



VALENTINE PLACE
PARRAMATTA

Australian Unity acknowledges the *Traditional Owners* of the land on which Valentine Place stands, the *Darug people*.

We continue to support *reconciliation* across our workforce, customers, and communities.

Established in 1840, *Australian Unity* has been trusted by Australian businesses and individuals alike for over *180 years*.

With over *300,000 members* and *\$27.89b worth of assets* under management and administration in our 2021 annual report, proof of our strength and stability is in the numbers. With a proud track record as a long-term asset custodian, you can have the confidence that we're in this for the right reasons, and that you're in the right hands.



Nikki Panagopoulos
Fund Manager – AOF

**Australian
Unity** 
Real Wellbeing



VALENTINE PLACE
PARRAMATTA



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Executive Summary

Perfectly *Placed*



270_m

to Parramatta
Square



70_m

to Parramatta
bus interchange



190_m

to Parramatta
Station



140_m

to Westfield Parramatta
with 390+ retailers



15,500_{sqm}

A-Grade space



Brand New

lobby experience and
third space offerings



Flexible

& efficient floorplates
to allow the overlay of
workplace strategies



2024

Ready for occupation
from Q3 2024



Best-in-class

end-of-trip facilities
encourage work-life
balance



Excellent

natural light
penetration and
access to views



Abundant

car parking
available



NABERS

Energy Rating*



NABERS

Water Rating*

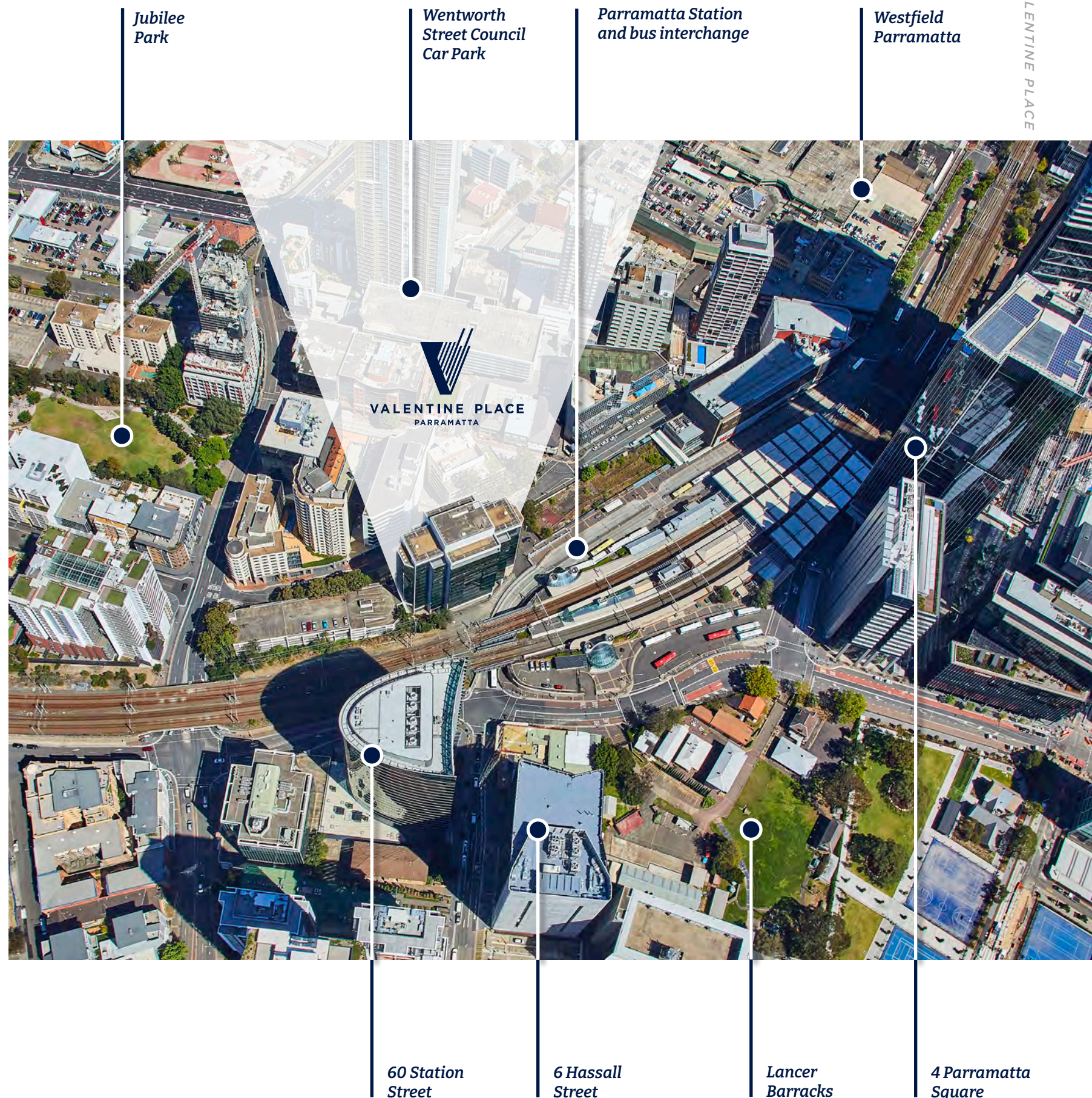
Perfectly *Sustainable*

*targeting

Perfectly placed within the *Parramatta* CBD

Parramatta's centre has shifted dramatically as a result of Parramatta Square's recent completion. Located in the heart of Parramatta's new city centre, Valentine Place offers a new opportunity for your business and your people to connect, grow and thrive in a modern workplace. Just metres from the Parramatta transport interchange and Westfield, and adjacent to Parramatta Square, this prime location is supported by a complete repositioning and refurbishment program, including innovative design, amenities, sustainability and wellness focus, delivering fantastic value for occupiers.

Valentine Place will offer discerning occupiers the opportunity to create a contemporary workplace in one of the most well-connected locations in the Parramatta CBD.





270_m

to Parramatta Square

70_m

to Parramatta
bus interchange

190_m

to Parramatta Station

230_m

to Jubilee Park

140_m

to 390+ speciality retailers
at Westfield Parramatta

350_m

to Lancer Barracks

< 2_{kms}

from Parramatta Park,
Parramatta River parklands
& CommBank Stadium



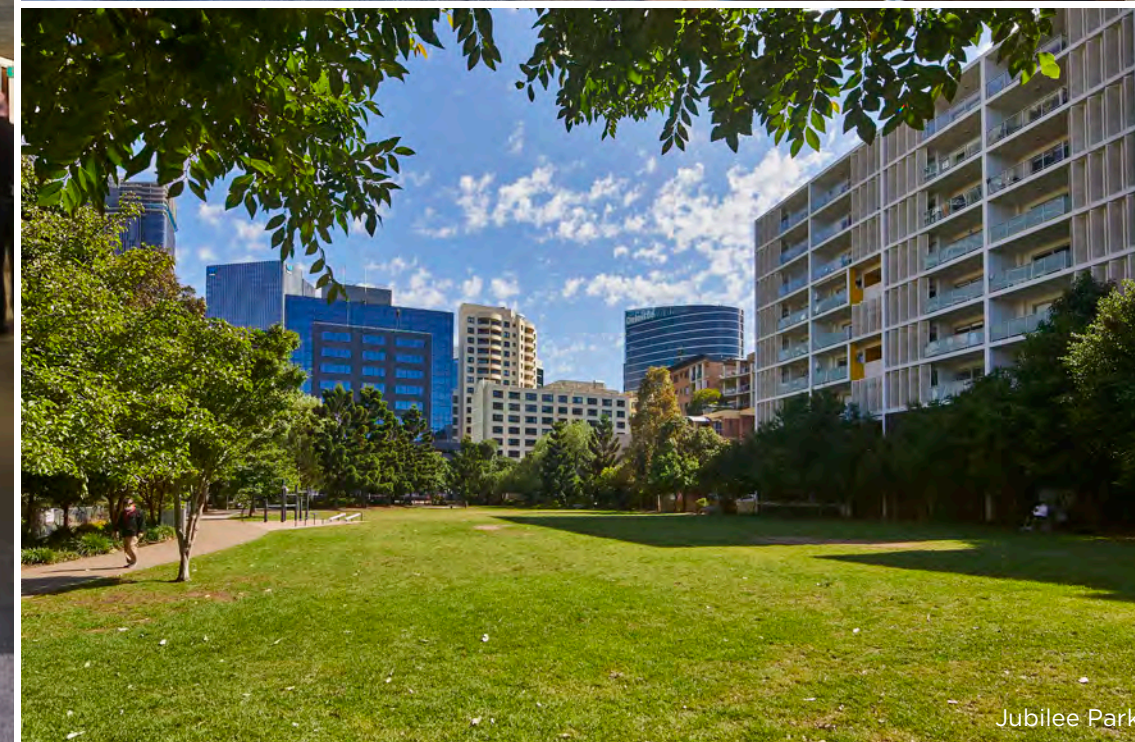
Parramatta Square



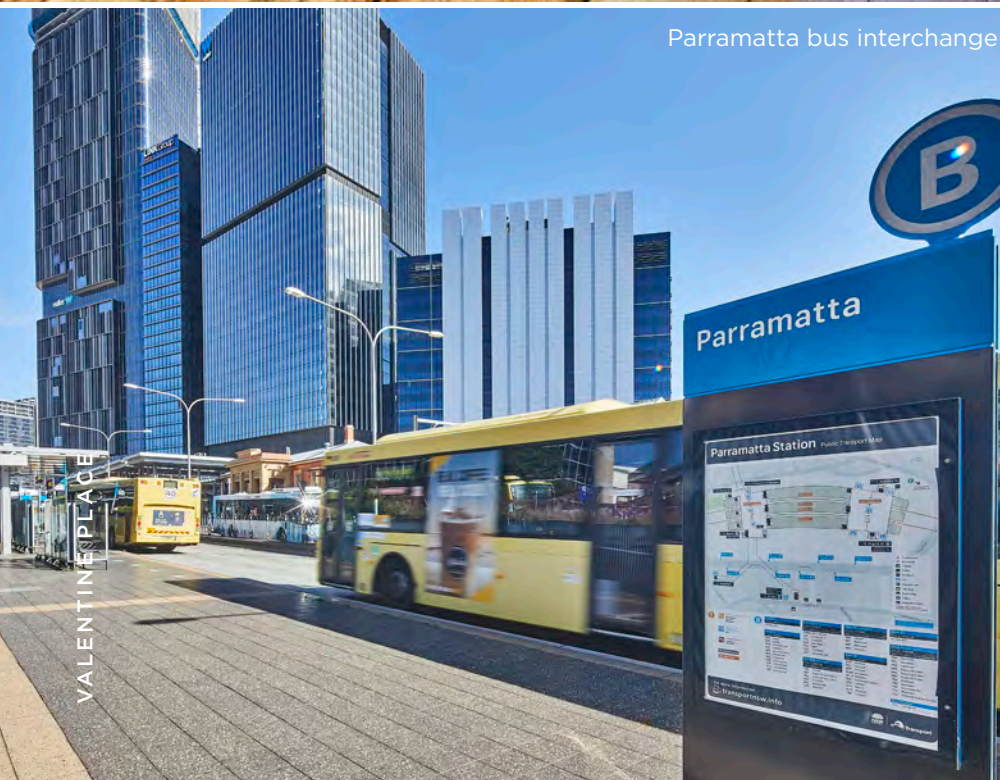
Westfield Parramatta



Lil Miss Collins Cafe



Jubilee Park



Parramatta bus interchange



Parramatta Station exit 5 to Parramatta Square



Parramatta Station

Valentine *Place*

Valentine Place has transformed into a vibrant workplace of the future, designed to help your business thrive and attract and retain the best talent.

With sweeping views, floors flooded with natural light, outdoor terraces (on some floors) and the option of interconnecting floors, Valentine Place is all about offering choice and opportunity.


15,500_{sqm}
A-Grade space


Flexible
& efficient floorplates
to allow the easy
overlay of workplace
strategies


2024
Ready for occupation
from Q3 2024





Make it
your place

999.4 _{SQM}	LEVEL 13
1,268.9 _{SQM}	LEVEL 12
1,269.0 _{SQM}	LEVEL 11
1,268.9 _{SQM}	LEVEL 10
1,257.0 _{SQM}	LEVEL 09
1,256.4 _{SQM}	LEVEL 08
1,256.6 _{SQM}	LEVEL 07
1,256.4 _{SQM}	LEVEL 06
1,257.4 _{SQM}	LEVEL 05
1,256.8 _{SQM}	LEVEL 04
1,257.2 _{SQM}	LEVEL 03
1,111.2 _{SQM}	LEVEL 02
854.4 _{SQM}	LEVEL 01

GROUND
(THIRD SPACE AND
NEW EOTF)



*Signage STCA
All areas approximate

Perfectly *connected*

The contemporary lobby design will provide a commanding upgrade to the existing street presence, whilst maintaining the entry and arrival experience close to Parramatta Station.

The expansive and activated lobby will provide opportunities for enhanced security arrangements, as well as flexible third space and end of trip options for occupiers.



Brand New

*lobby experience and
third space offerings*



Perfectly placed to enable your people to *thrive*

With the potential to create 'multi-floor' village configurations, Valentine Place will offer maximum flexibility, natural light penetration and space optimisation.

The floorplate design is ideal for the way contemporary organisations operate. The highly flexible floorplates are capable of easy adaptation to suit changing operational needs.

This is your chance to create a truly bespoke workplace experience, allowing you to constantly adapt to meet your team's needs.



Artist's impression

The perfect place for *wellness*

Designed for the modern workplace, Valentine Place will prioritise the health and wellbeing of your people. From premium air quality, optimised daylight and views, to market leading end-of-trip facilities, lobby cafés, retail and nearby parks, Valentine Place will ensure health and wellbeing is a number one priority.



Best-in-class

end-of-trip facilities encourage work-life balance



Excellent

natural light penetration and access to views



Green Space

at Jubilee Park is just minutes away

A perfect *partnership*

With a world-class team behind the project, you will always be in the best hands.

OWNER AND DEVELOPER



Make the call *today*



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