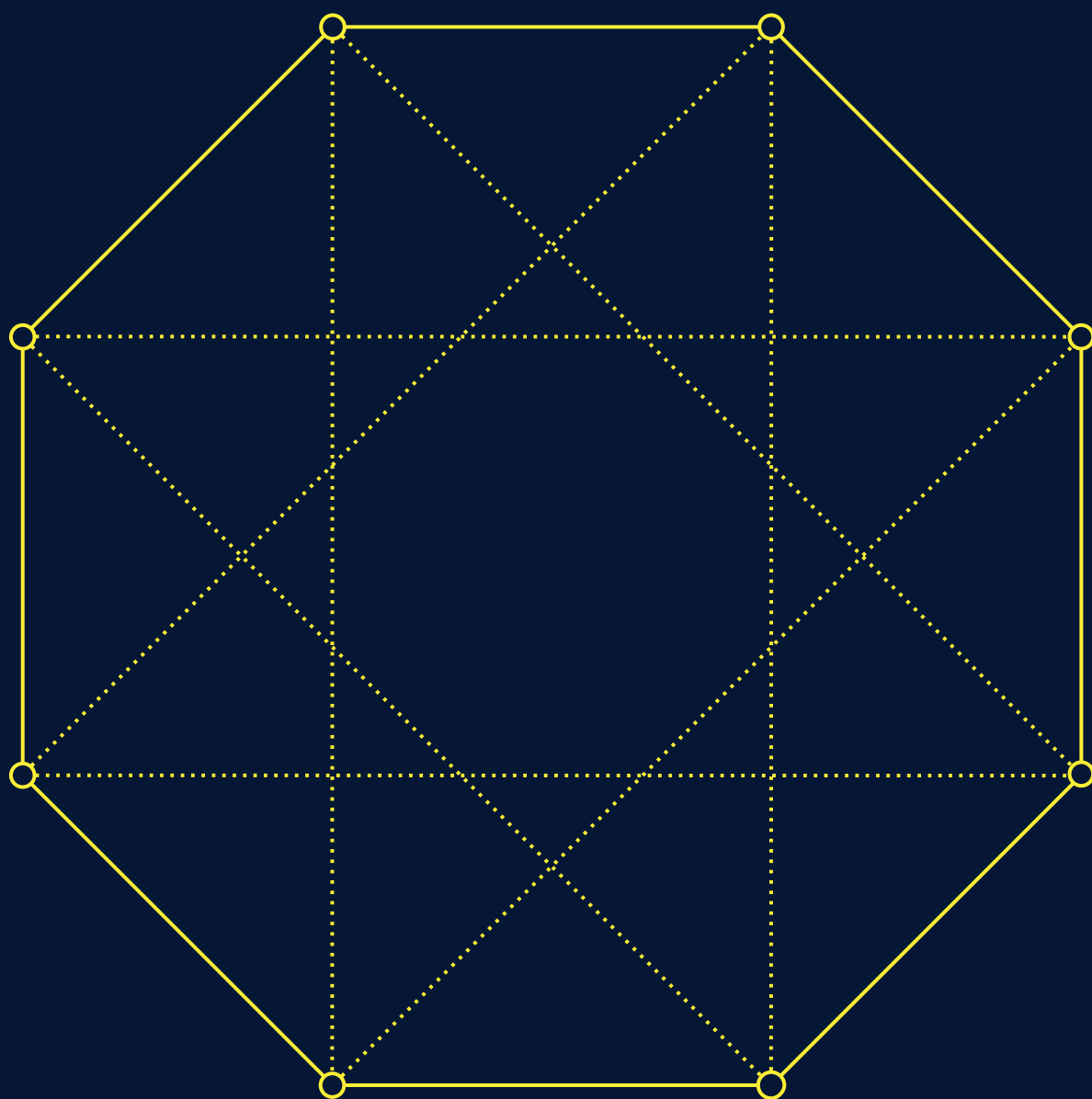


# THINK INSIDE THE OCTAGON

110 GEORGE ST PARRAMATTA  
— LEASING INFORMATION



octagOn



A UNIQUE SPACE THAT HAS  
THE ABILITY TO INSPIRE





110 GEORGE ST  
PARRAMATTA

# THE ACTION

## EXPRESSION OF INTEREST LEASING SUMMARY - THE OCTAGON

- Ground floor 580 square metres modular space
- Overlooking George Street
- Abundance of natural light from floor to ceiling perimeter windows
- Located at building's main entrance



Get creative &  
do business in an  
iconic building

## LEASING PROCESS AND TIMING

Pods G and H at The Octagon, 110 George Street, Parramatta are being offered For Lease by Expressions of Interest. Leases available immediately.

## REGISTRATION AND LODGEMENT

Registration of interest can be undertaken by completing the Expression of Interest form on the Octagon website, please visit: [www.OctagonParramatta.com.au](http://www.OctagonParramatta.com.au) This form must be completed and lodged by no later than 4:00pm (AEST) on Thursday, 9 June, 2016. Lodgement of Expression of Interest can be sent to either of the exclusive leasing agents listed below.

## EXCLUSIVE AGENTS AND INSPECTIONS

Suites are available for inspection by appointment via the exclusive agents.

## CONTACT DETAILS

Alan James  
Executive - Commercial Sales & Leasing  
T: +61 2 9761 1897 M: +61 447 070 306  
[Alan.James@au.knightfrank.com](mailto:Alan.James@au.knightfrank.com)

Eve Dindakis  
Executive - Office Leasing  
T: +61 2 9761 1874 M: +61 404 981 522  
[Eve.Dindakis@au.knightfrank.com](mailto:Eve.Dindakis@au.knightfrank.com)







110 GEORGE ST  
PARRAMATTA

# THE OPPORTUNITY



## octagon

Enveloping an oasis courtyard is 580 square metres of rare ground floor commercial space that is now available to lease. This prime real estate is part of The Octagon, the iconic landmark transformed to house the brightest minds and innovators in the business future of Sydney - Parramatta.

The Octagon's new environmentally sustainable design comprises six storeys of A-grade commercial office space complemented by ground floor retail and office space and security basement parking. The building enjoys a prominent location on the northern side of the George Street consumer hub and boasts an additional frontage to Phillip Street, the heart of the financial precinct of the Parramatta CBD.

The Octagon is within easy walking distance to public transport and notable facilities, and popular destinations. It is already home to Roads and Maritime Services, the Department of Justice, Michael Page International and Servcorp, and wants to welcome you too.

BE A PART OF THIS INNOVATIVE  
BUSINESS COMMUNITY



110 GEORGE ST  
PARRAMATTA

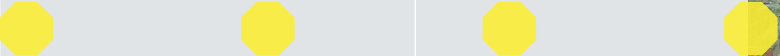
# THE BUILDING



**OCTAGON - AN ‘ICONIC’ LANDMARK BUILDING WITH A COMMUNAL COURTYARD**

The Octagon is a six-level 20,000 square metres of A-grade commercial building. It comprises two central cores connecting to modular office space across internal bridges within light filled atriums. The interconnecting modular offices vary in size with over 2,000 square metres of ground floor commercial retail space enveloping the central courtyard.

**20,000**  
SQUARE METRES



**THE LAYOUT**

- Ground floor space suitable as commercial, retail or showroom
- Unique modular layout of refurbished office space
- Abundance of natural light from floor to ceiling perimeter windows
- The space features high ceilings



**THE SPECIFICATIONS**

- Building extensively refurbished in 2012
- 5 Star NABERS energy rating
- Single suites between 27-580 square metres are now available
- Workspace ratio of one person per 10 square metres

**THE BENEFITS**

- Located in the heart of Sydney's next-gen business centre
- First class amenities including shower facilities and bicycle racks
- Onsite food outlets with communal courtyard
- Energy efficient lifts with refurbished interiors
- Closed circuit TV monitoring of entrances, foyers and parking entries
- Upgraded air conditioning system including after-hours air conditioning on demand
- Easy access to public transport including bus and rail interchange and RiverCat service as well cycle paths and safe pedestrian walkways
- Serviced by main arterial links of Victoria and Parramatta Roads and just five minutes from the M2 and M4 motorways
- Area with high pedestrian activity





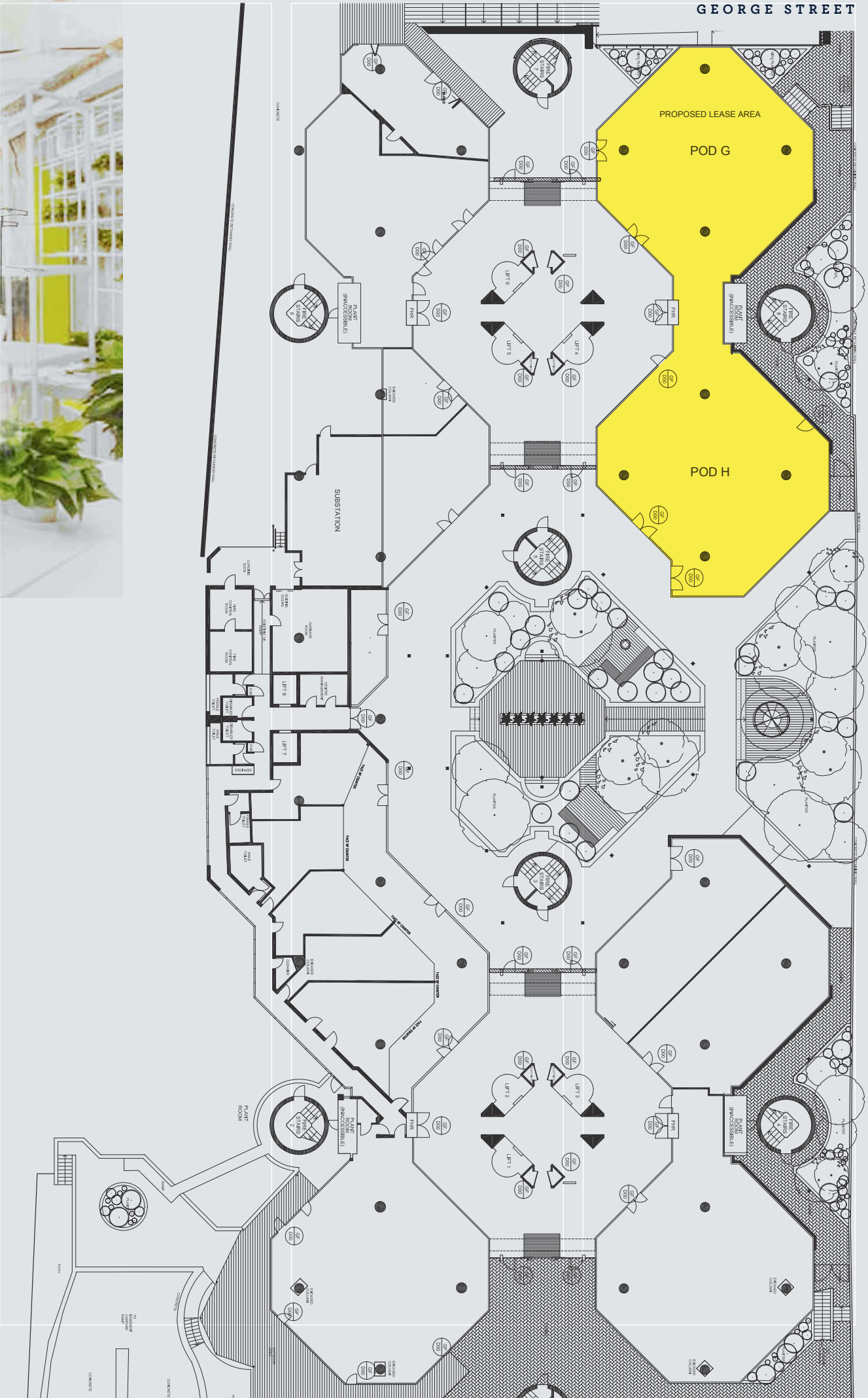
110 GEORGE ST  
PARRAMATTA

# THE PLANS



GROUND FLOOR SPACE  
SUITABLE AS COMMERCIAL,  
RETAIL OR SHOWROOM

ARCHITECTURAL SKETCH  
OF THE COURTYARD AT  
THE OCTAGON





110 GEORGE ST  
PARRAMATTA

# THE LOCATION



## THE RISE AND RISE OF PARRAMATTA FOR INNOVATIVE PROFESSIONALS

Located only 35 minutes west of the Sydney CBD, Parramatta delivers a rich mix of dining, cultural, entertainment, retail and leisure experiences. As the West's geographical, commercial and cultural capital, Parramatta is the second largest CBD in Sydney and the sixth largest in Australia.

Parramatta boasts a \$14-billion economy thanks to its leading medical, legal, financial, educational and professional services business community, government services and advanced transport infrastructure system. And it's moving forward with a rapid pace.

The volume of infrastructure spending on commercial and residential developments in store for the region is attracting global attention with more than \$8 billion being invested in building and construction opportunities. Already a major transport hub, dining and shopping precinct and sporting and events destination, this investment will accelerate Parramatta's journey to become Australia's next great city and includes:

- The \$2 billion Parramatta Square development underway
- The new Western Sydney University campus set hosting 3,500 students daily from 2017
- A \$1 billion new light rail system
- A \$900 million investment in nearby Westmead's bio-medical precinct
- Relocation of the Powerhouse Museum
- A new \$300 million, 30,000-seat stadium scheduled to be completed by 2019.



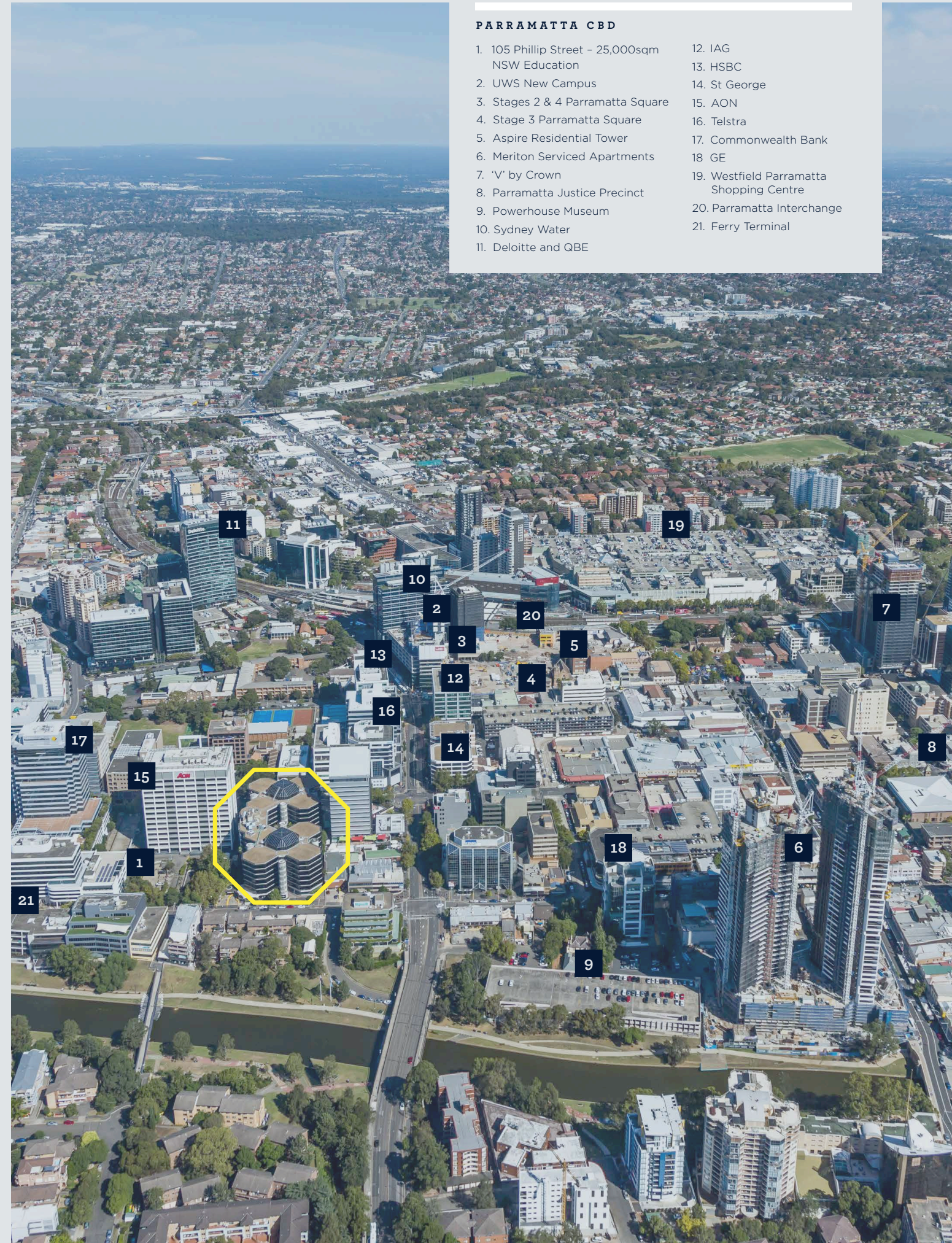
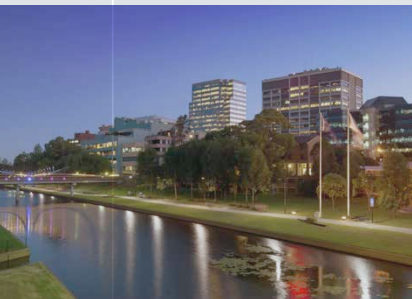
# octagOn







# Parramatta is Sydney's second CBD



## PARRAMATTA CBD

- |  |   |
|--|---|
| 1. 105 Phillip Street – 25,000sqm<br>NSW Education | 12. IAG                                     |
| 2. UWS New Campus                                  | 13. HSBC                                    |
| 3. Stages 2 & 4 Parramatta Square                  | 14. St George                               |
| 4. Stage 3 Parramatta Square                       | 15. AON                                     |
| 5. Aspire Residential Tower                        | 16. Telstra                                 |
| 6. Meriton Serviced Apartments                     | 17. Commonwealth Bank                       |
| 7. 'V' by Crown                                    | 18. GE                                      |
| 8. Parramatta Justice Precinct                     | 19. Westfield Parramatta<br>Shopping Centre |
| 9. Powerhouse Museum                               | 20. Parramatta Interchange                  |
| 10. Sydney Water                                   | 21. Ferry Terminal                          |
| 11. Deloitte and QBE                               |   |



OCTAGONPARRAMATTA.COM.AU

octagon



This brochure is intended as a general guide only and should not be relied upon in making a decision to lease, purchase or take any other interest in all or any part of the property at The Octagon, 110 George Street, Parramatta. Although the companies referred to below believe information contained in this brochure to be accurate at the date of publication, none of the companies (or any company or other entity associated with them) makes any representation or warranty that such information is accurate or complete, nor do they accept liability for harm, loss, costs, or damage arising from the use or reliance on the information.

Any prospective tenant, purchaser or other interest holder must satisfy itself by its own inspection and by undertaking all necessary researches and enquiries as to the accuracy and comprehensiveness of all information contained in this brochure or otherwise made available to it by any one of the companies.

For the purpose of this disclaimer, the companies include Longbow Asset Management Pty Ltd and Knight Frank Australia.