

SOUTH
EVELEIGH

mirvac

Locomotive Workshop

An Extraordinary Opportunity



Embrace this rare chance to locate your business in a state of the art, spacious and light-filled workplace against the historic backdrop of Sydney's iconic Locomotive Workshop. A remarkable location, seamlessly connected to the city.

As South Eveleigh (formerly Australian Technology Park) is reimaged for the future, the adaptive re-use of the Locomotive Workshop has enabled the creation of a collection of bespoke workplaces with an abundance of character that will inspire collaboration and creativity.

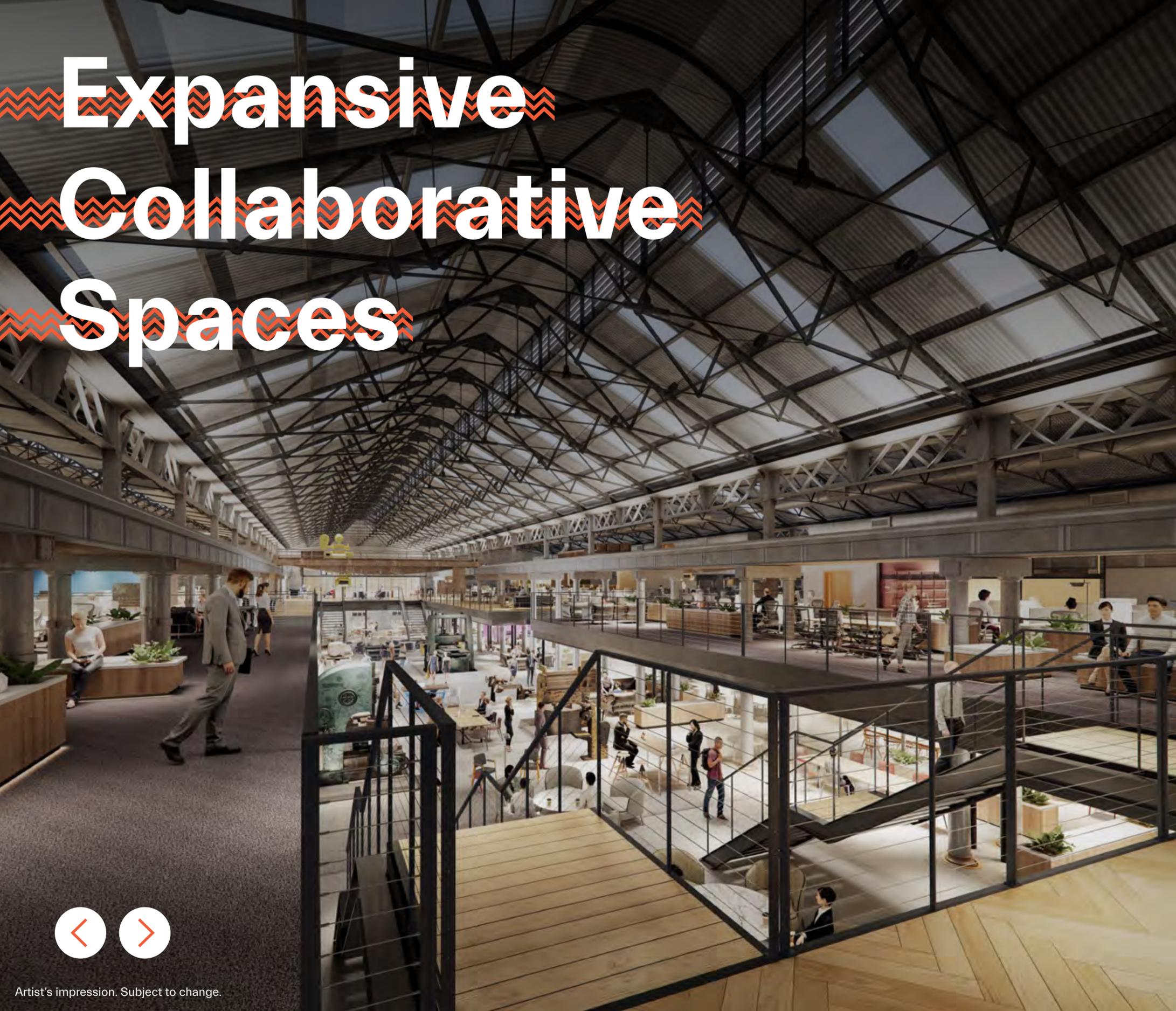


Artist's impression. Subject to change.

**SOUTH
EVELEIGH**  **Locomotive
Workshop**



Expansive Collaborative Spaces



The Locomotive Workshop provides a blank canvas to create your ideal and bespoke working environment. The remaining available areas range in size from intimate spaces to 3,145 square metres. With each space benefiting from its own identity with individual front doors, the unique workspaces offer flexible, open plan layouts flooded throughout with warm, natural light.

Architecturally striking inside and out, the space features a suspended steel mezzanine floor offering unique horizontal and vertical lines of sight complementing the building's generous voids, all further emphasising the character of this fascinating heritage structure.



Flexible Layouts



SOUTH
EVELEIGH

Locomotive
Workshop



Flexible Layouts

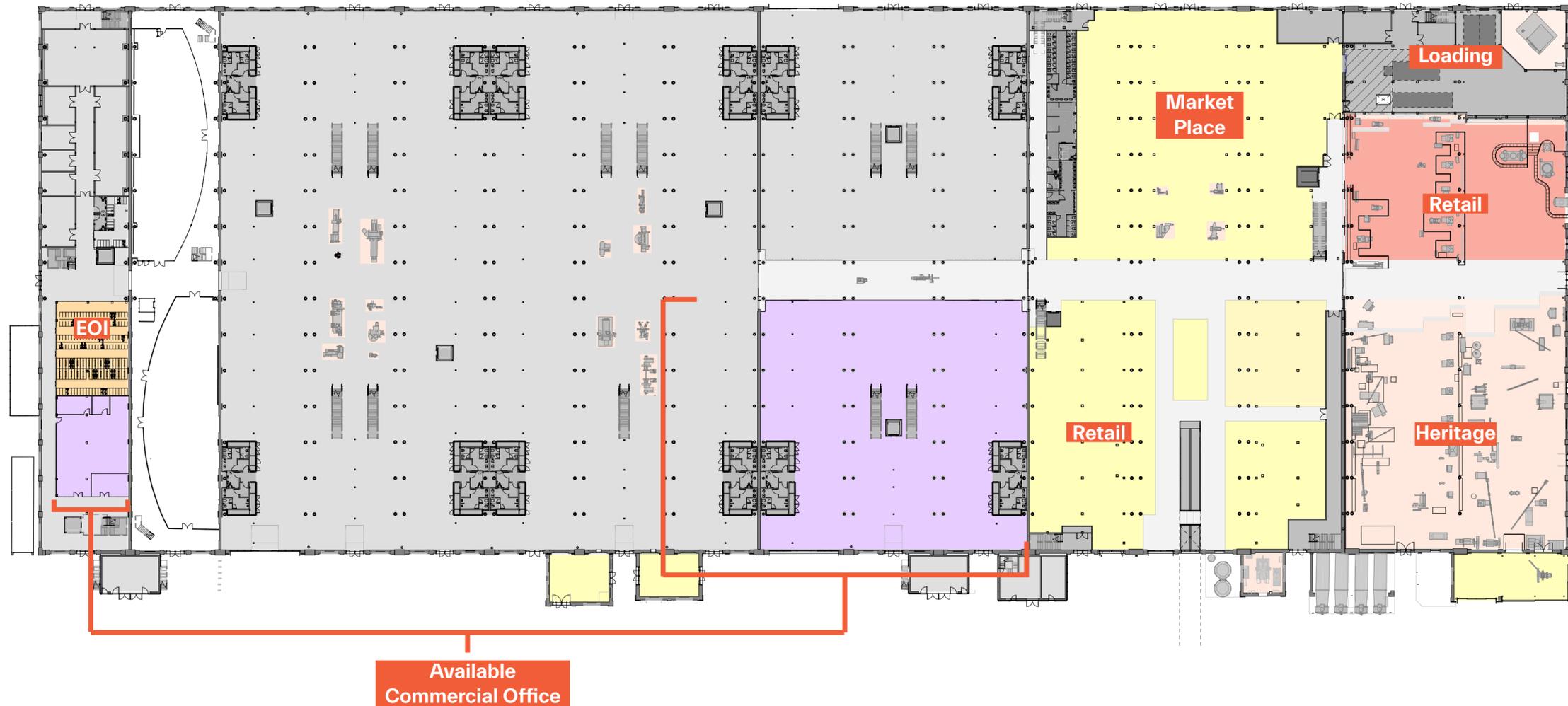


**SOUTH
EVELEIGH**  **Locomotive
Workshop**



Floorplan Concept

Ground



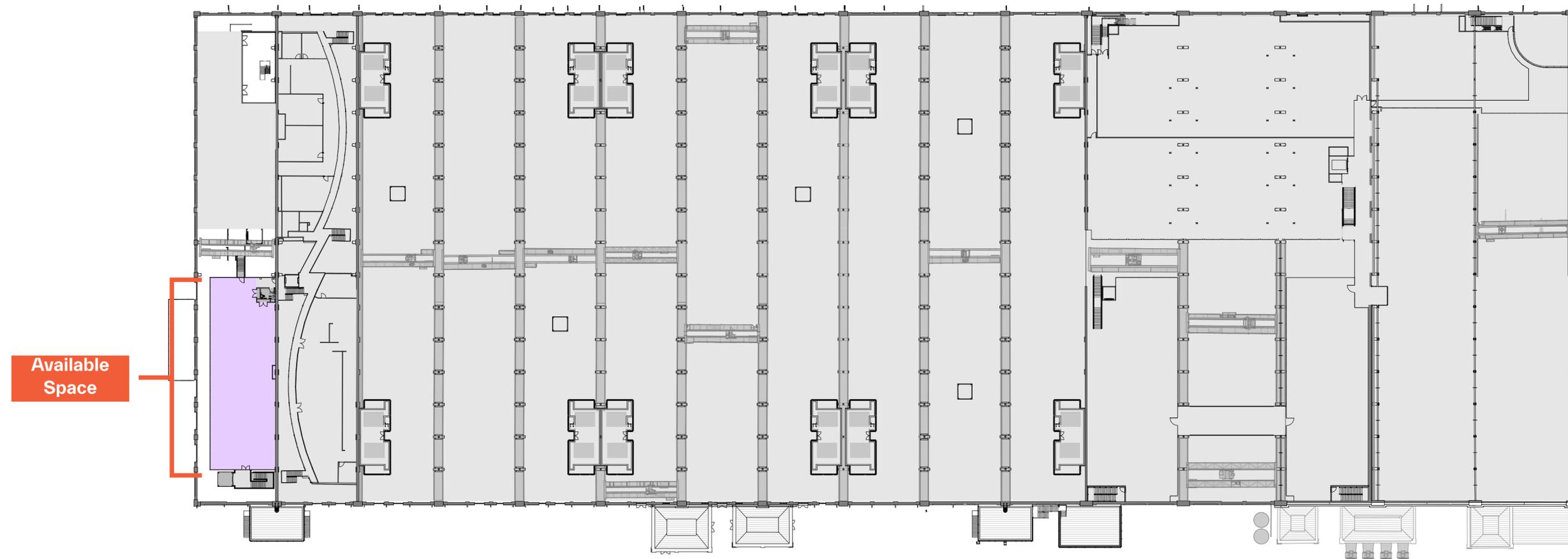
Floorplan Concept

First Floor



Floorplan Concept

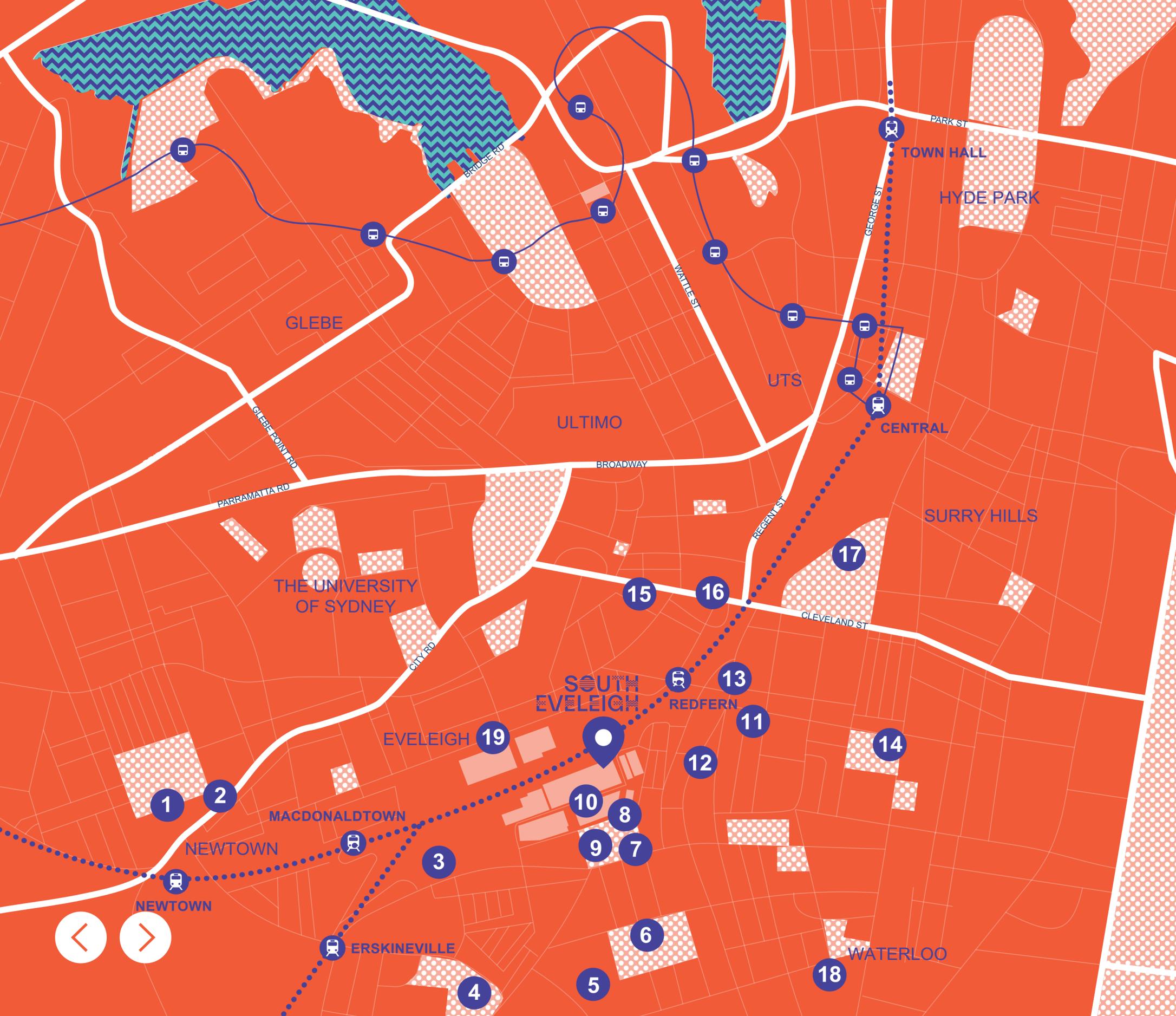
Second Floor

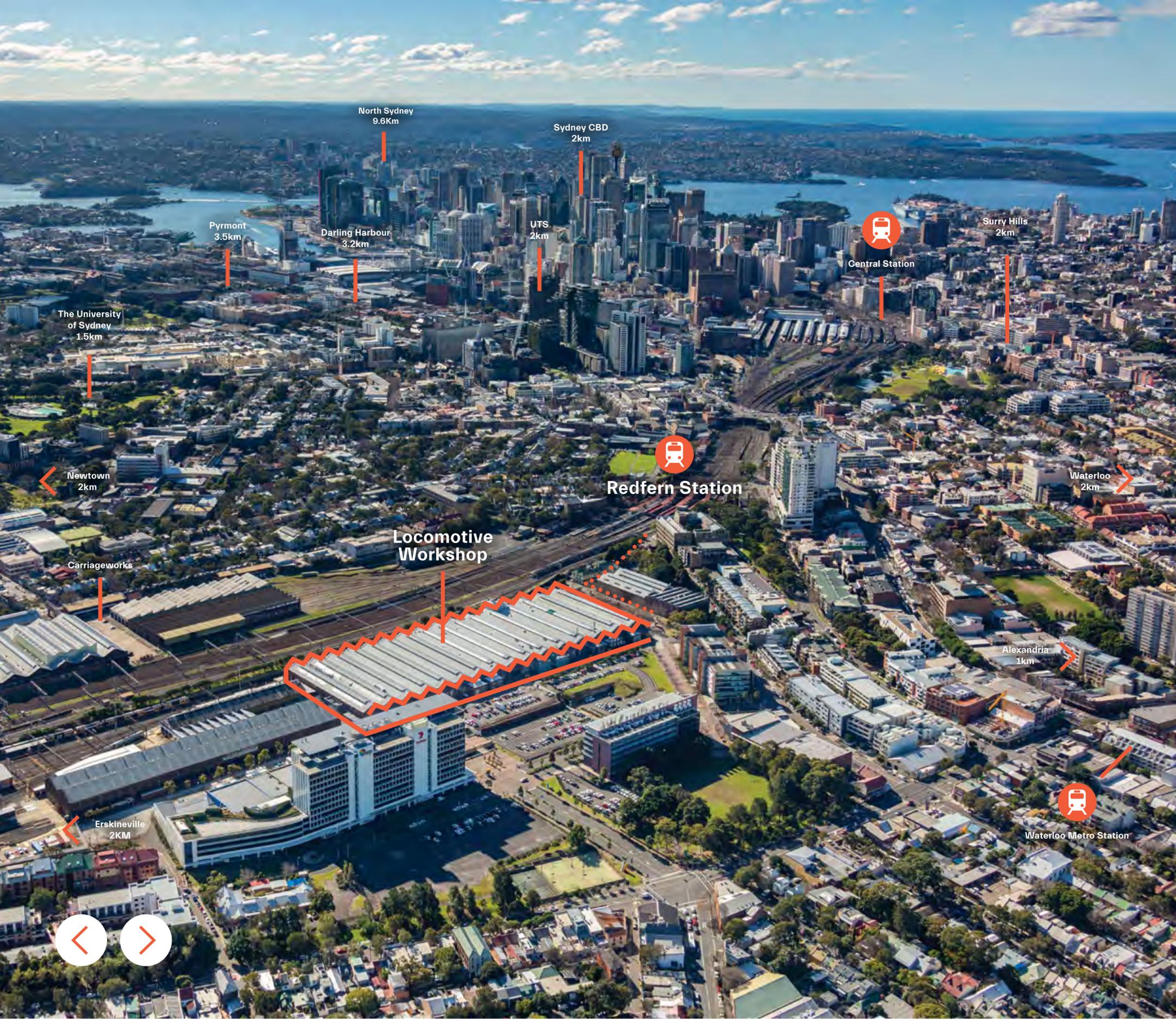


Well Connected

Sydney's Urban Context

- 1 Mary's
- 2 Blacksheep
- 3 South Sydney Rotary Park
- 4 Erskineville Oval
- 5 Bread & Circus
- 6 Alexandria Park
- 7 Alexandria Hotel
- 8 Transport Management
- 9 Vice Chancellor's Oval
- 10 Biomedical Building
- 11 The Bearded Tit
- 12 Scout's Honour
- 13 The Sydney Story Factory
- 14 Redfern Park
- 15 The Rose Hotel
- 16 Cake Wines Cellar Door
- 17 Prince Alfred Park
- 18 Waterloo Oval
- 19 Carriageworks

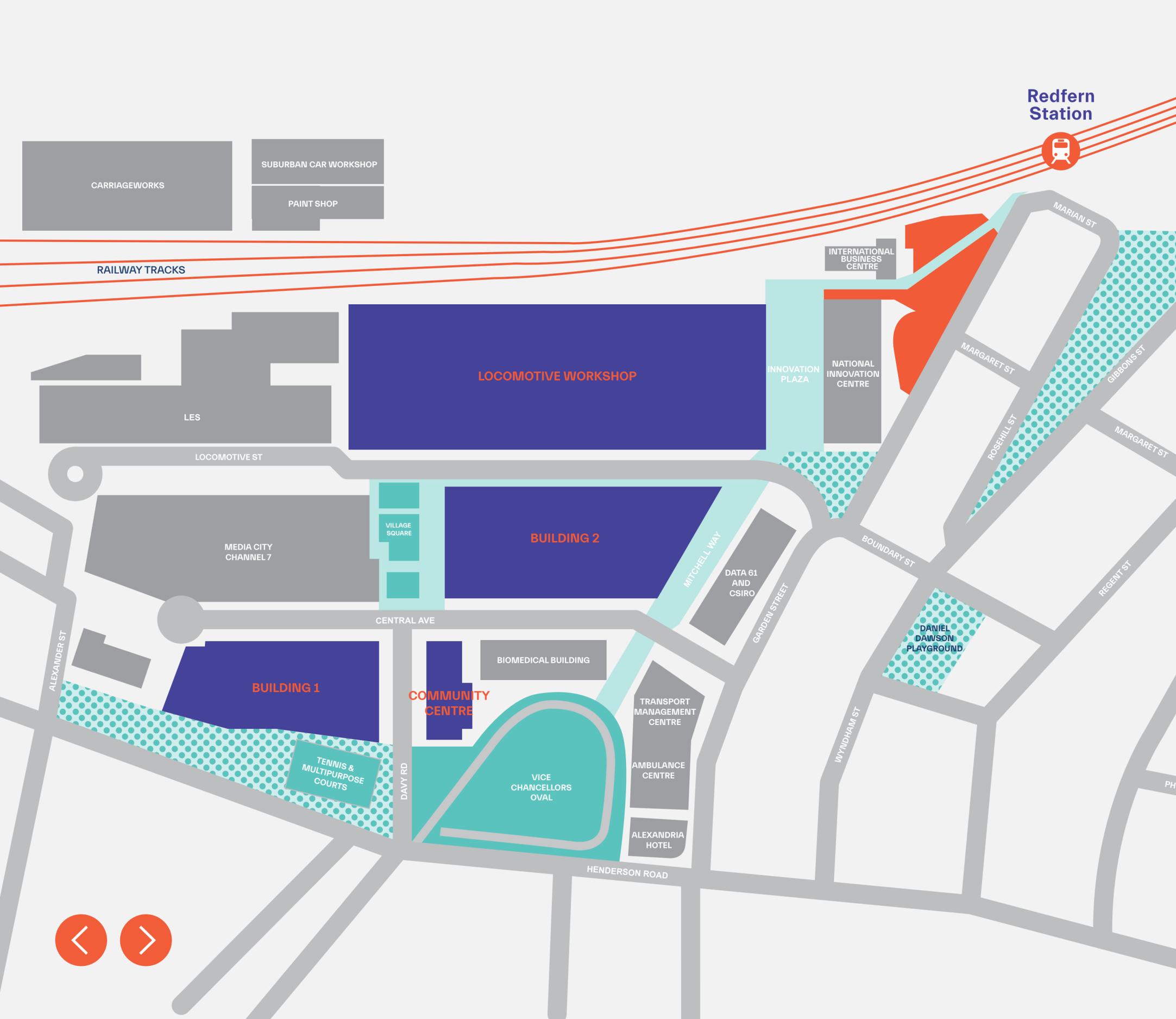




Seamless Connectivity

South Eveleigh stands as a compelling commercial proposition. The Locomotive Workshop offers the space, flexibility and enjoyment of large open plan office facilities on the fringe of Sydney's CBD.

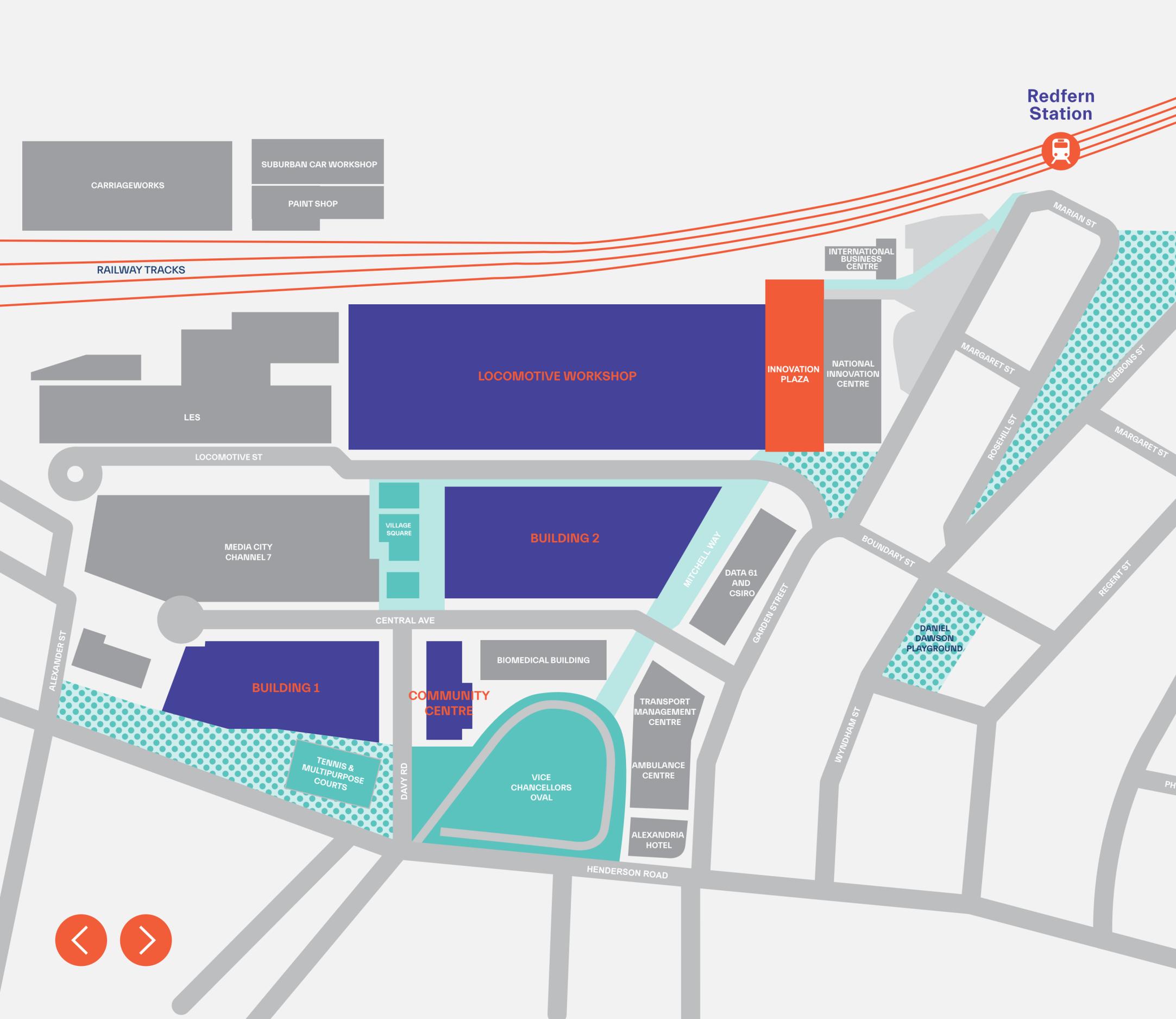
Seamlessly connected to Sydney's commuter network, the Locomotive Workshop is just 200 metres from Redfern Station and is well connected to Sydney Airport. From the heart of this vibrant and renewed precinct, your business will effortlessly connect with the world.



Precinct Plan

Entry Garden

The Entry Garden is the arrival point for the precinct from Redfern Station and the north of the City. It is the most used pedestrian and cyclist entry point, providing dynamic landscaping and a lift and accessible ramp to ensure a comfortable entry experience for all. Providing a sunny spot for sitting on the grass and relaxing, it will also be the location for one of the major artworks on the site, which is currently under development.

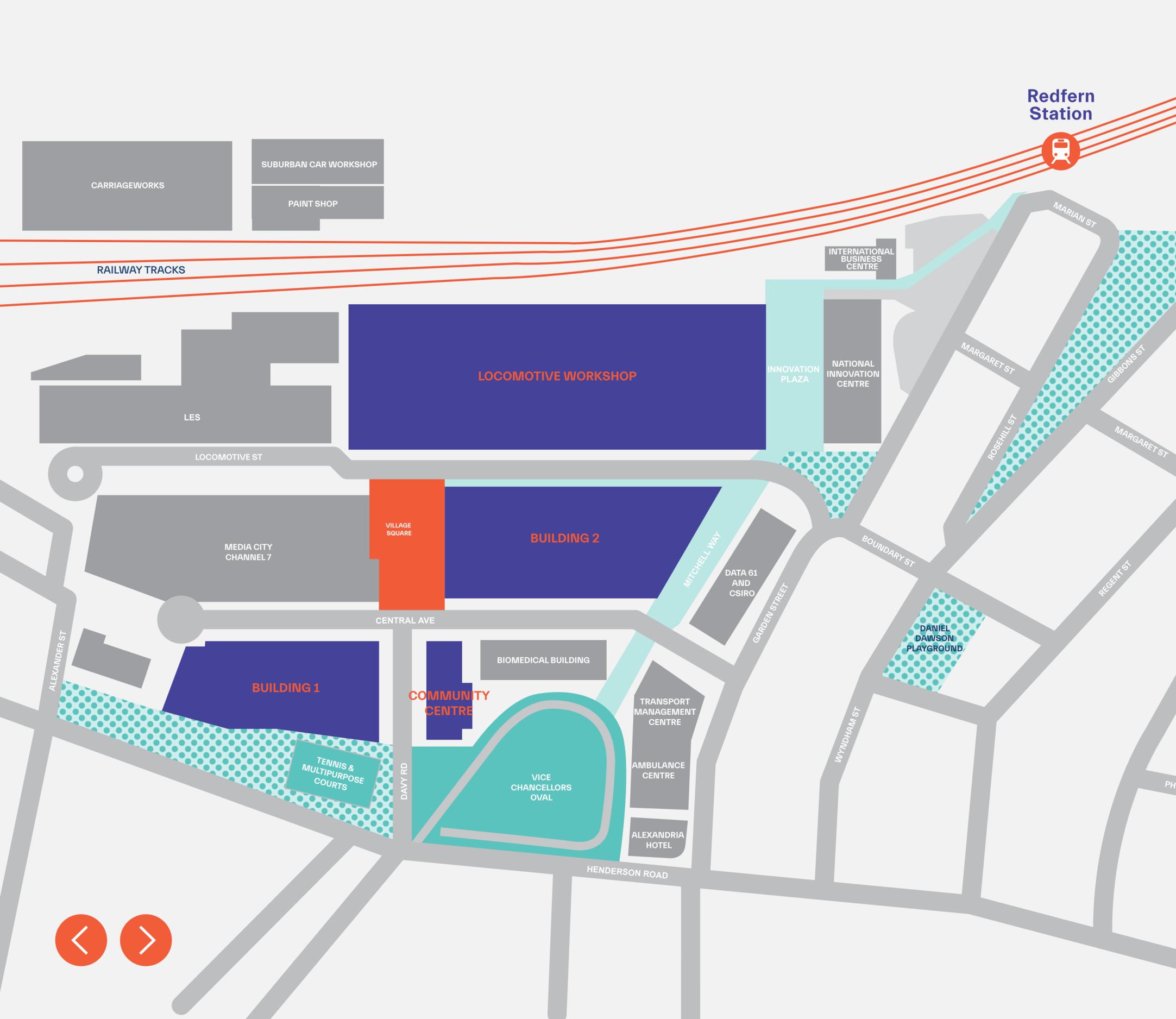


Precinct Plan

Innovation Plaza

Innovation Plaza is located between the Locomotive Workshop and the National Innovation Centre. A vibrant space with various uses throughout the day and into the evening, including a lunch location, a connected hub where work can be undertaken outside, a spill out space for adjacent retail and F&B uses within the Locomotive Workshop Shed and a venue for markets, food trucks and food and wine related events. Enlarged and enhanced planting areas will provide comfortable and restorative places to sit out under the trees.



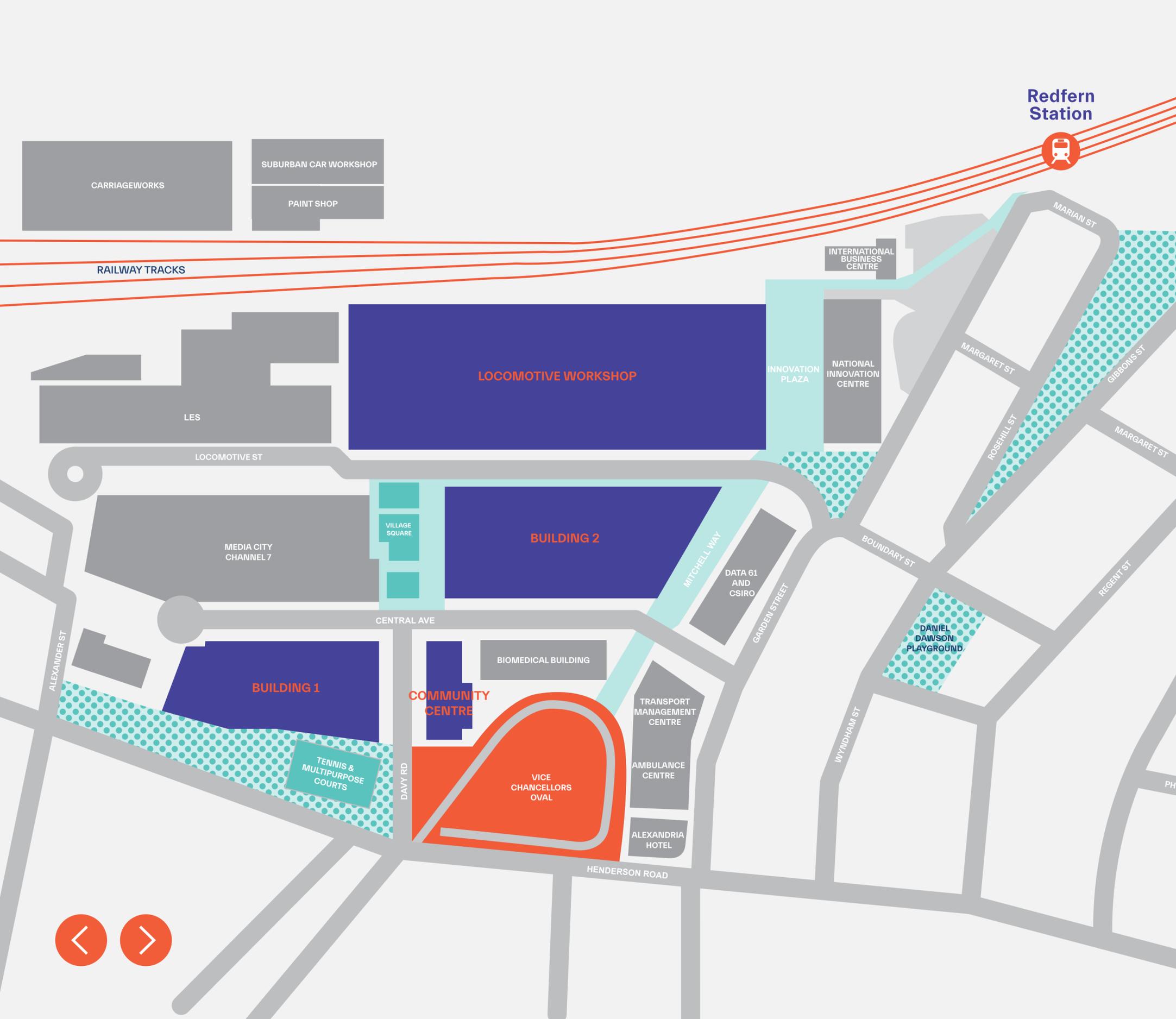


Precinct Plan

Village Square

Village Square will be a flexible space for events, concerts and performances, a place for individual or team working or for sitting and enjoying lunch. Shaded spots and open grass will combine with planted and timber terraces, with power and Wi-Fi connectivity making outdoor working, meetings and presentations a seamless experience.



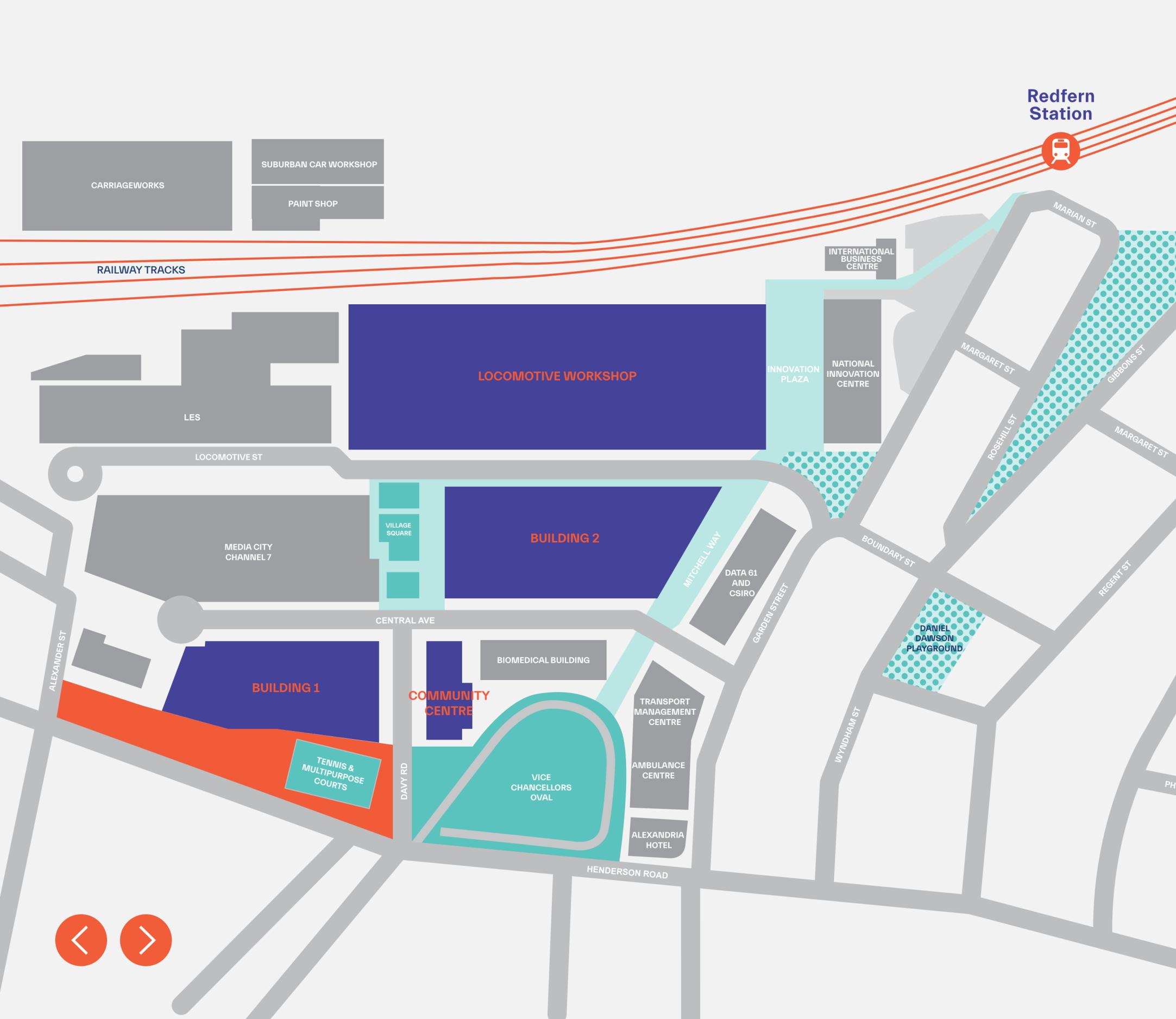


Precinct Plan

Vice Chancellor's Oval

Vice Chancellor's Oval will be the community heart of the precinct. Adjacent to the new community building, this space is the primary active recreation space containing formal and informal play facilities for a range of ages, kick-about lawn areas, space for larger scale events and sports. Its mature tree canopy, protected and enhanced by additional plantings will provide a green and welcoming frame to the site.





Precinct Plan

Wellness Precinct

The Wellness area is adjacent to Henderson Road and Building 1. The revitalised multi-purpose sports courts (basketball, futsal etc) will be open to the community, workers and residents.

The Wellness Precinct and Eveleigh Green aim to encourage the community in, providing fixed equipment, a scooter and skate area, bike racks and drinking fountains, establishing it as a multi-faceted 'sports precinct'.

Building Features



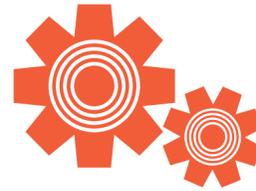
Standby generator
100% critical
building services



Green Star:
5 Star



LED
lighting



Heritage
features



NABERS Energy:
5 star



45VA/sqm
tenant lighting/power load
+ additional capacity



Supplementary tenant
cooling achieved through a
central chilled water system



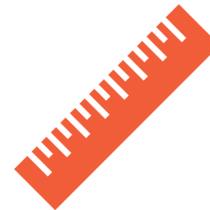
Access control
utilising proximity cards
and CCTV & 24/7 on site
precinct security



Powered and WIFI available
outdoor seating areas



Onsite
management
team



Availability NLA from
434–3,145 sqm



3rd spaces
integrated food & beverage
informal meeting spaces



Secure on-site
parking 250 cars



End of trip facilities including...
215 bicycle spaces,
70 lockers and 14 showers



Beyond Nine to Five



Pioneering new standards, the urban regeneration project will make South Eveleigh one of Australia's leading smart neighbourhoods.

The activation of South Eveleigh will make it a popular destination, not just for workers but for the wider community.

From al fresco diners and pop up events to other proposed amenities, which includes a gym and supermarket, the streets and laneways will buzz with activity, attracting visitors from across town and catering to the needs of today's modern, flexible workforce.



Artist's impression. Subject to change.

**SOUTH
EVELEIGH**  **Locomotive
Workshop**





A Vibrant Community

South Eveleigh will be part of the neighbourhood by creating fine-grain places, spaces and experiences for all.

Surrounded by some of Sydney's most established and thriving neighbourhoods, including Erskineville Village, Redfern, Alexandria and Eveleigh, the Locomotive Workshop is an easy stroll away from a diverse array of shops, cafes, bars, restaurants –everything we love about these popular suburbs.

Within the new precinct itself, leading urban transformation principles will provide a variety of indoor and outdoor spaces designed to inspire, engage and excite visitors while contributing to the creation of happy, healthy communities.



**SOUTH
EVELEIGH**  **Locomotive
Workshop**



Hoist



Ur? Qui totaernam aut fugiatat aut id moluptis rae doluptam exceaturita quibusa pidedst,

Aperunt et eos illit occupatenem ium, consent.

Ur? Qui totaernam aut fugiatat aut id moluptis rae doluptam exceaturita quibusa pidedst, quis dellanis seriatem quam que dest ulpa intium sit ad ma peruption cus dicae cus ratem eosam faceate caborehenis dolupta ssitate nderovitat ide nonsere mporemporest accupta tibus, quibus.

Seque repellatius asimus sam, cusandita apiscim ium volupta verianditis as id quunt aut et ipsuscia sequid et ut latur re liqui alit, quibus resequodit, sae nus eris dolupta seressit occulpa dolluptatur alitat adi ut vid et aliatud audam fugia quam imodit quam culluptia que natur ant, omnihilla antent veliqui dolupti dolorent atur millenis est, ut aut rescil ipiet volupta tatisseque nullorp orendis dolupta ni iliquun totatin re net quid quist, occum quam eturio dis di cumque officillo experum exped qui rem erumet ex eicid es estis est ut praestin nos corro



Artist's impression. Subject to change.

**SOUTH
EVELEIGH** } **Locomotive
Workshop**



A Vibrant Community



SOUTH
EVELEIGH

Locomotive
Workshop



A Vibrant Community

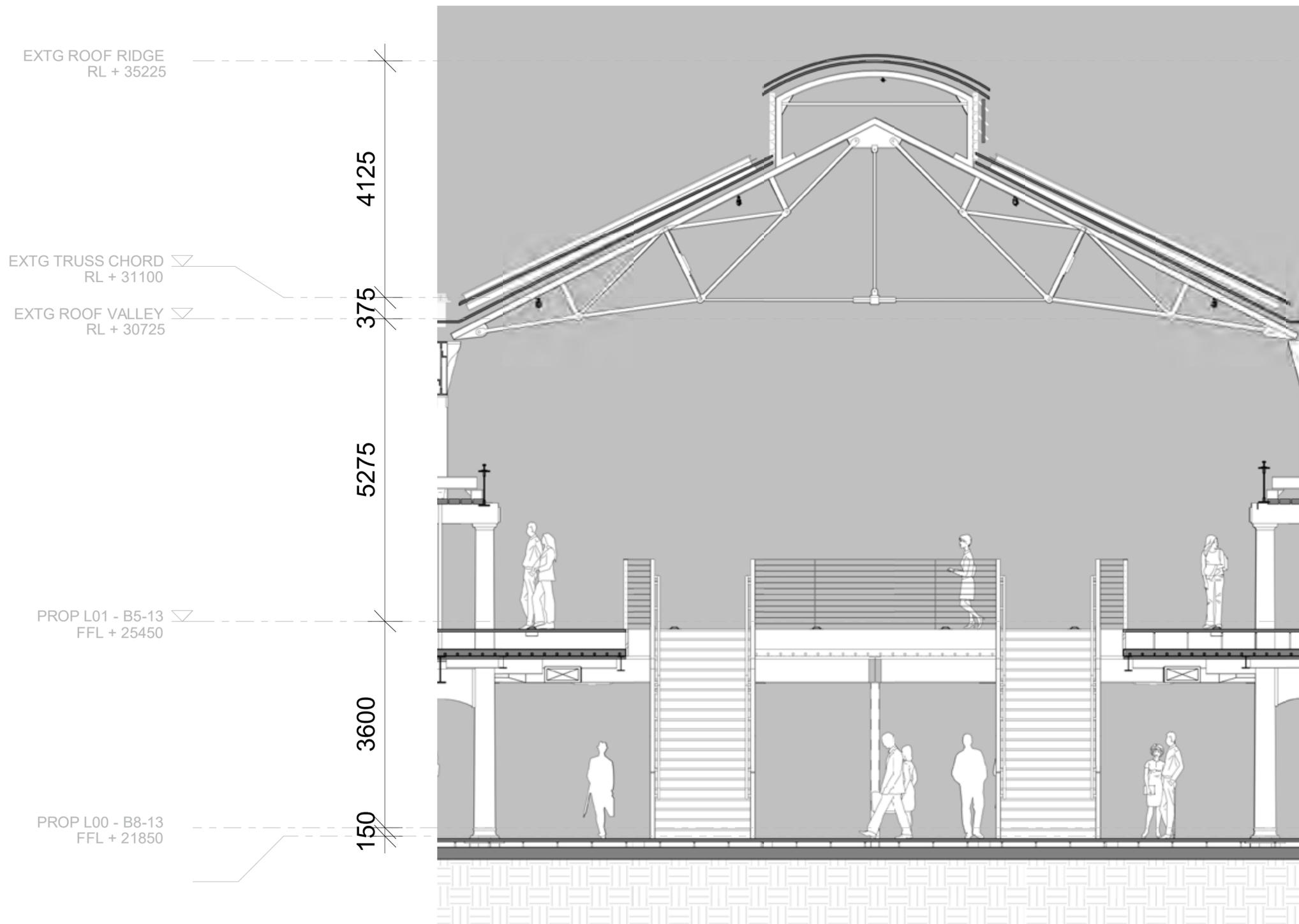


**SOUTH
EVELEIGH**  **Locomotive
Workshop**

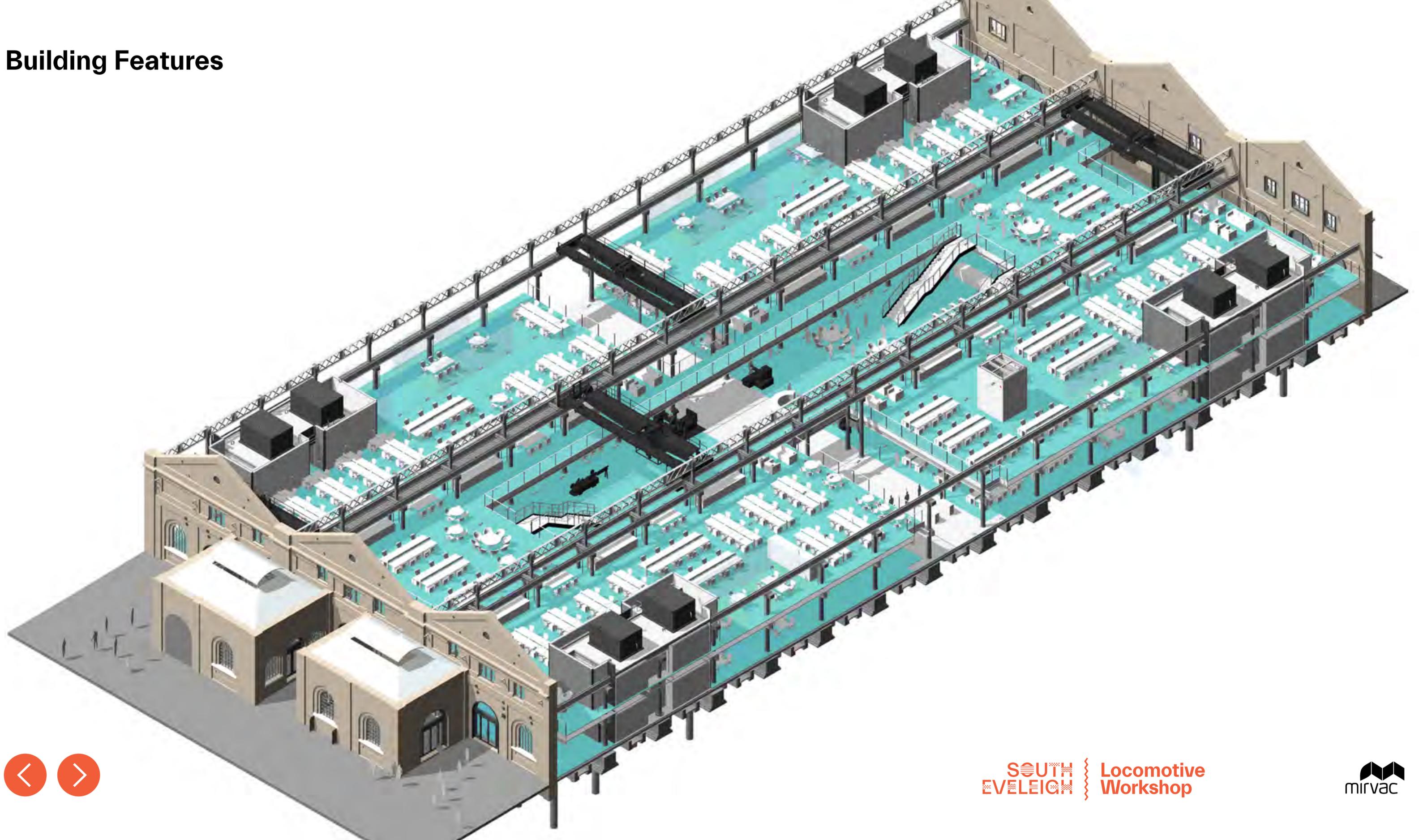
 **mirvac**

Artist's impression. Subject to change.

Building Features



Building Features



A Different Way of Working



8 Chifley, Sydney NSW



Tramsheds, Sydney, NSW



EY Centre, 200 George Street, Sydney NSW

The workplace of today is very different from the past, designed to encourage connection, creativity, collaboration and innovation.

We are leading the work revolution through the creation of flexible and adaptable workplaces for the workers of tomorrow.

Over the past 45 years, Mirvac has grown from being a reputable residential developer to become one of the most trusted and respected names in Australian property - an ASX Top 50 company with a business spanning every phase of the property life cycle. A major part of this evolution has been the inception and growth of our Office & Industrial Division.

With \$5 billion of assets under management, and one of the strongest development pipelines in the country, Mirvac has carved out a unique reputation in the Office & Industrial sector. This has been driven by our end-to-end offering, in which we develop, construct, own and operate our buildings. As an Owner and Manager, we not only have an interest in the long-term success of our assets, we actively invest in them.

Our expertise across all property sectors enables us to bring a new dimension to the workplace of today and tomorrow. Challenging traditional models, we blend office, retail, start-up and community spaces, creating vibrant, multi-faceted urban precincts. We see every project as an opportunity to innovate and improve the way things are done; ultimately, to create places where Australians can perform at their best. This desire is best expressed through our Office & Industrial purpose: Work. Reimagined.

Along the way we've built strong partnerships. From co-creating with tenants, to consulting with urban planners and joining forces with investors, collaboration is fundamental to what we do. These relationships have elevated our offering, and continue to open up new avenues for growth.

Whether we're investing in technology, pioneering greater sustainability or anticipating trends, we're here to reimagine urban life - and shape a better future for Australia.



For further details please contact



Paul Bezzina
m: +61 403 884 465
paul.bezzina@mirvac.com

Greg McManus
m: +61 421 614 083
greg.mcmanus@mirvac.com



Angus Cook
m: +61 407 071 959
angus@cwesydney.com

James Wish
m: +61 417 259 212
james@cwesydney.com

Matthew Ellison
m: +61 419 637 395
matthew@cwesydney.com