



2 & 4

Drake Avenue
MACQUARIE PARK

INFORMATION
MEMORANDUM

2 & 4

Drake Avenue
MACQUARIE PARK

2 & 4 Drake Avenue Pinnacle Office Park Macquarie Park.

Strategically positioned in Macquarie Park's thriving business district, Pinnacle Office Park at 2-4 Drake Avenue represents the best in contemporary commercial real estate. Located at the intersection of Ryde Road and Epping Road, this high-profile, premium campus offers a rare combination of exceptional accessibility, world-class amenities, and future-focused workspace design.

Set within a beautifully landscaped, green environment, the campus provides occupants with inspiring indoor and outdoor spaces that enhance productivity and wellbeing. The buildings feature large, efficient floor plates with abundant natural light, state-of-the-art infrastructure, and sustainability credentials that meet the demands of forward-thinking Corporates, including Smith & Nephew and Konica Minolta.

Pinnacle Office Park benefits from unrivalled connectivity, with direct access to major transport networks, including the Macquarie Park Metro Station, and is surrounded by a rich ecosystem of leading global companies & research institutions. For businesses seeking a prestigious address that aligns with their growth ambitions and employee experience priorities, Pinnacle Office Park represents an exceptional opportunity to secure a strategic presence in one of Sydney's most dynamic commercial and innovation hubs.





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Offices which differ from the crowd.

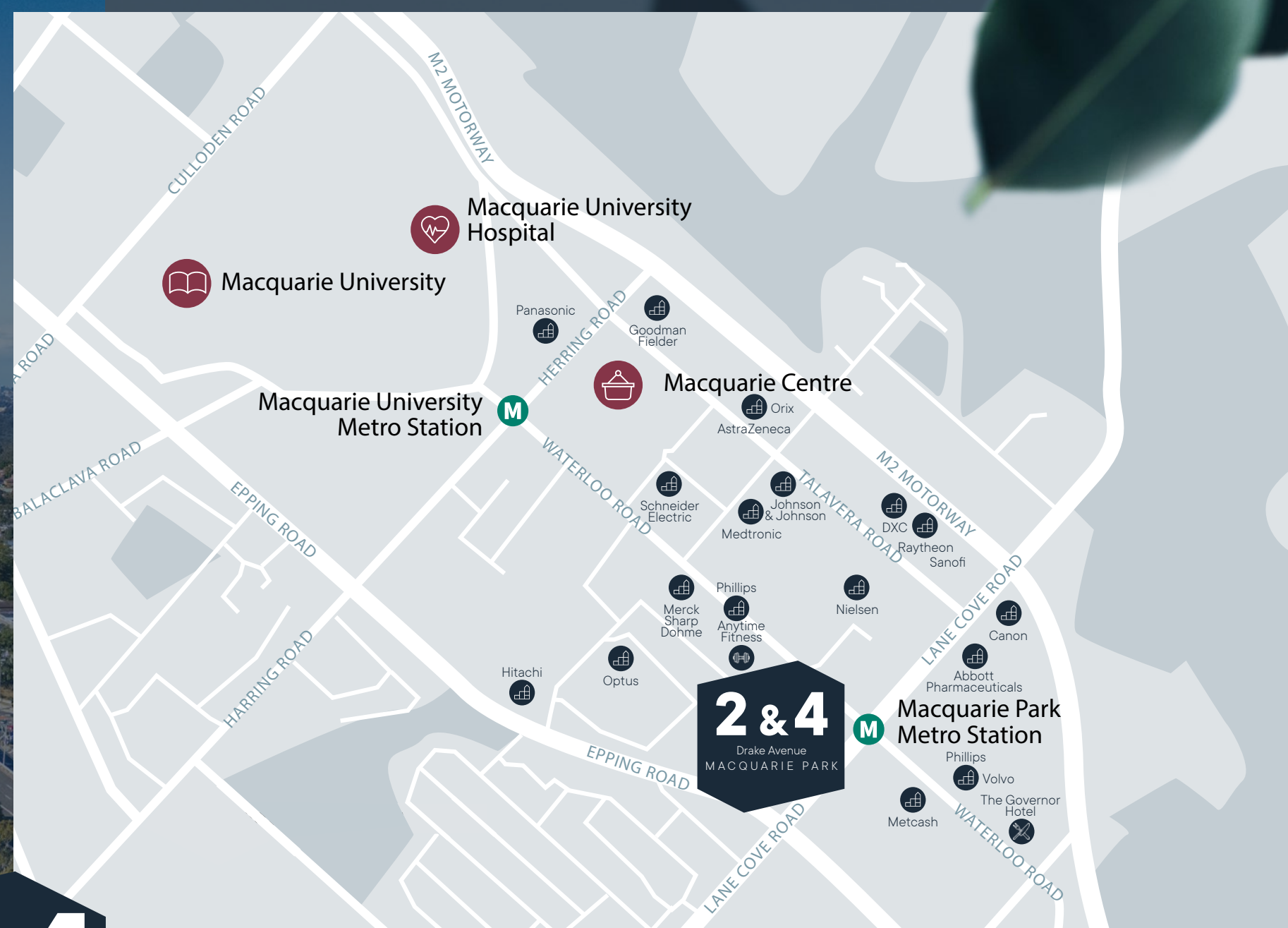
Pinnacle is designed to attract and retain top talent in today's competitive marketplace. The campus goes beyond traditional workplace concepts by creating environments that employees genuinely look forward to experiencing each day.

The workspace design embraces flexibility with a variety of settings to accommodate different work styles and tasks. From light-filled, open collaboration zones to focused individual workspaces and casual meeting areas on alternate floors, the environment adapts to how employees actually work rather than forcing them into outdated patterns. Floor-to-ceiling windows frame verdant views while flooding interiors with natural light, creating spaces that energize rather than drain.

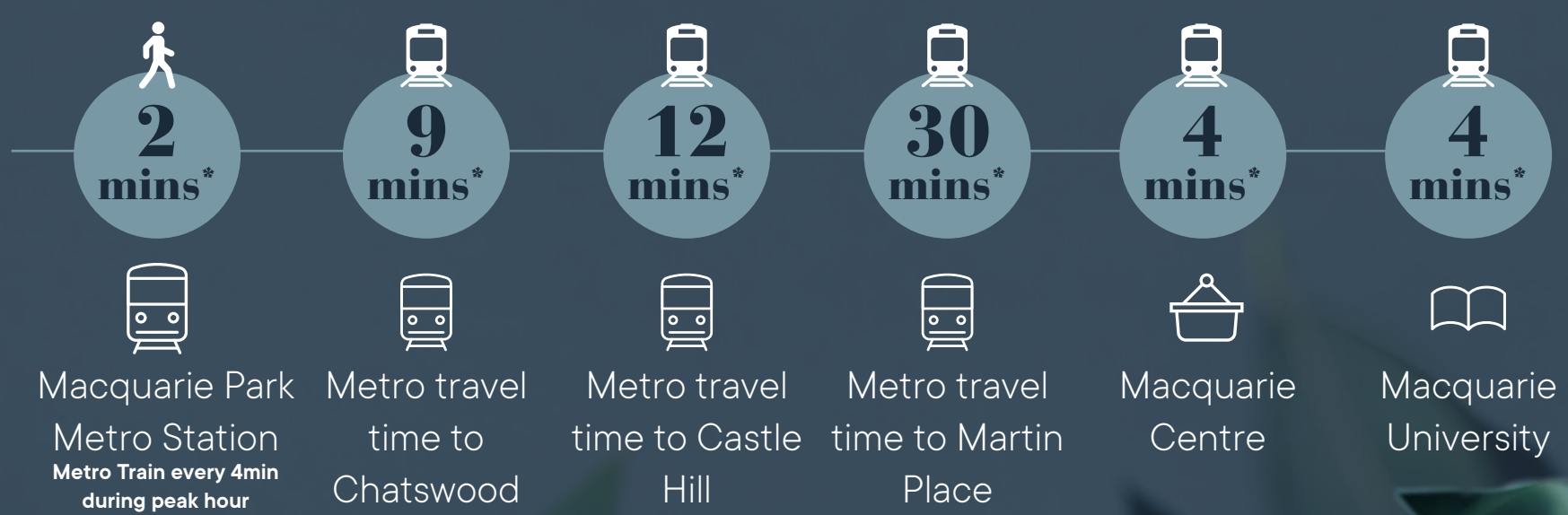
The onsite amenities directly respond to the priorities of today's workforce, with quality café options serving barista-made coffee and casual dining spaces for team lunches. Dedicated wellness spaces support mindfulness and physical activity, while community event areas foster the social connections that employees increasingly value. Premium end-of-trip facilities, including spacious shower amenities and secure bike storage, support active commuting and wellness routines.

Pinnacle Office Park delivers the kind of workplace environment that becomes a genuine competitive advantage in talent acquisition and retention—a place where employees feel valued, supported, and inspired to do their best work.

Proximity
to everything
you need.



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*Approximate

Work Well



On-site security & building management



Secure bike storage



Basement car parking



Excellent natural light penetration



State of the art end of trip facilities



Efficient floor plates that are easily divisible to suit your business



On site gym



On site childcare



Full service cafe / kitchen / catering



Kerb parking app



Third Space



Third space boardroom / training room

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Lobby restaurant



End of Trip facilities



Third space meeting room

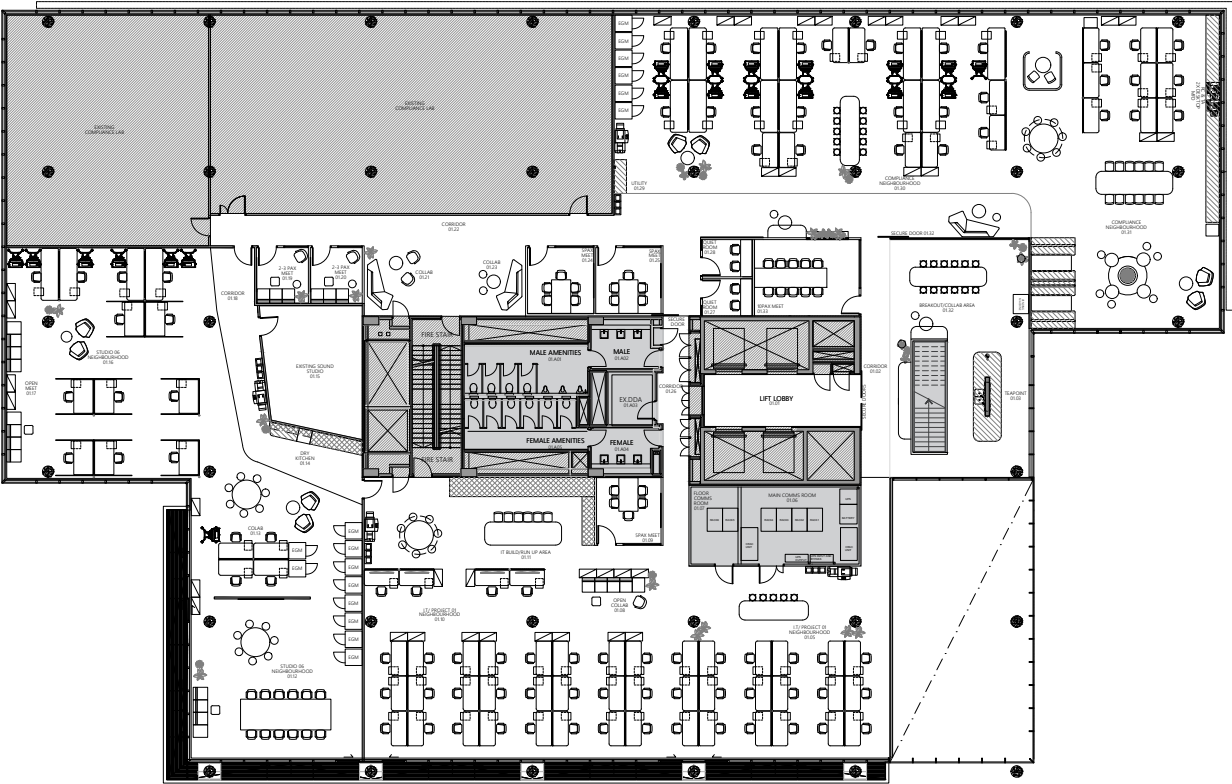


Leasing opportunities 2 Drake Avenue

Level 1 2 Drake

Whole floor with floor to ceiling glass on all sides. Ability to vertically integrate with the Ground and Level 2 for larger, anchor occupiers.

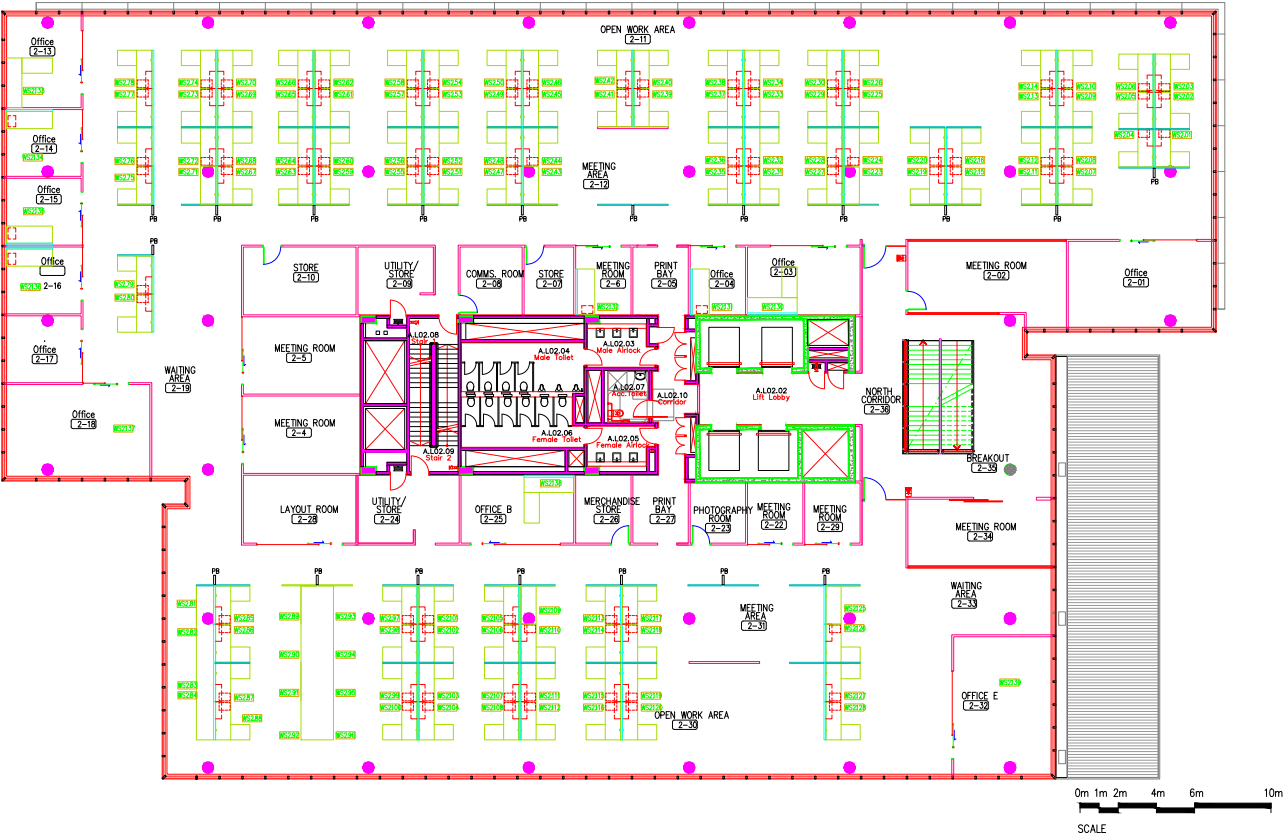
Area	1,998sqm approx.
Annual net rent	\$495/sqm net
Outgoings rate per sqm	\$115.23/sqm
Parking costs pspa	\$3,500/space pa



Level 2 2 Drake

Large, expansive whole floor which may be vertically integrated with Levels 2 & 3 for a larger occupier. Wonderful light and aspect.

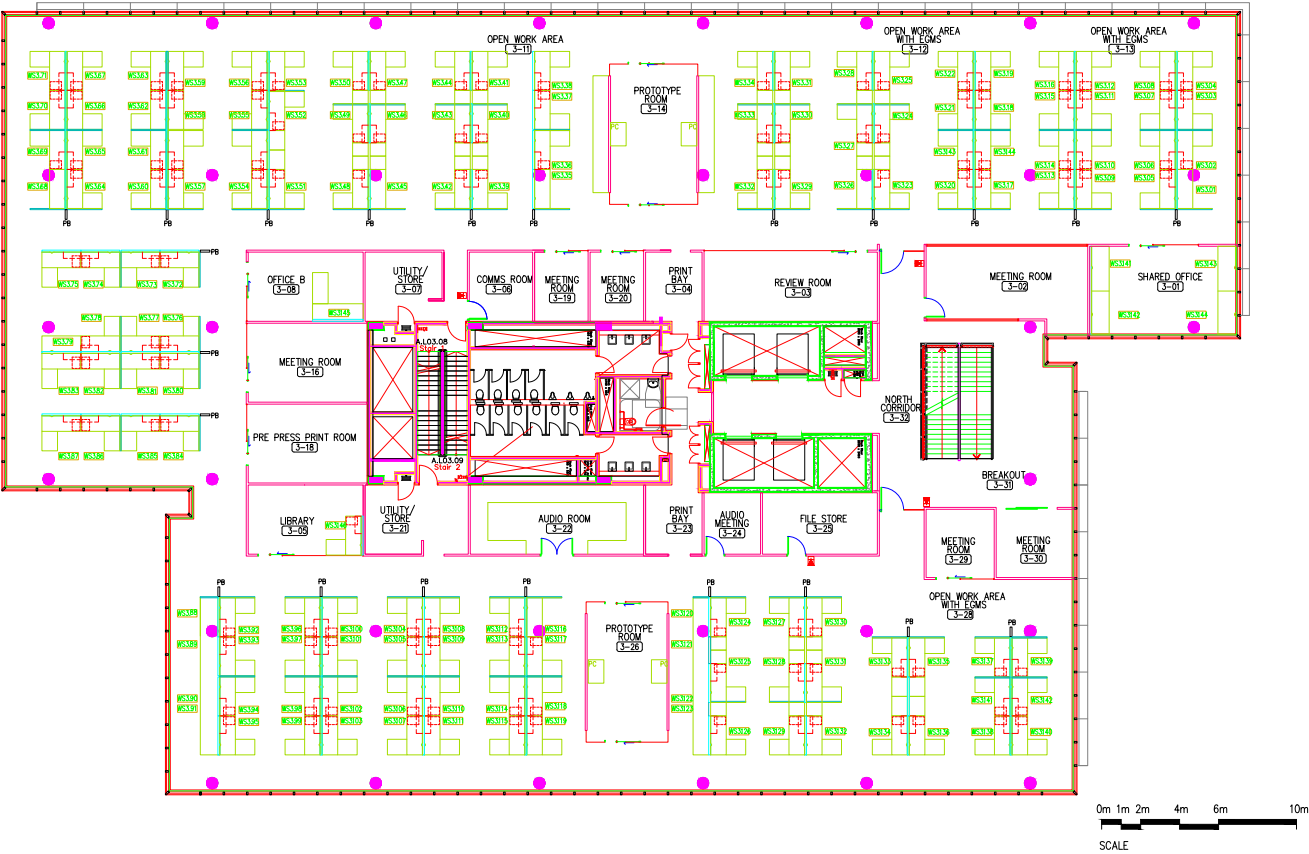
Area	1,998sqm approx.
Annual net rent	\$495/sqm net
Outgoings rate per sqm	\$115.23/sqm
Parking costs pspa	\$3,500/space pa



Level 3 2 Drake

Large, expansive whole floor with the ability to vertically integrate for larger occupiers. Incredible light from floor to ceiling windows on all sides and lovely aspect

Area	1,998sqm approx.
Annual net rent	\$495/sqm net
Outgoings rate per sqm	\$115.23/sqm
Parking costs pspa	\$3,500/space pa





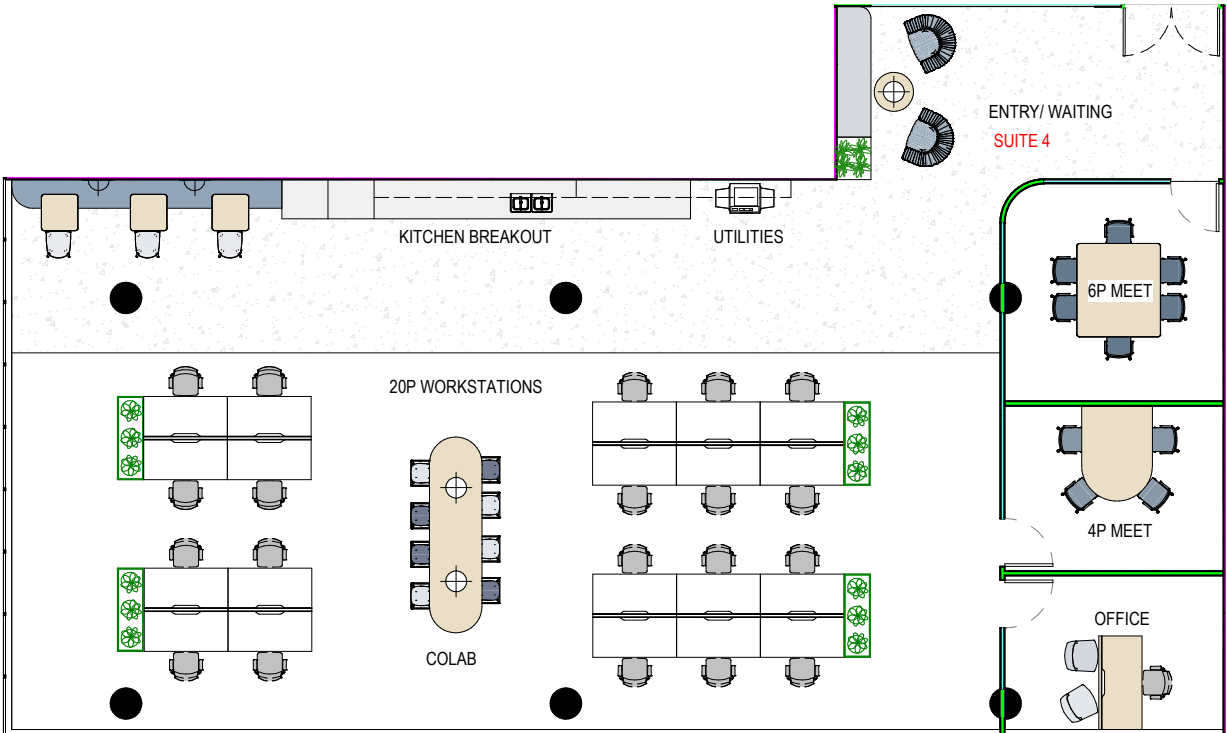
KONICA MINOLTA

Leasing opportunities 4 Drake Avenue

Suite 3.04

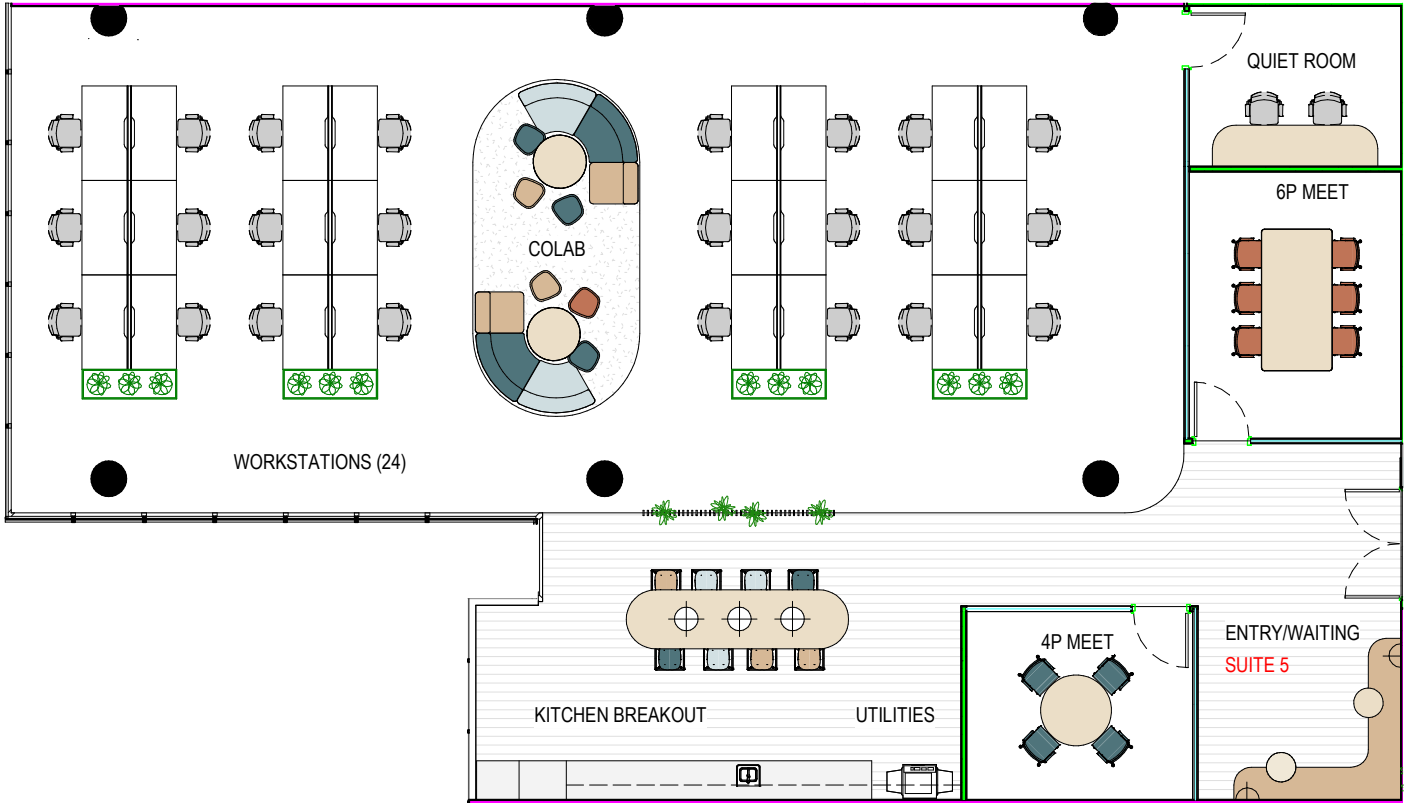
4 Drake

Quantity	Description
01	Entry / Waiting
01	Kitchen / Breakout / Utilitites
02	Meeting Rooms
01	Office
01	Colab
20	Workstations
Area	275sqm appox.
Annual net rent	\$495/sqm net
Outgoings rate per sqm	\$125/sqm
Parking costs pspa	\$3,500/space pa



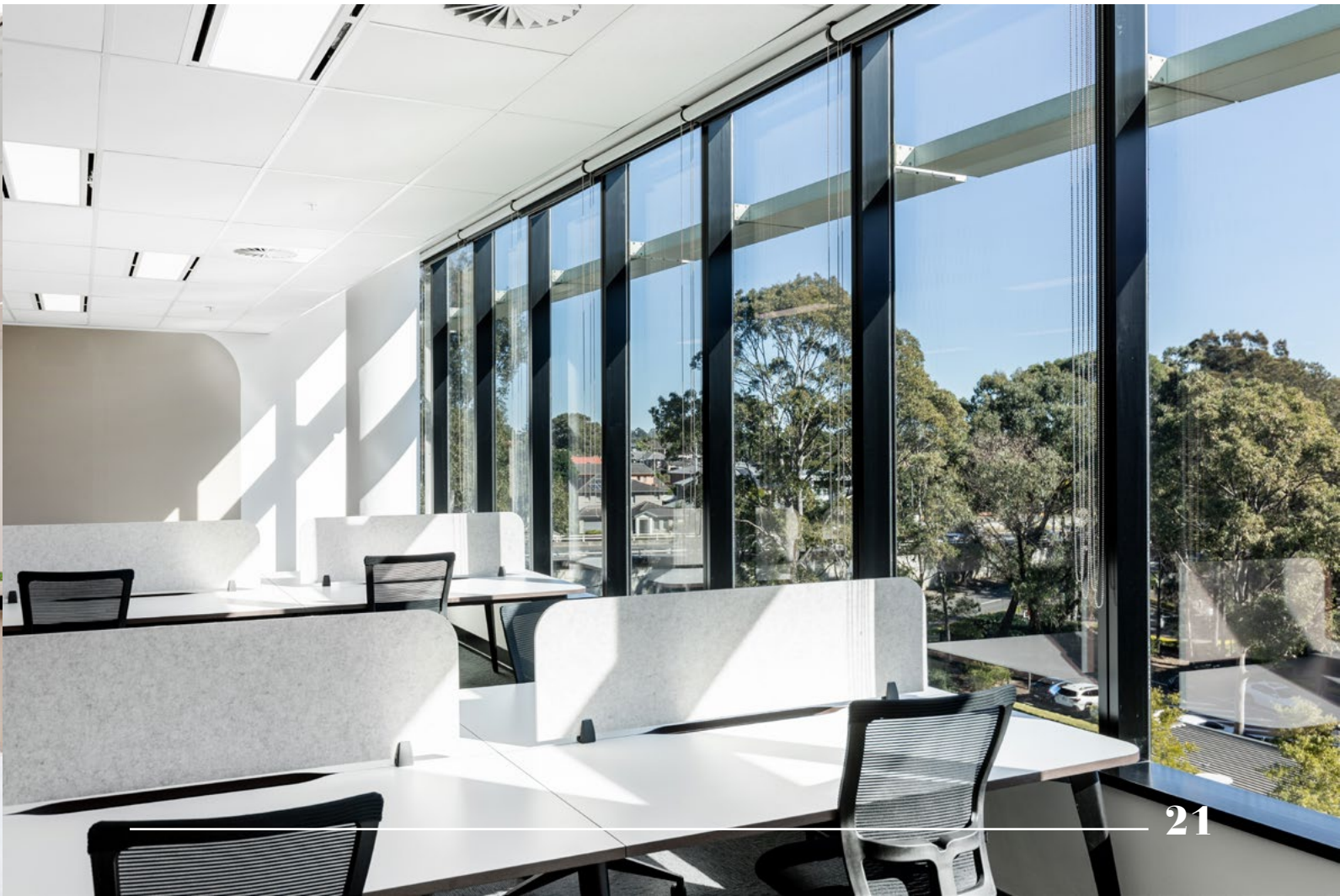
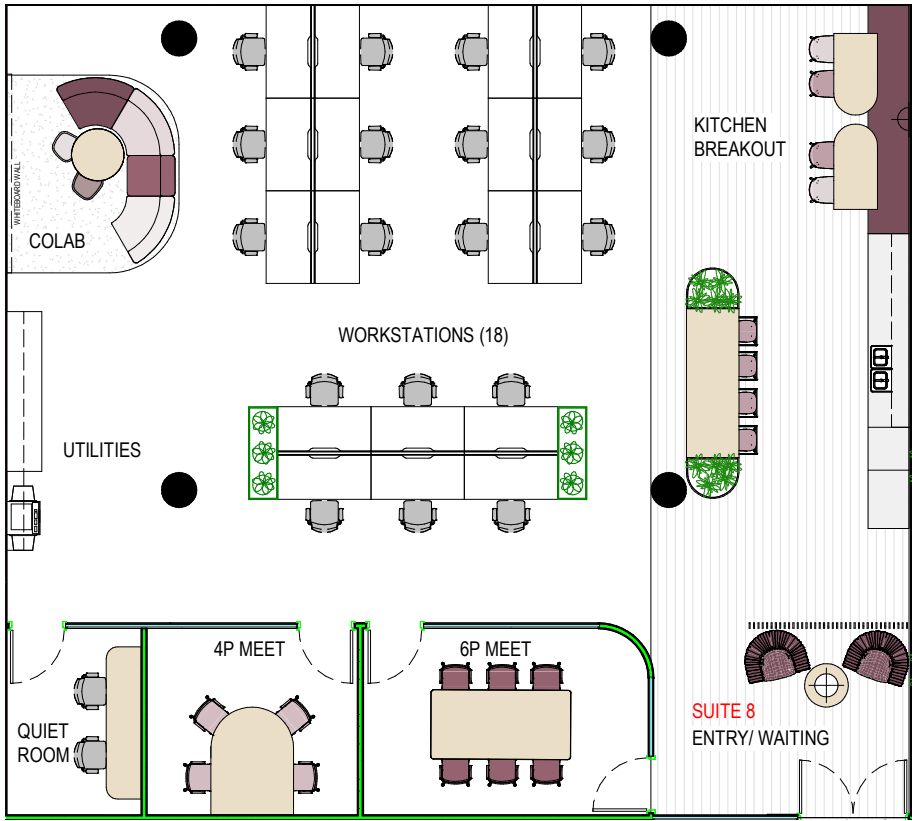
Suite 3.05
4 Drake

Quantity	Description
01	Entry / Waiting
01	Kitchen / Breakout / Utilites
02	Meeting Rooms
01	Quiet Room
01	Colab
24	Workstations
Area	286.5sqm appox.
Annual net rent	\$495/sqm net
Outgoings rate per sqm	\$125/sqm
Parking costs pspa	\$3,500/space pa



Suite 3.08
4 Drake

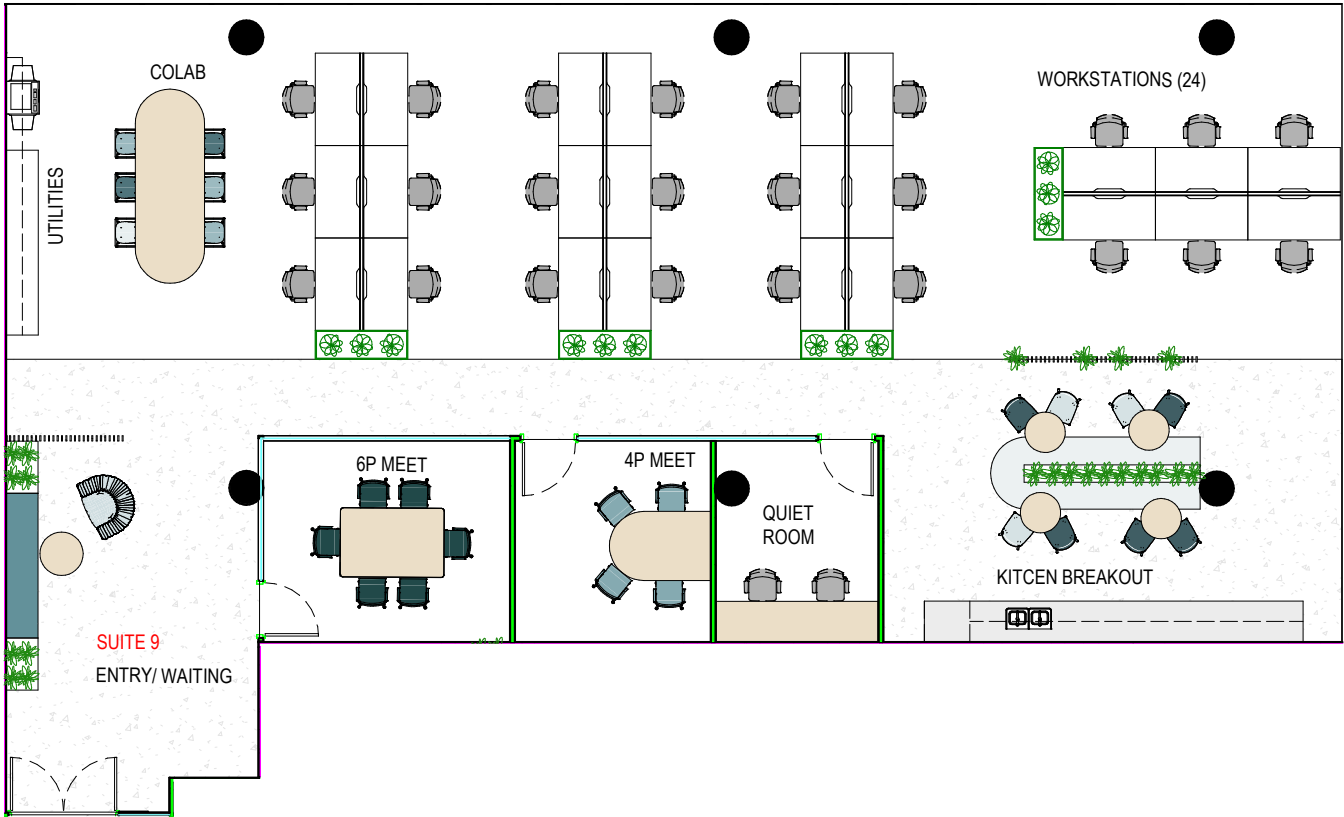
Quantity	Description
01	Entry / Waiting
01	Kitchen / Breakout / Utilitites
02	Meeting Rooms
01	Quiet Room
01	Colab
18	Workstations
Area	221.7sqm appox.
Annual net rent	\$495/sqm net
Outgoings rate per sqm	\$125/sqm
Parking costs pspa	\$3,500/space pa



Suite 3.09

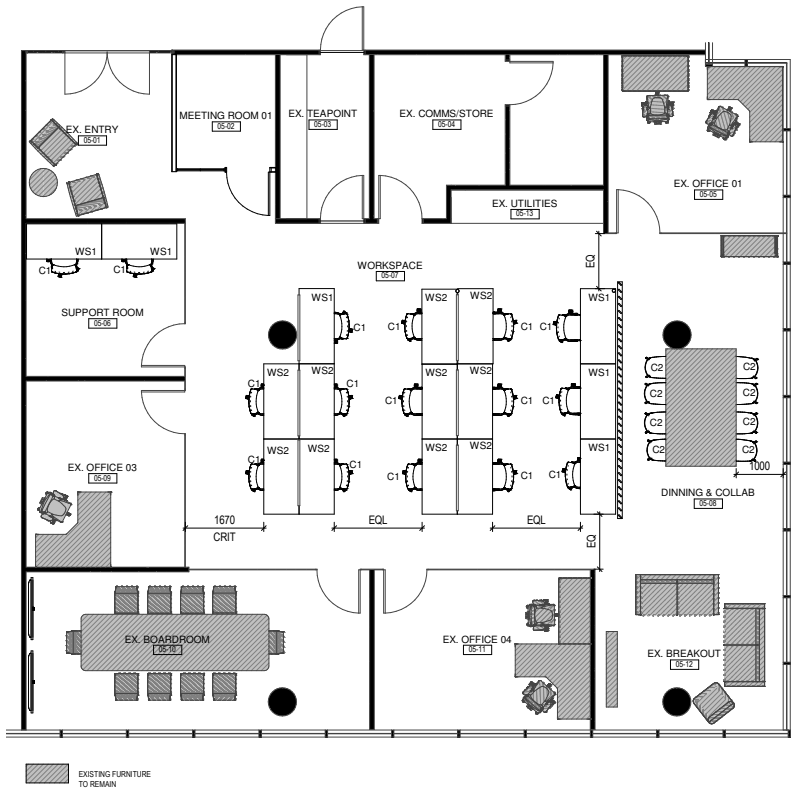
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Quantity	Description
01	Entry / Waiting
01	Kitchen / Breakout / Utilitites
02	Meeting Rooms
01	Quiet Room
01	Colab
24	Workstations
Area	274.1sqm appox.
Annual net rent	\$495/sqm net
Outgoings rate per sqm	\$125/sqm
Parking costs pspa	\$3,500/space pa



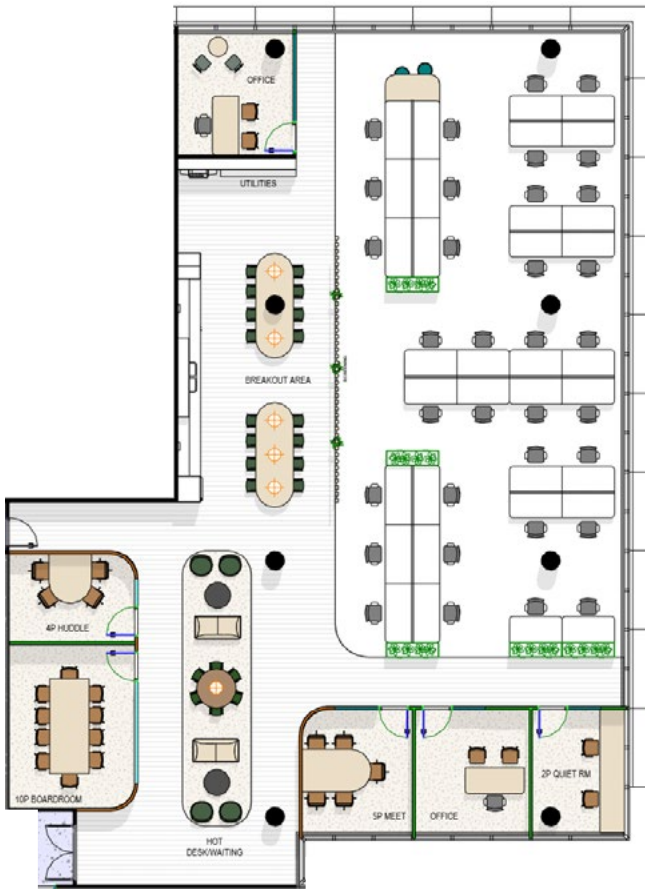
Suite 5.02
4 Drake

Quantity	Description
01	Entry / Waiting
01	Teapoint / Breakout / Comms
01	Utilities
03	Offices
01	Support Room
02	Meeting Rooms
14	Workstations
Area	233.5sqm appox.
Annual net rent	\$485/sqm net
Outgoings rate per sqm	\$125/sqm
Parking costs pspa	\$3,500/space pa



Suite 5.03
4 Drake

Quantity	Description
01	Entry / Waiting
01	Kitchen / Breakout
01	Utilities
02	Collab
01	Boardroom
02	Meeting Rooms
34	Workstations
Area	233.5sqm appox.
Annual net rent	\$485/sqm net
Outgoings rate per sqm	\$125/sqm
Parking costs pspa	\$3,500/space pa



World class asset management.

Keppel Capital

Keppel REIT is one of Asia's leading real estate investment trusts with a portfolio of premium commercial assets across key business districts in Australia, Singapore and South Korea.

Listed on the Singapore Exchange, Keppel REIT is managed by Keppel REIT Management Limited, which is a wholly-owned subsidiary of Keppel Capital Holdings Pte Ltd, the asset management arm of Keppel Corporation Limited. Keppel REIT brings substantial institutional expertise and a strong track record in commercial property management.

The REIT is known for its commitment to sustainability and has received numerous green building certifications across its portfolio. Keppel REIT's tenant relationships and management emphasises creating long-term value through strategic asset enhancement initiatives, proactive leasing strategies, and prudent capital management.

S\$37 billion

Global assets under management of S\$37 billion (US\$28 billion) as at December 2020.



40 cities

Diversified portfolio of real estate, infrastructure and data centre properties in approximate 40 cities across key global markets.



200 professionals

Over 200 professionals who are committed to their fiduciary role as protector of capital and creator of value for our investors





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