

MPARK

11 Khartoum Road,
Macquarie Park

COME

Here, at the centre of Macquarie Park, you'll find an innovation hub full of energy.
One designed with nature at its heart and an always-beating momentum—
driving better health and performance for your people every day.

ALIVE

ENTER SYDNEY'S NEW HUB FOR WORK, LIFE AND INNOVATION



17 Khartoum Rd
Q3 2025

15 Khartoum Rd
Q4 2025

11 Khartoum Rd
Complete

All details on this page are indicative only and subject to change and authority approvals.
*Approximate figures, subject to change as the project progresses. Represents the permissible office space under the current LEP. 2. Figures based off 1:10 ratio for office.

2,500sqm*
active green heart
(completion 2025)

Designed by
international architects
3XN and CHROFI

Three workplaces
with shared amenity
and seamless indoor/
outdoor experiences

2,000sqm*
of dining, retail
and health services

Year-round
onsite events
and activations

3,600 people*
working within
every day

11 KHARTOUM ROAD BUILDING OVERVIEW



FLOOR TO CEILING*

- 10-storey commercial office tower
- 2.7m floor-to-ceiling height
- 3.2m slab-to-beam height
- 3.5m slab-to-slab height
- (Level 1-9 inclusive)
- 5.3m slab-to-slab (Ground Floor)
- 3.4m slab-to-slab (B1)



ELECTRICITY

- 50VA/sqm tenant lighting/ power load
- Standby power for 1 lift, 50% house lighting and power and 100% tenant supplementary loop
- Space for tenants' standby generator



PARKING*

- 304 spaces including:
- 10 accessible spaces
 - 13 small car spaces
 - 6 car share spaces
 - EV charging spaces
 - 72 bicycle parking spaces



AMENITY

- Outdoor terraces on L1 and L2
- Event space
- End-of-trip facilities
- Onsite F&B and Medical Centre
- Onsite Stockland operations team



AIR CONDITIONING

- Central VAV air conditioning with PCA A-Grade control zone sizes



RATIO*

- 1:10 base occupancy (person/sqm)
- 1:12 for lifts (as per PCA A-Grade)



LIFTS

- 5 passenger lifts (including 1 passenger/goods lift)



LOADING*

- 3kPA Live Load
- 1.5kPA Superimposed Dead Load



ACCESSIBLE FACILITIES

- Accessible bathroom on each level



ACCESS AND DELIVERIES

- 2 secure and dedicated loading bays

L3

SUITE 3.02

- 370sqm NLA
- 36 workstations
- 14-person boardroom
- 2 x 5 person meeting rooms
- 2 x quiet rooms
- 1 x kitchen
- 1 x waiting area



L3
SUITE 3.03

- 247sqm NLA
- 26 workstations
- 10-person boardroom
- 1 x 3-person meeting room
- 1 x quiet room
- 1 x kitchen
- 1 x waiting area



All details on this page are indicative only and subject to change.
Please note sizes and areas are approximate.

L6
SUITE 6.01

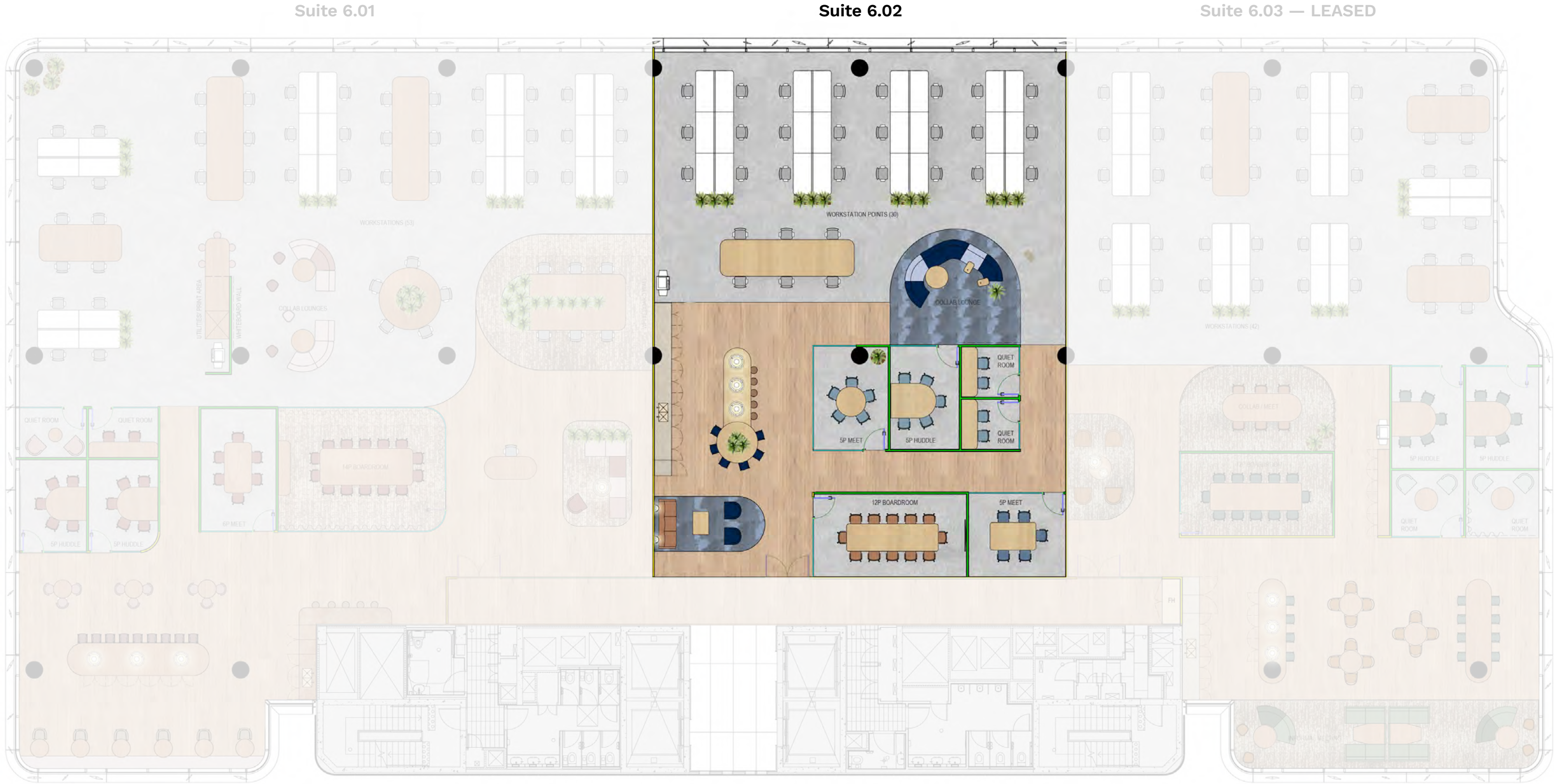
- 759sqm NLA
- 54 workstations
- 14-person boardroom
- 3 x 5-6 person meeting rooms
- 2 x quiet rooms
- 1 x collaboration zone
- 1 x kitchen
- 1 x reception and waiting area



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L6 SUITE 6.02

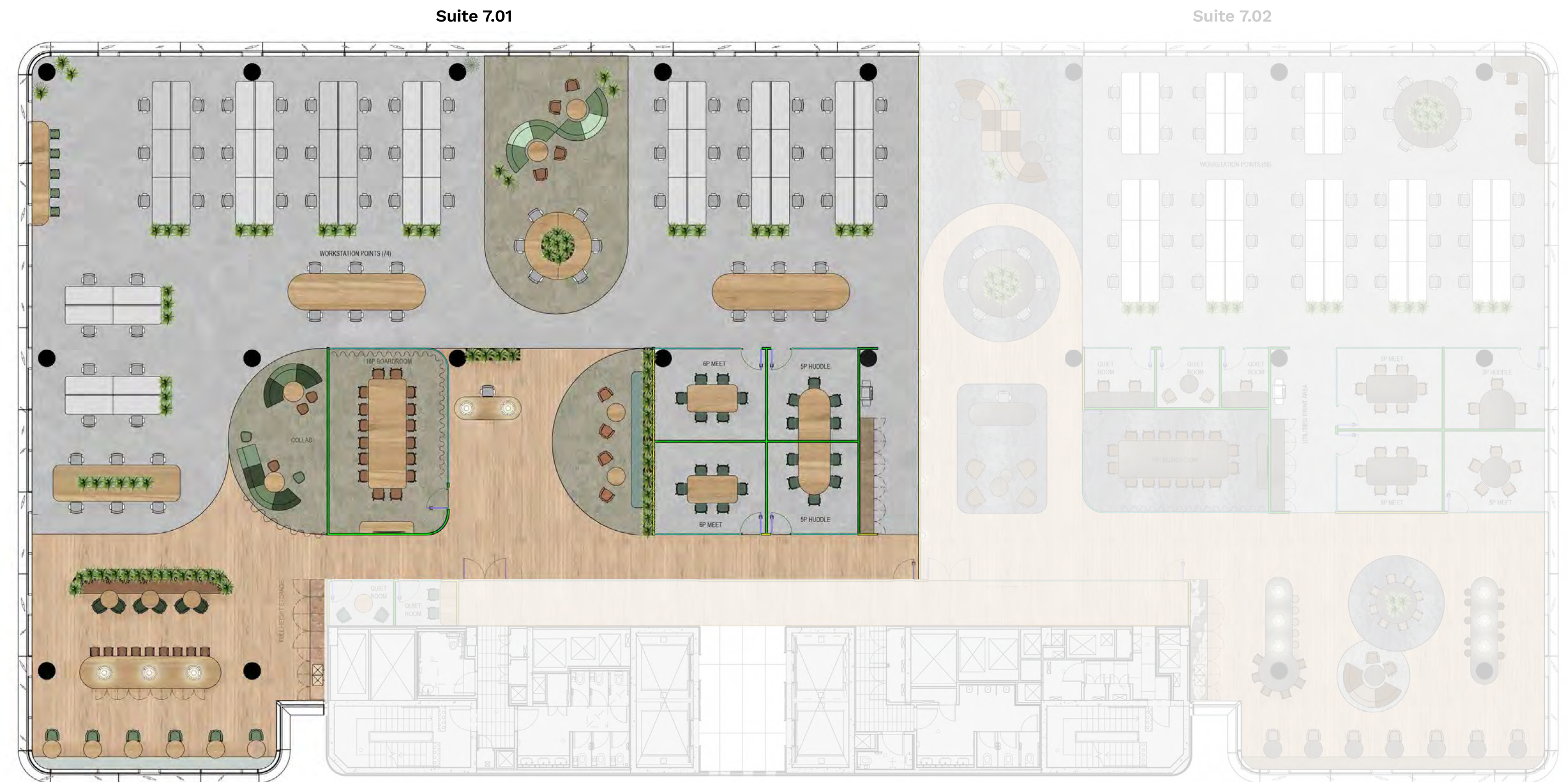
- 415sqm NLA
- 30 workstations
- 12-person boardroom
- 3 x 5-person meeting rooms
- 2 x quiet rooms
- 1 x collaboration zone
- 1 x kitchen
- 1 x waiting area



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L7 SUITE 7.01

- 974sqm NLA
- 75 workstations
- 16-person boardroom
- 4 x 5-6 person meeting rooms
- 2 x collaboration zones
- 1 x kitchen
- 1 x reception and waiting area



L7 SUITE 7.02

- 804 sqm NLA
- 58 workstations
- 16-person boardroom
- 3 x 5-6-person meeting rooms
- 1 x 3-person meeting room
- 1 x collaboration zone
- 3 x quiet rooms
- 1 x kitchen
- 1 x reception and waiting area



LOCATION









PRECINCT



WORKPLACE



EXPLORE YOUR SURROUNDS

-  4 min walk to Macquaire Shopping Centre
-  18 minutes from Barangaroo via metro— you'll be right between two metro stations*
-  10 min walk to bus interchange servicing North, South and Western Sydney
-  Easy access to Lane Cove National Park by car and bicycle
-  500m to M2 Motorway
-  Stockland owned sites

Indicative map only. Source: Sydney Metro.
*Approximate travel times via Metro from 2024.





Verace Pizzeria
Authentic wood-fired pizza



Ippudo
Contemporary Japanese



Macquarie Shopping Centre
Destination retail and dining



Event Cinema and Macquarie Ice Rink
Entertainment for all

TAP INTO THE NEIGHBOURHOOD

Here, you're surrounded by destination retail and a vibrant lifestyle scene. Make the short 4 minute walk to Macquarie Centre for big brand shopping, endless dining, cinemas, ice skating and supermarket convenience. Drop into local favourites such as Verace Pizzeria for dinner, or get out into Lane Cove National Park for some fresh air and natural beauty.

MPark has a green heart. Blurring the line between indoor and outdoor, the revitalising 2,500sqm of activated parkland comes alive with the hum of early wellness classes, lunchtime chatter and afternoon visitors. With integrated Wi-Fi, shaded gazebos for solo work, or powered meeting pods specifically designed for team get togethers—this is an activated environment that helps your people be at their best every day.

TAKE A WALK OUTSIDE

Work among a vibrant community where there's always something on.



Dining



Working pods
with Wi-Fi



Town Hall Steps



Alfresco Eats



Outdoor Cinema



Food Trucks
& Markets



Wellness



Events &
Activations





“Our masterplan sets out to positively shape behaviour through design. A variety of work and social spaces are strategically arranged to spark activation and interaction.”

FRED HOLT
PARTNER IN CHARGE
AUSTRALASIA, 3XN



WiSE Medical onsite
with key health services



Dedicated cycle paths and
hotel-standard end-of-trip



First Nations stories and
immersive public art, Healing
and Sensory Gardens within
the green heart



Green spaces for open-air
exercise and group
wellness classes



Fun splash pad for the kids

GO HEALTHY

We are at our best when we feel connected to nature. MPark gives your people the opportunity to work and unwind outdoors—increasing health, happiness and productivity across the day.



Located at 11 Khartoum Rd lobby.

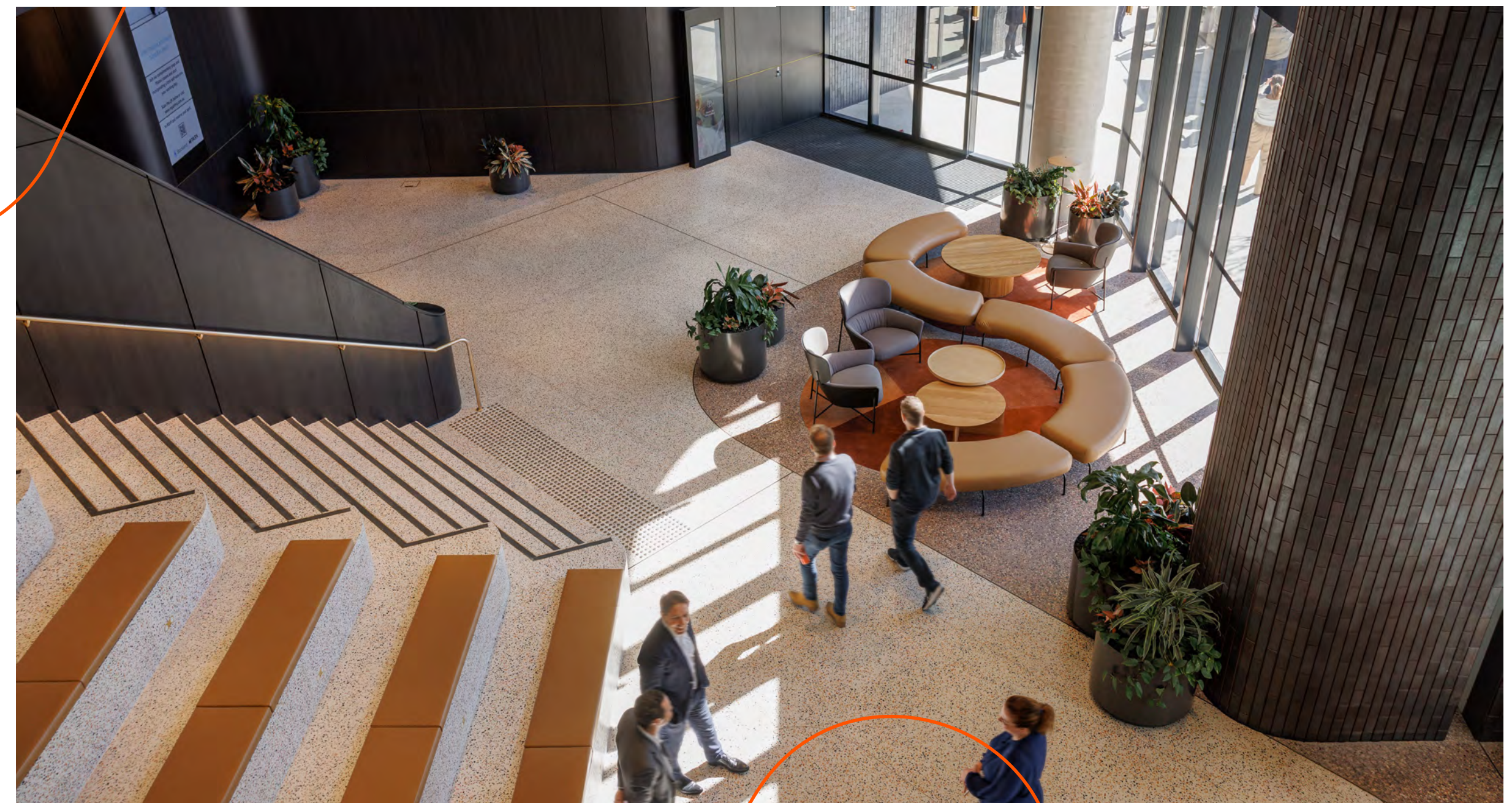
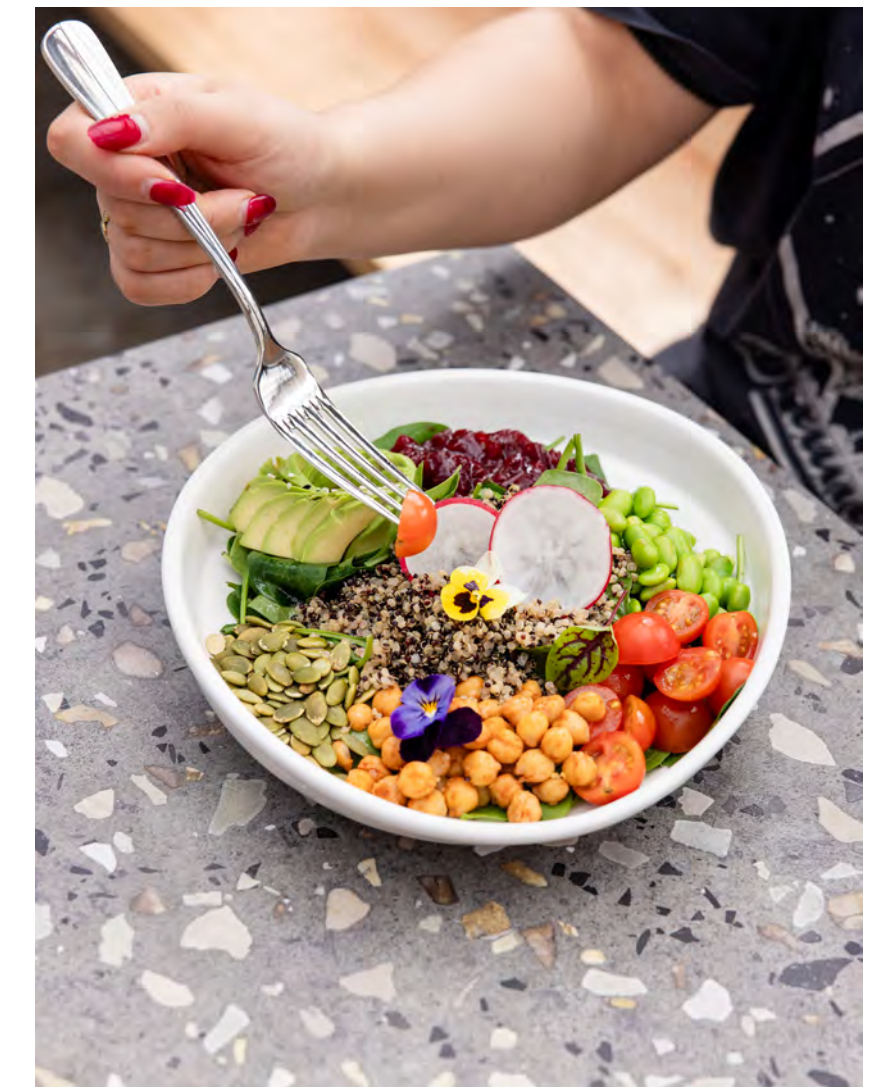


COME ON IN



- Town hall steps for keynote talks and events
- Breakout areas for informal meetings and flexible working
- The Naked Duck Café, with indoor and outdoor dining spaces
- WiSE Medical for convenient healthcare
- Welcoming and permeable space complemented by high-quality materials and nature-inspired tones

Walk into a space full of light. Look out and feel connected to the thriving park. The lobby sets the tone for 11 Khartoum Road—a beautiful, welcoming space that brings people together in every possible way.



HARNESS NEW TECH

11 Khartoum Road's premium grade technology is a game changer. With one of Macquarie Park's only Platinum Wired Score ratings (an internationally recognised digital connectivity rating scheme), you can empower your team with innovations designed to optimise productivity, connectivity and wellbeing—today and into the future. It's all part of Stockland's commitment to great digital connectivity.



Seamless credential technology for simple smart phones access



Indoor/outdoor air quality monitoring to keep people healthy and productive



MPark HQ app to access important Information, events and services



Fast electric vehicle charging



Water and energy monitoring to maximise efficiencies



Free Wi-Fi and precinct-wide wireless network



Number plate recognition streamlines carpark entry and exit



Purchase renewable electricity at competitive prices to support your ESG aspirations



Premium DAS architecture for reliable mobile phone coverage everywhere

BREATHE EASY

Stockland is committed to action on climate change. It means we've adopted a target of net zero carbon emissions across the business by 2028—and 11 Khartoum Road plays its part in achieving yours and our collective ESG targets.

Overall Building Ratings Upon Completion

- 6-Star Green Star
- Targeting 5-Star NABERS in operation
- WELL Certified Core Gold level

Water Efficiency: Making every drop count

- Rainwater collection and recycling for irrigation and air conditioning

Air Quality: Letting you breathe easy

- Indoor environment quality sensors
- Low VOC finishes
- Increased fresh air rates

Energy Consumption:

Working hard to reduce our footprint

- Fully electric
- Powered by renewable electricity
- Highly energy-efficient building systems
- Seeking carbon neutral certification under Climate Active



Artist's impression, subject to change.

FIND A TRUE PARTNER

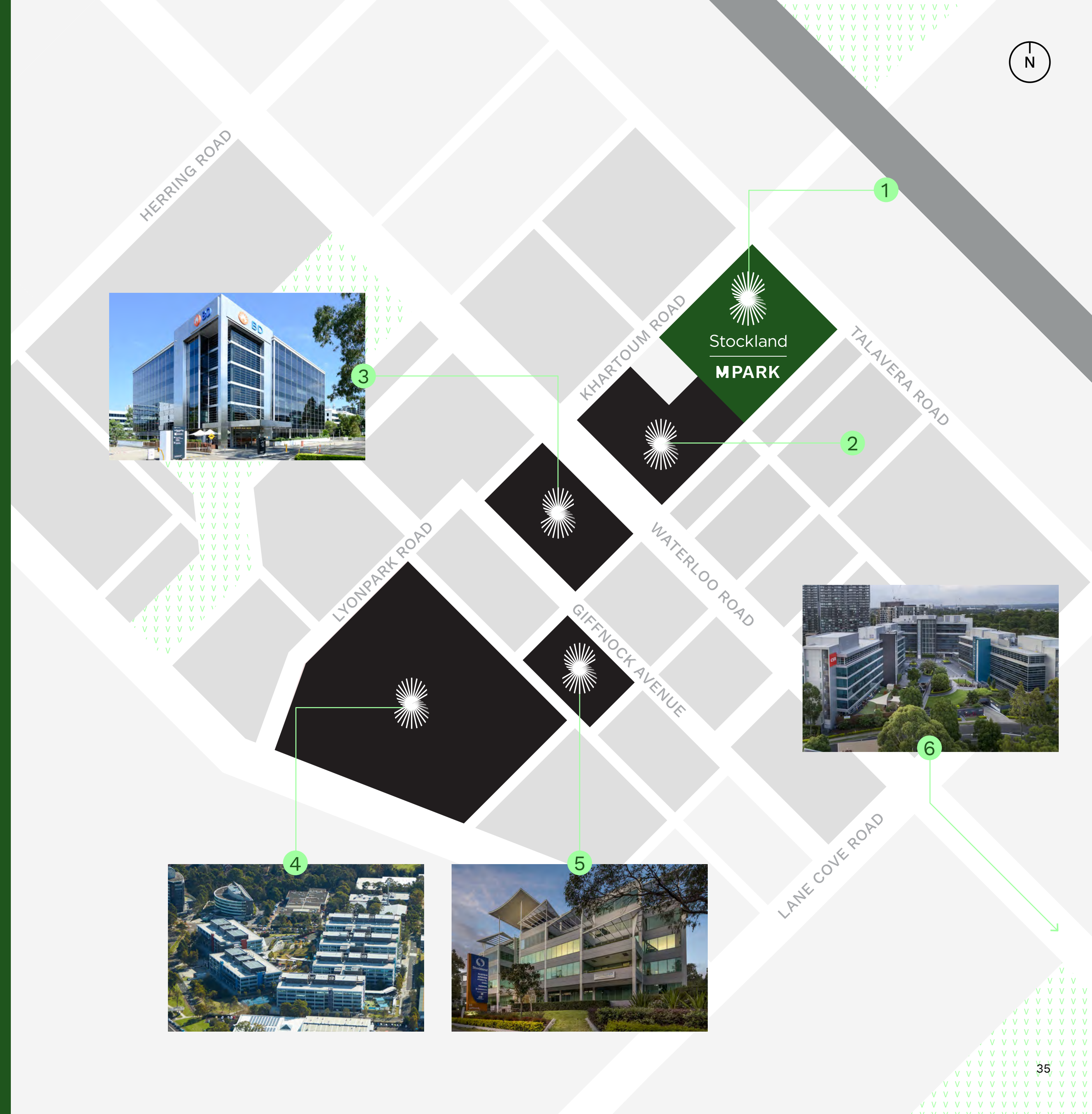
One of the largest diversified property groups in Australia, Stockland is committed to being a long-term owner and manager of MPark.

Stockland partners with you every step of the way, from understanding the vision for your future workplace, to actively managing the precinct and your needs. A true property partner, we are committed to giving your business space to thrive.

- Stockland owned, operated and managed
- Full management team onsite
- \$16.2 billion real estate assets¹
- 6 key sites already in Macquarie Park
- 90% tenant satisfaction score²
- Growing workplace portfolio including Affinity Place and Piccadilly
- Top sustainability performer

Workplace Assets & Developments in Macquarie Park

- 1 MPark Stage 1
- 2 MPark Stage 2
- 3 60-66 Waterloo Road
- 4 Optus Centre
- 5 16 Giffnock Avenue
- 6 Trinita Business Park



1. Correct as at June 24.
2. 2023 W&L tenant satisfaction survey.



Kellie Hatch

Director, Office Leasing Sydney North

+61 413 048 236

kellie.hatch@colliers.com

Connor Berkery

Senior Executive, Office Leasing

+61 418 804 622

connor.berkery@colliers.com



Stockland

Tracy Morrah

National Leasing Manager, Workplace

+61 424 487 868

tracy.morrah@stockland.com.au

stockland.com.au/mpark

CBRE

Geoff Hunt

Director

+61 439 963 623

geoff.hunt@cbre.com.au

Richard Casey

Director

+61 403 580 665

richard.casey@cbre.com

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