



A dark navy blue background featuring a central graphic of two overlapping triangles. The top triangle is dark red and the bottom one is orange. To the left, a dark red triangle is partially visible. To the right, a horizontal line with a red triangle at its end extends towards the top right corner.

# PINNACLE OFFICE PARK

2 & 4 DRAKE AVENUE, MACQUARIE PARK

# A TRULY UNIQUE OFFERING



**Pinnacle Office Park is a freehold Grade A commercial development offering a net lettable area of approximately 35,132 sqm. The property is strategically situated in Macquarie Park, a key metropolitan office market in Sydney, and is easily accessible via public transportation from the nearby Macquarie Park metro station and a major bus interchange.**

The campus offers exceptional on-site amenities. In addition, it is well-connected to major arterial roads providing direct links to the Sydney CBD.

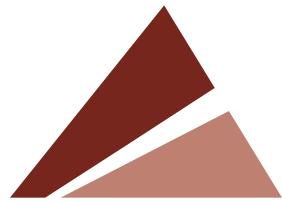
Pinnacle Office Park is certified with a 4.5-star NABERS Energy rating and achieved Carbon Neutral certification with the Australian Government programme, Climate Active.



PINNACLE OFFICE PARK

## AT A GLANCE

- Up to 7,000 sqm available for lease
- 5,800 sqm of contiguous space available
- 2,011 sqm typical floor NLA
- Fitted suites available from 274 sqm
- 3 minutes walk to Macquarie Park Metro Station
- Abundant basement and on-grade parking available
- Sky signage and naming rights available
- Direct access to Epping and Lane Cove roads
- On-site gym, cafe, end-of-trip facilities, and childcare



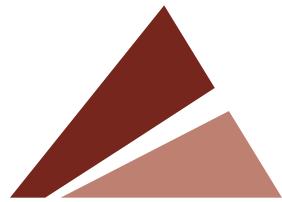
PINNACLE OFFICE PARK

# A WELCOMING SENSE OF ARRIVAL

Leading Australian architecture and design practice Gray Puksand have created a brand new lobby with a range of future focused spaces that are both beautiful and efficient.

The proposed ground floor lobby upgrade will create a welcoming sense of arrival with a contemporary design that blends comfort and sophistication. Featuring a business lounge, bookable meeting rooms, and a vibrant café amenity, the ground floor arrival sets the tone for a productive and engaging workday.





PINNACLE OFFICE PARK

# WELCOME TO A NEXT GENERATION WORKPLACE

Designed to encourage a nurturing and connected workplace, the natural theme continues throughout the building with abundant natural light creating a warm and welcoming environment.

The design employs an inspired mix of natural materials including exposed stone and timber juxtaposed with lush greenery — everything a progressive company needs to foster exceptional culture and performance.





2 & 4 DRAKE AVENUE

MACQUARIE PARK

WELCOME TO MACQUARIE PARK

# AUSTRALIA'S INNOVATION & LIFE SCIENCES DISTRICT

A vibrant business, education and innovation centre, Macquarie Park is a precinct that benefits from ongoing infrastructure investment and seamless transport connectivity.

The precinct's strong reputation as an innovative commercial and Lifescience Hub attracting global businesses.



Ranked Top 3  
Business  
Districts in NSW



Home to  
72,000  
employees



Sydney's  
greenest CBD  
on the doorstep  
of Lane Cove  
National park



10,000 homes  
planned over the  
next 20 years





MACQUARIE PARK

# A FUTURE FOCUSED COMMUNITY

With widespread urban regeneration welcoming more residents, employees and students, Macquarie Park is a place where business, talent and ideas thrive.

Macquarie Park is home to a number of industry clusters including Medical & Pharmaceuticals, Telecommunications and Technology.

Accessing Macquarie Park couldn't be easier with a host of transport options including the Sydney Metro, Bus network and cycleways at your doorstep.



## SYDNEY METRO

The Metro connects Macquarie Park to the city of Sydney in just 16 minutes.



## BUSINESS HUB

10 of the worlds top 200 companies are based in Macquarie Park.



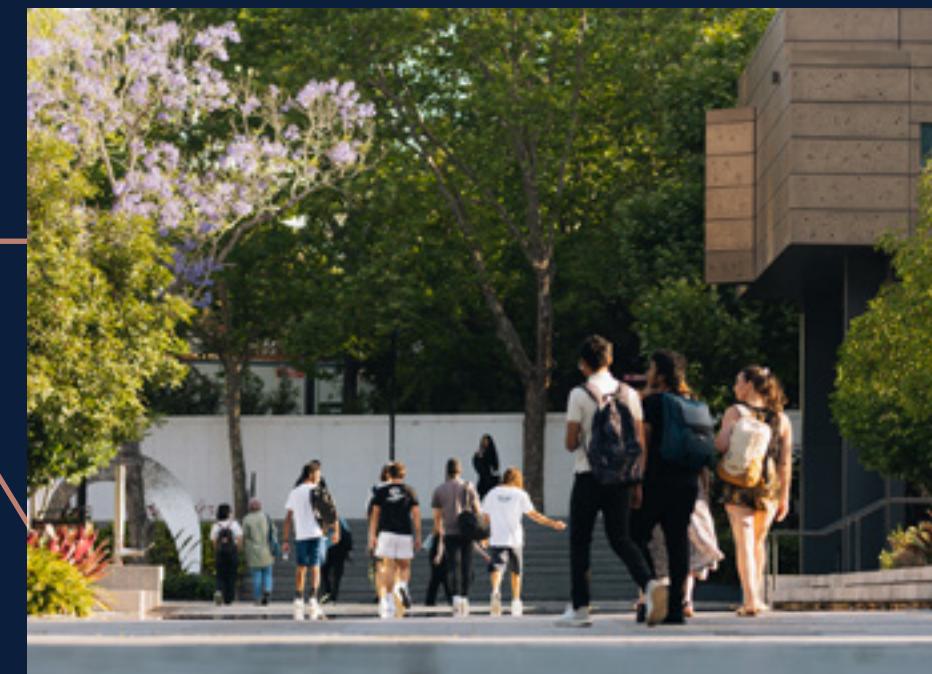
## UNI HUB

Macquarie Park is home to one of Australias top 10 universities – MQU.



## LIFE SCIENCES

Macquarie Park is the No. 1 postcode for intellectual property registrations in Australia.



## INCREASING POPULATION

Macquarie Park currently has a residential population of 28,000 including a student population of 45,000.



## DINING PRECINCT

Discover an enticing selection of cafe's and restaurants, at Sydney's largest suburban shopping centre, Macquarie Centre.

# A CAMPUS ALIVE WITH AMENITY

Pinnacle Office Park is a modern three building commercial campus with a host of on-site amenity, located on the prominent corner of Lane Cove and Epping Roads.



## COMPLIMENTARY GYMNASIUM

Looking for an early morning or lunchtime workout? The well equipped free gym offers state of the art equipment.



## 360 EARLY EDUCATION

A family owned and operated Child Care centre rated in the top 5% of Private Long Day Care Providers.



## OUTDOOR ACTIVITY AND AMENITY

Enjoy ping pong tables, walking track and weekly High Intensity Training classes.



## PREMIUM END OF TRIP

New end of trip facilities featuring showers, lockers, change rooms and secure bike storage.



## LA MIRA CAFE & DINING

Having undergone an extensive refurbishment, La Mira features both indoor and outdoor dining.



## THIRD SPACE

The Third Space will offer both informal areas and bookable meeting rooms that provide an alternate space for tenants.

PINNACLE OFFICE PARK

# LA MIRA CAFE & DINING

PINNACLE OFFICE PARK

# BOOKABLE MULTIPURPOSE ROOM



PINNACLE OFFICE PARK

# END OF TRIP

11 —

13 —

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42 —

FIRE  
EXTINGUISHER

DRYING



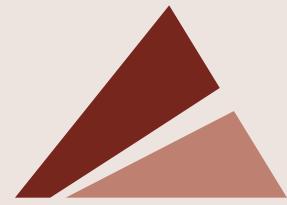
# 2 & 4 DRAKE AVENUE - AVAILABLE FOR LEASE

## 2 DRAKE AVENUE



## 4 DRAKE AVENUE





# 2 DRAKE AVENUE

## FLOORPLAN

### LEVEL 1

1790m<sup>2</sup> approx

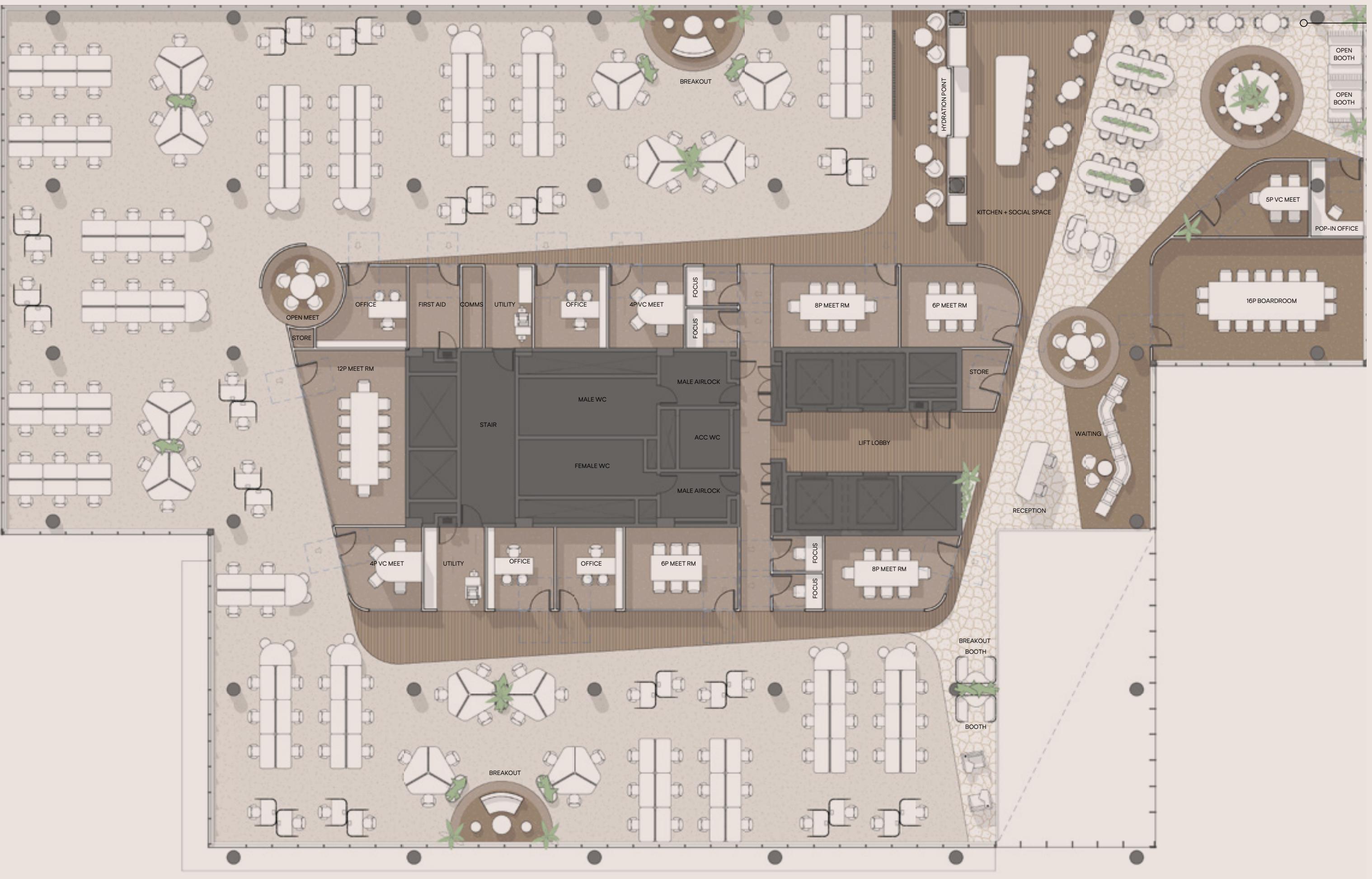
Total workpoints: 178

#### FRONT OF HOUSE

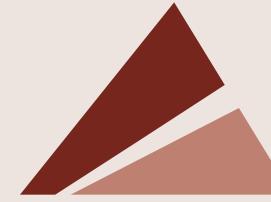
Reception	1
Waiting	1
Kitchen + Social Space	1
Business Lounge	1
16p Boardroom	1
6p Meeting Room	1
5p Vc Meeting Room	1
Pop-In Office	1

#### BACK OF HOUSE

12p Meeting Room	1
8p Meeting Room	2
6p Meeting Room	1
4p Vc Meeting Room	2
Focus Room	4
Office	4
Open Meeting	1
Break Out	2
Hydration Point	1
Utility	2
Comms	1
First Aid Room	1

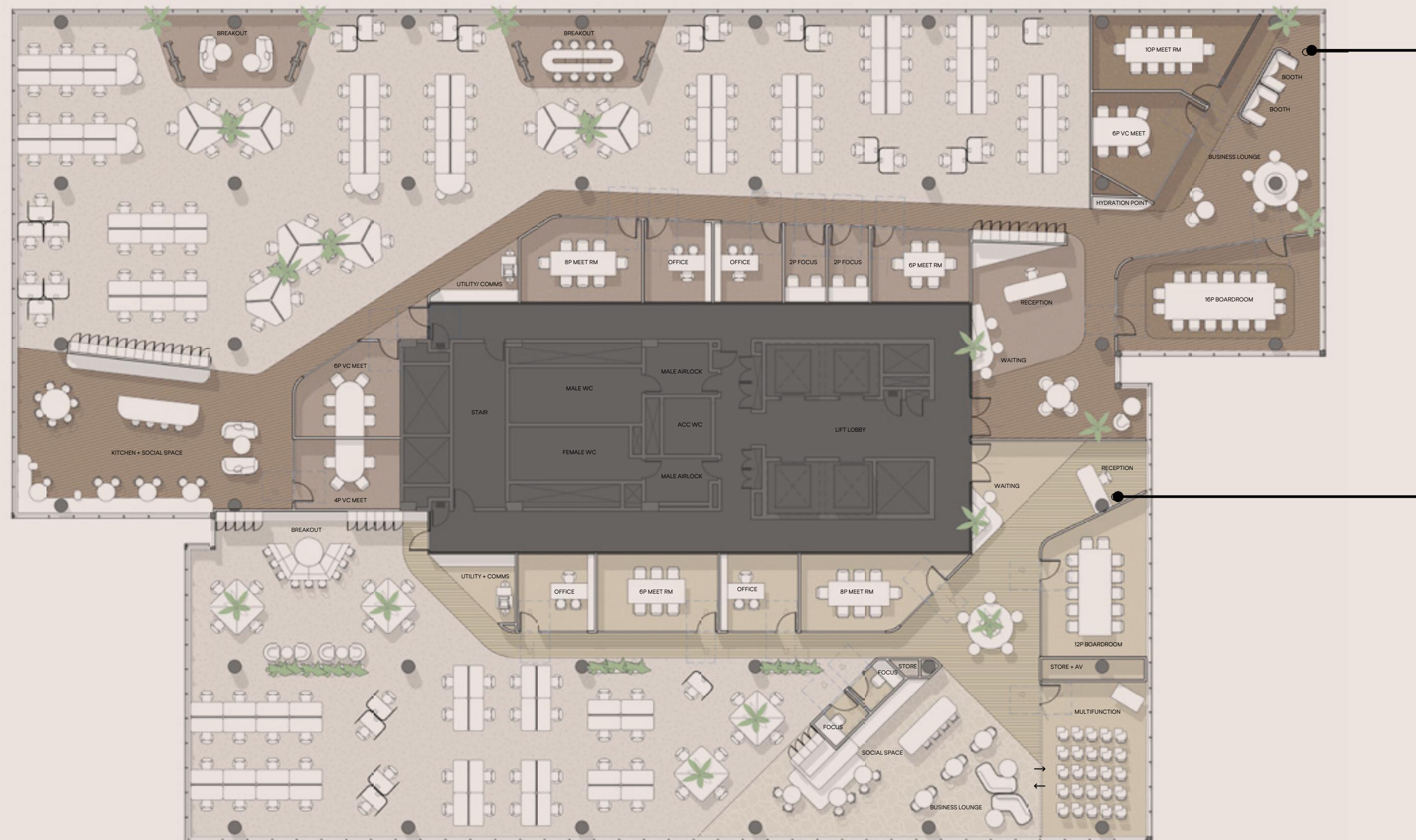


Note: Example fitout plan



## FLOORPLAN

### LEVEL 3: 2 TENANCIES



One: 1140m<sup>2</sup> approx

Total Workpoints: 109

#### FRONT OF HOUSE

	FRONT OF HOUSE	BACK OF HOUSE
Reception	1	8p Meeting Room
Waiting	3	6p Meeting Room
Business Lounge	1	6p VC Meeting Room
Hydration Point	1	4p VC Meeting Rm
16p Boardroom	1	2p Focus Room
10p Meeting Room	1	Office
6p VC Meeting Room	1	Breakout

#### BACK OF HOUSE

8p Meeting Room	1
6p Meeting Room	1
6p VC Meeting Room	1
4p VC Meeting Rm	1
2p Focus Room	2
Office	2
Breakout	2
Kitchen + Social Space	1
Utility + Comms	2

Two: 702m<sup>2</sup> approx

Total Workpoints: 64

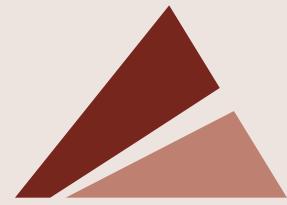
#### FRONT OF HOUSE

	FRONT OF HOUSE	BACK OF HOUSE
Reception	1	6p Meeting Room
Waiting	1	Focus Room
Business Lounge	1	Office
Social Space	1	Breakout
12p Boardroom	1	Utility + Comms
25p Training Room	1	
8p Meeting Room	1	

#### BACK OF HOUSE

6p Meeting Room	1
Focus Room	2
Office	2
Breakout	1
Utility + Comms	1

Note: Example subdivision and fitout plan



## FLOORPLAN

### LEVEL 3: 4 TENANCIES

One: 509m<sup>2</sup> approx

Total Workpoints: 51

#### FRONT OF HOUSE

Reception + Waiting

1

#### BACK OF HOUSE

5p VC Meeting Room

1

Multifunction

2

2p Focus Room

2

6p Meeting Room

1

Office

2

Kitchen + Social Space

1

Utility

1

Comms

1



Two: 612m<sup>2</sup> approx

Total Workpoints: 58

Two: 612m<sup>2</sup> approx

Total Workpoints: 58

#### FRONT OF HOUSE

Reception

1

Waiting

1

Multifunction

2

6p Meeting Room

1

6p Meeting Room

1

Three: 281m<sup>2</sup> approx

Total Workpoints: 27

#### FRONT OF HOUSE

Waiting

1

#### BACK OF HOUSE

5p Vc Meeting Room

1

10p Boardroom (Openable)

1

Focus

2

4p Meeting Room

1

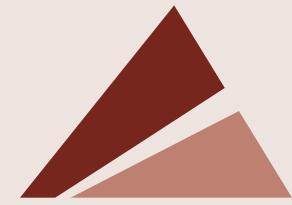
Kitchen + Social Space

1

Utility + Comms

1

Note: Example subdivision and fitout plan



# 4 DRAKE AVENUE

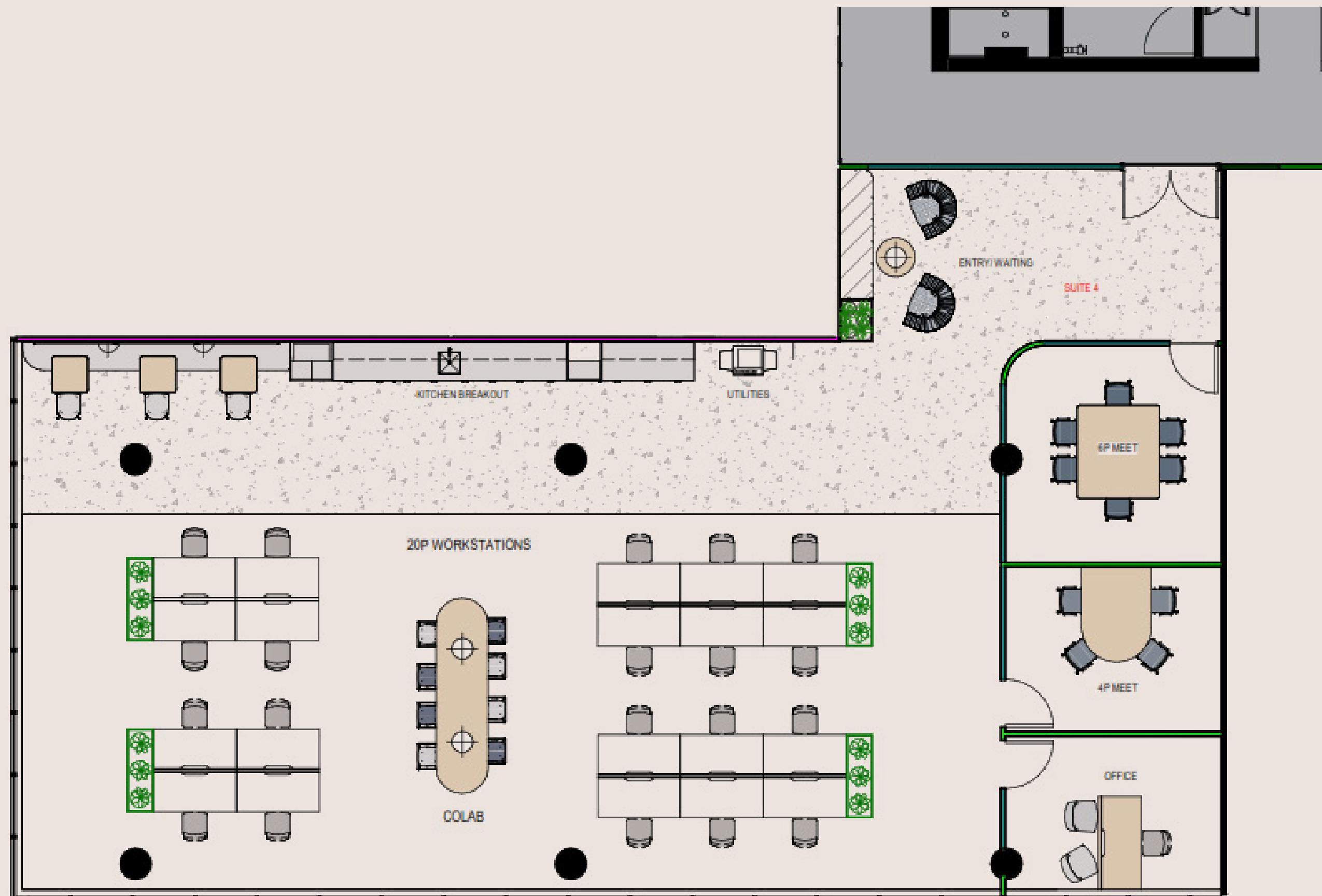
## FLOORPLAN

### LEVEL 3 - SUITE 4

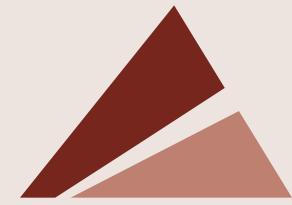
Two: 271m<sup>2</sup> approx

Total Workpoints: 20

ENTRY/ WAITING	1
MEETING ROOMS	2
OFFICE	1
WORKSTATIONS (1600x800)	20
OFFICE	1
KITCHEN / BREAKOUT	1
COMMS / UTILITIES	1
COLAB	1



Note: Example subdivision and fitout plan



# 4 DRAKE AVENUE

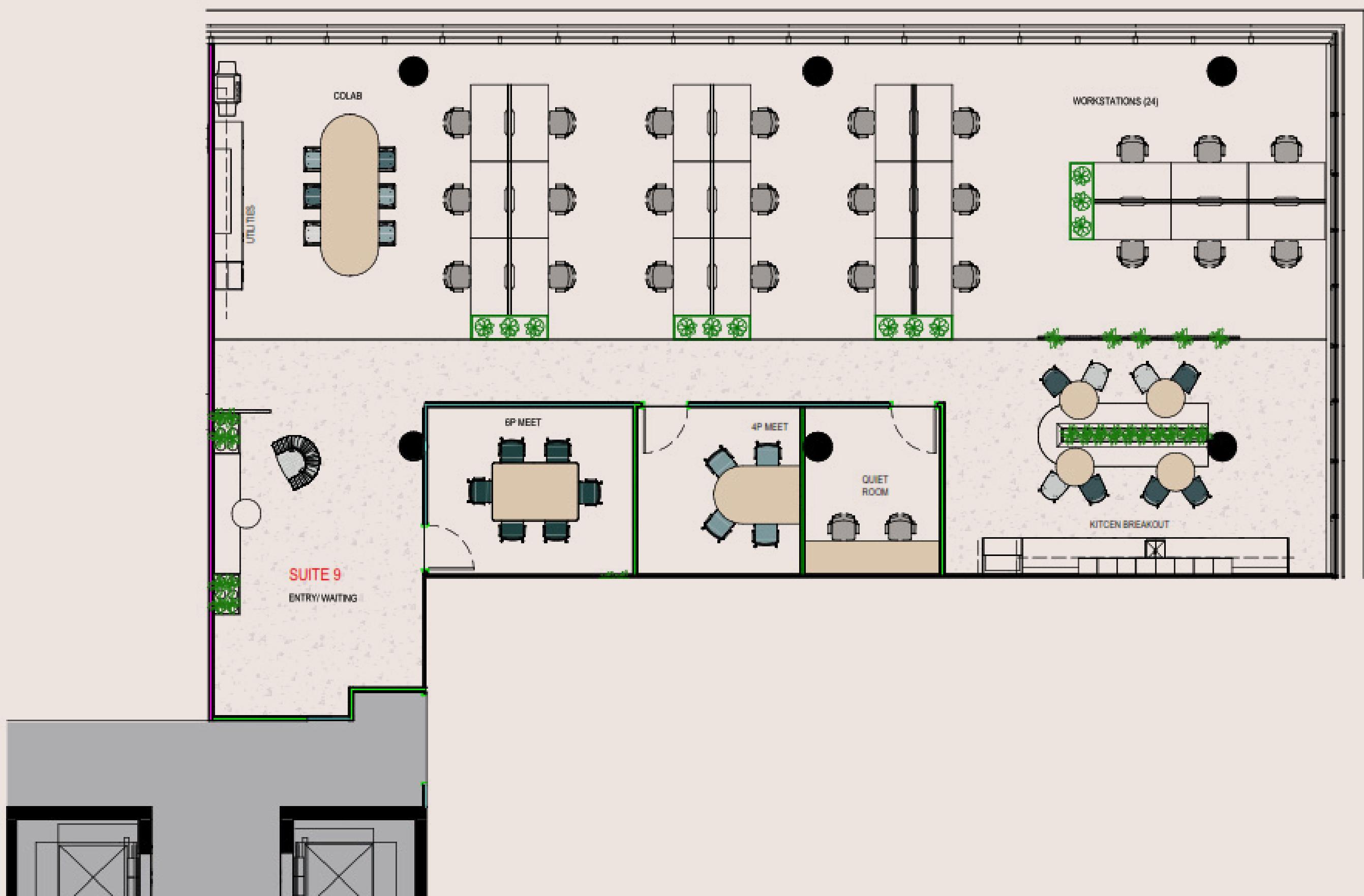
## FLOORPLAN

### LEVEL 3 - SUITE 9

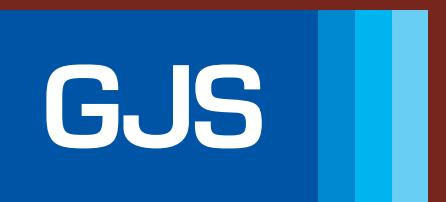
Two: 269m<sup>2</sup> approx

Total Workpoints: 24

ENTRY/ WAITING	1
MEETING ROOMS	2
QUIET ROOMS	1
WORKSTATIONS (1600x800)	24
KITCHEN / BREAKOUT	1
COMMS / UTILITIES	1
COLAB	1



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# Pinnacle Office Park

2 & 4 DRAKE AVENUE, MACQUARIE PARK

Pinnacle Office Park proudly owned by Keppel REIT



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