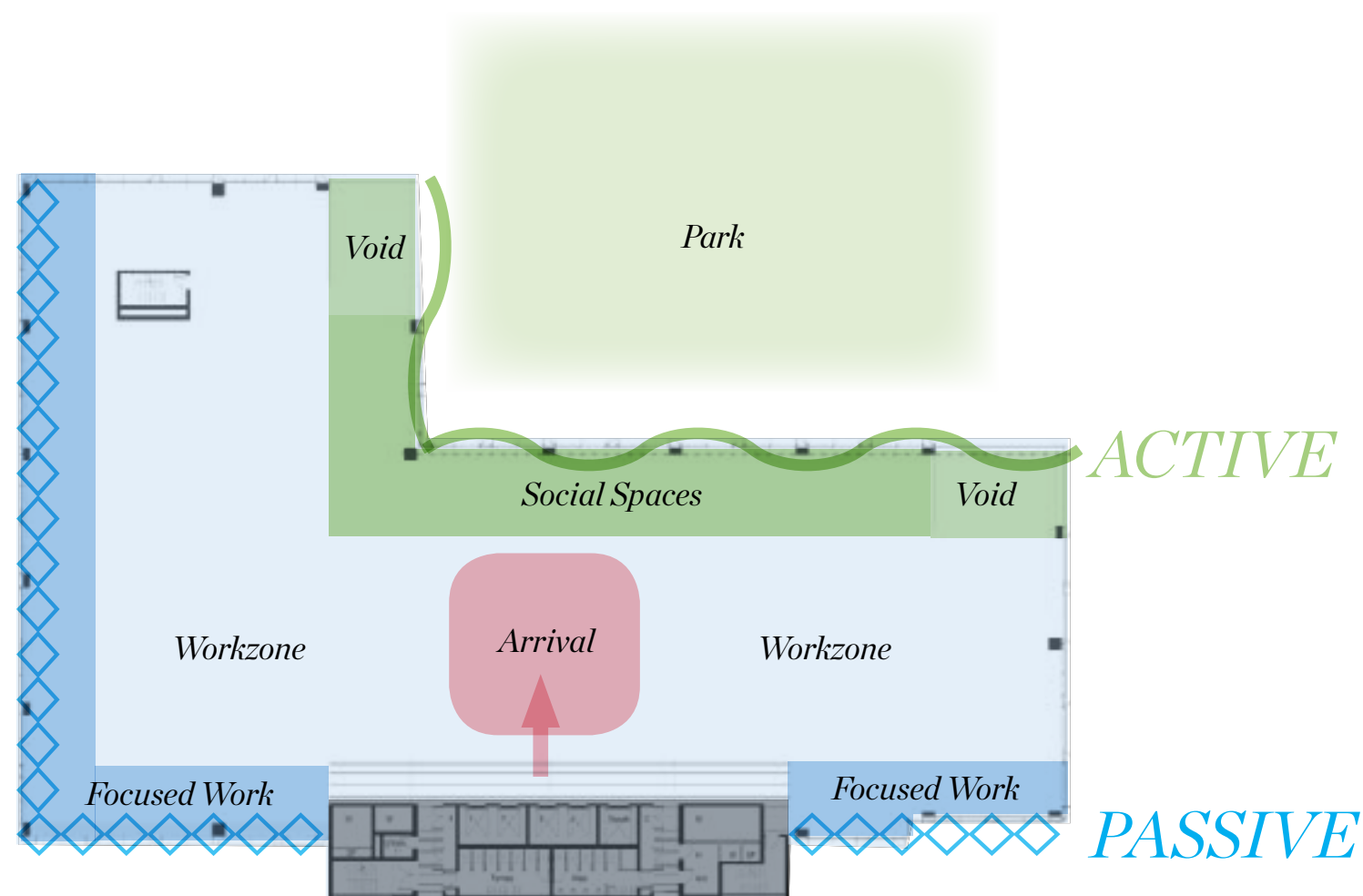
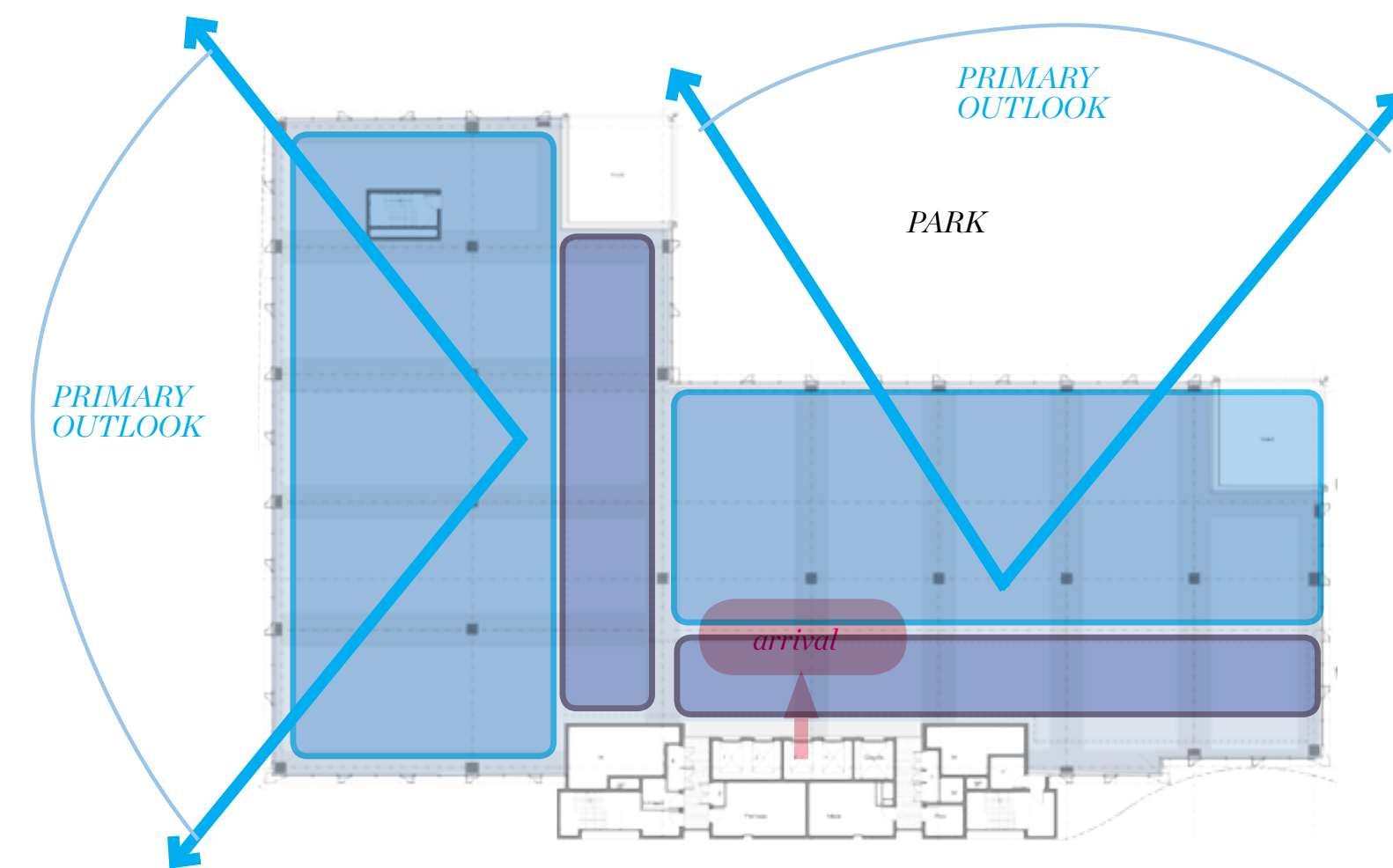
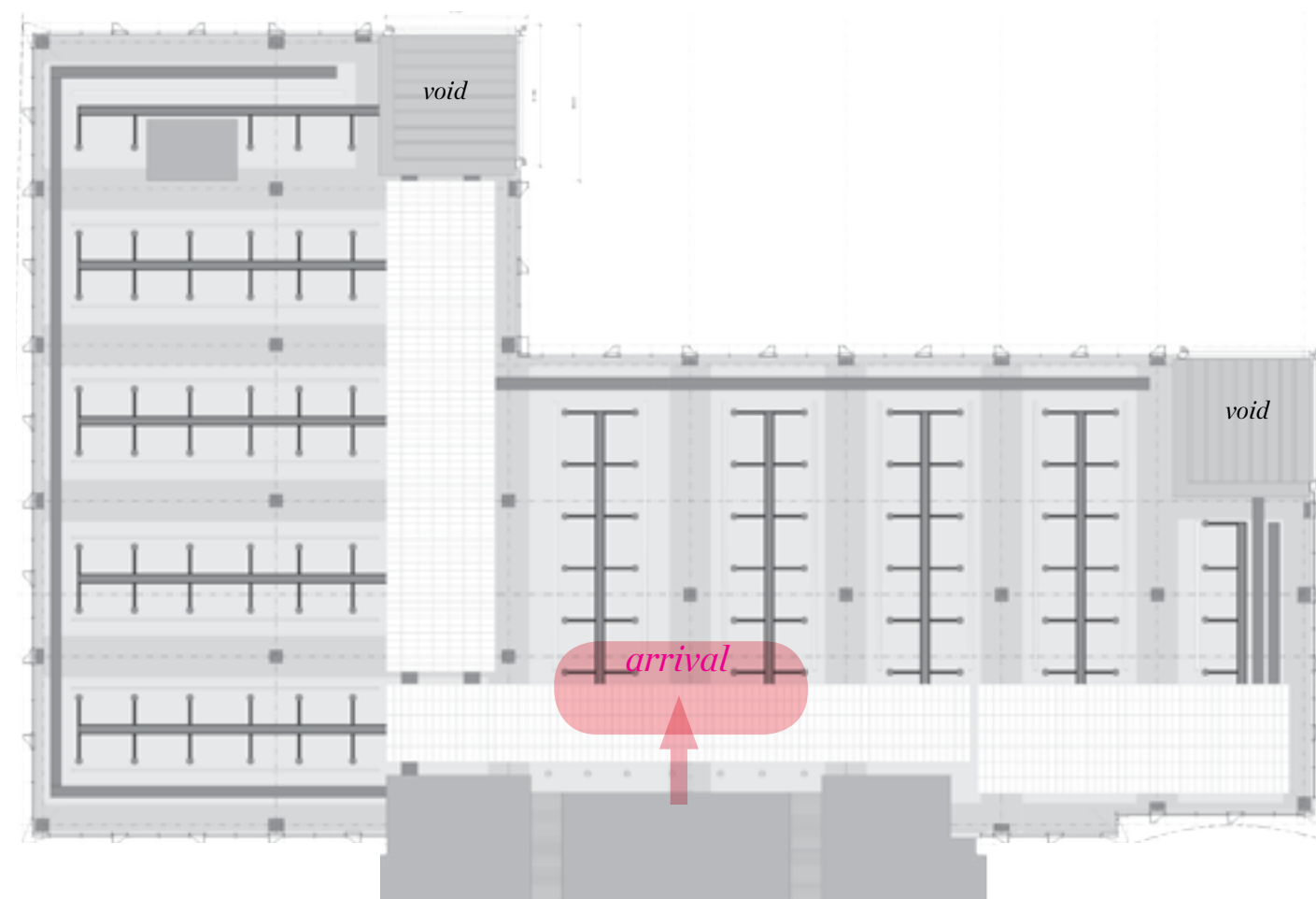


# WORKPLACE STRATEGY

MQX4 provides a large, open contiguous floorplate with a side-core to maximise outlook on the central park. This workplace includes 2-storey voids to create circulation links between the social spaces.

Exposed soffits with a ceiling grid only to the services and circulation spine creates views and optimises the workspace to take full advantage of precinct park amenity.

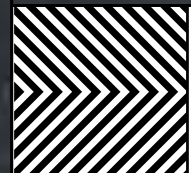
Daylight access to corridors, bathrooms and firestairs promotes the warm, relaxed natural palette of materials and finishes while encouraging inter-floor movement.



WORKPLACE



Artist's impression



WORKPLACE

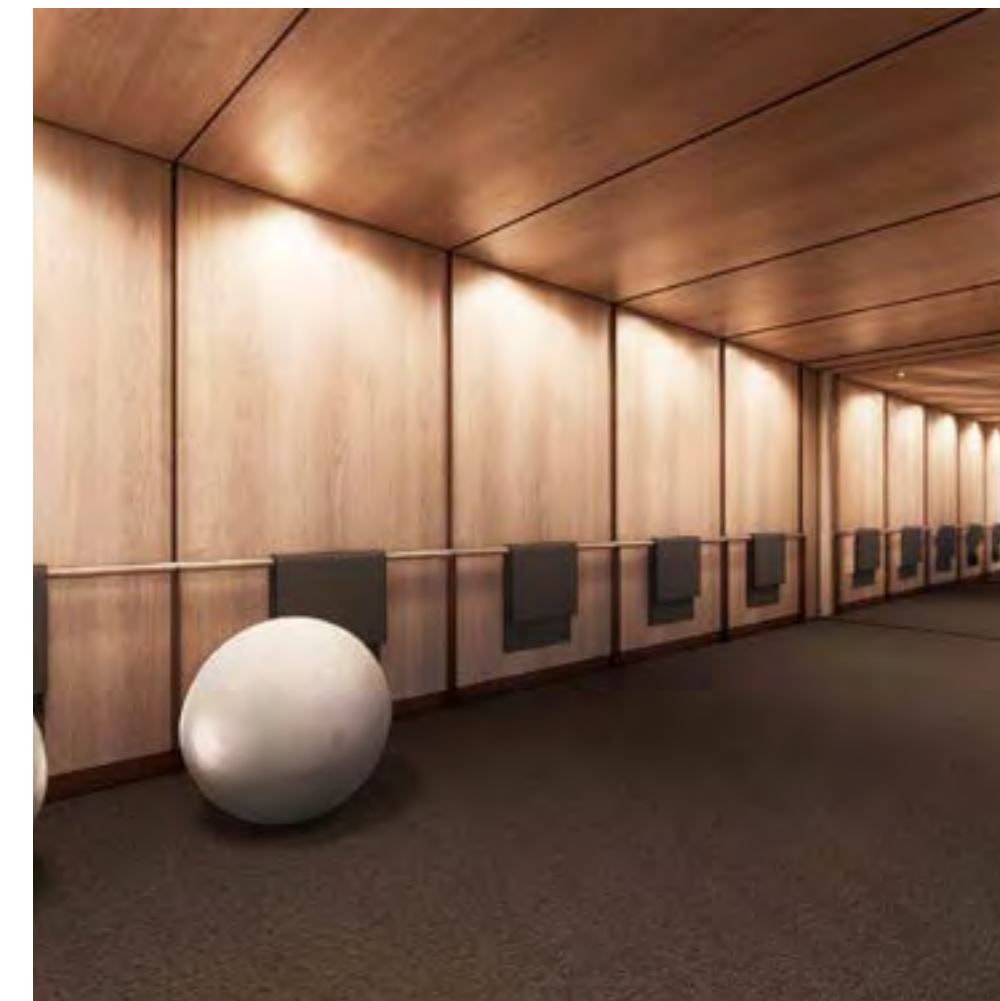
# INDICATIVE DESIGN DEVELOPMENT



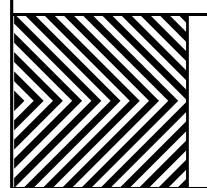
Natural light-filled lobby spaces and entrances to shared facilities



# INDICATIVE DESIGN DEVELOPMENT



Premium End of Trip facilities with ample bike storage, open stretching space and secure access to change rooms and amenities.



# MADE FOR MEETING

## **EXPLORE FREELY, COLLABORATE OPENLY**

Adopting the all-important principles of universal and accessible design, the wide-open Macquarie Exchange floor plans encourage organic



Artist's impression

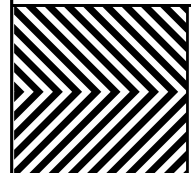
# REFRESHING FOCUS

## LET'S BUILD A BETTER FUTURE

Every element of Macquarie Exchange has been designed to go beyond the minimum compliance standards for sustainability and environmental efficiency.



Artist's impression



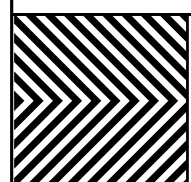
# WHAT THE FUTURE HOLDS

## **MQX STAGING**

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As Macquarie Exchange unfolds, planned activations are in place to bring the community together – ensuring an active, engaging destination for the first tenants of Macquarie Exchange through to the last.

Our two staged basement approach ensures minimal disruptions to the Stage 1 development.



# MACQUARIE EXCHANGE

LEADING WHAT'S NEXT



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