



MURRAY  
ROSE

SYDNEY OLYMPIC PARK



5

FOR LEASE — 5 MURRAY ROSE AVENUE

# CREATE YOUR FUTURE

Growthpoint Properties Australia is proud to present 5 Murray Rose for lease, a truly unique commercial offering situated within Australia's pre-eminent sporting, entertainment and business precinct.

Seize the opportunity to position your business alongside leading global brands within a location where history is made and legacy's are created.

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GROWTHPOINT PROPERTIES AUSTRALIA

# SPACES FOR BUSINESSES TO THRIVE

For more than 13 years, Growthpoint has been investing in high-quality industrial and office properties across Australia.

Today, we have \$6.9 billion\* total assets under management. We directly own and manage 58 high quality, modern office and industrial properties, valued at \$5 billion\*. We actively manage our portfolio and invest in our existing properties, ensuring they meet our tenants' needs now and into the future.

**GROWTHPOINT**  
PROPERTIES AUSTRALIA



\* Total \$6.9 billion AUM as at 31 December 2022 includes: \$5.0 billion directly owned property valuations, pro forma for sale of 333 Ann Street, Brisbane, QLD which settled in January 2023 and \$1.9 billion third-party funds under management.

[growthpoint.com.au](http://growthpoint.com.au)

5 MURRAY ROSE AVENUE

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# THE BUILDING

Available for lease now, 5 Murray Rose is a workplace designed around the needs of today's workforce. A building that enhances working life and inspires day to day advancement.

# THE BUILDING AT A GLANCE

-  12,317 m<sup>2</sup> Total NLA
-  2,600 m<sup>2</sup> Typical Floor NLA
-  PCA A-Grade building
-  5 Levels of office space
-  4 Private outdoor terraces
-  229 Car parking spaces
-  90 Bicycle parking spaces
-  Premium EOT facilities
-  Lobby Cafe
-  Fully equipped Gym
-  6 Star NABERS Energy Rating
-  6 Star NABERS Water Rating with Recycled Water
-  6 Green Star as built





**Winner**  
*Sustainable  
Development*

PROPERTY COUNCIL OF AUSTRALIA  
INNOVATION AND EXCELLENCE  
AWARDS



**Winner**  
*Best Sustainable  
Development*

PROPERTY COUNCIL OF AUSTRALIA  
INNOVATION AND EXCELLENCE  
AWARDS



**6 Star**  
*NABERS Rating*

BASE BUILDING ENERGY AND  
BASE BUILDING WATER WITH  
RECYCLED WATER



**6 Star Green Star**  
*Awarded 6 Star Green  
Star as built*

GREEN BUILDING COUNCIL  
OF AUSTRALIA

## SUSTAINABILITY

# THE BENCHMARK IN SUSTAINABLE DESIGN

Welcome to a building that is truly ahead of it's time on sustainability initiatives with features including LED lighting throughout, chilled beam heating and cooling system and extensive solar panelling.

Completed in 2013, 5 Murray Rose was one of the first commercial buildings in Sydney to be given a 6-star Green Star rating, and continues to provide energy efficiency that leads industry standards through rooftop solar and water recycling.

# 5

## DINING & SOCIAL

# A LOCATION ALIVE WITH ATMOSPHERE

**5 Murray Rose is perfectly positioned to access the very best dining and amenity Sydney Olympic Park has to offer.**

Whether it's a grab-and-go breakfast, the perfect coffee, a corporate lunch or an evening of entertainment, the Sydney Olympic Park precinct plays host to a unique mix of food, live sport and entertainment.

There's simply no other location that offers the same blend of electric atmosphere and abundant amenity.



Restaurants and Cafes



Live Music



Live Sport



Arts and Cultural Events



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ARCHITECTURE

# INSPIRATION AT EVERY LEVEL

Designed by award-winning Turner Architects, 5 Murray Rose is a modern A-Grade commercial building designed to inspire a modern way of working.

Utilising a striking façade of terracotta panels inspired by the nearby natural environment, 5 Murray Rose provides a warm welcome through the newly refurbished lobby, complete with seamless secure entry and inspiring ground floor casual meeting spaces

The perfect size and setting for a bespoke work campus, the building features five levels of quality fitted out workspace flooded with natural light and offering views on all sides.



# 5

## INTERIOR WORKSPACES

# FLEXIBLE FLOOR PLATE DESIGN

Floor plates that are flexible, spacious and easily configurable are key elements in fostering a collaborative workforce.

In response to the changing dynamics of the workplace, modern offices needs to continually offer innovative ways for teams to come together.

5 Murray Rose offers five levels of exceptional workspace, each benefiting from an abundance of natural light, kitchens, private outdoor terraces, interconnecting stairs and premium existing fitouts.



Flexible Floor Plates



Existing Fit Outs



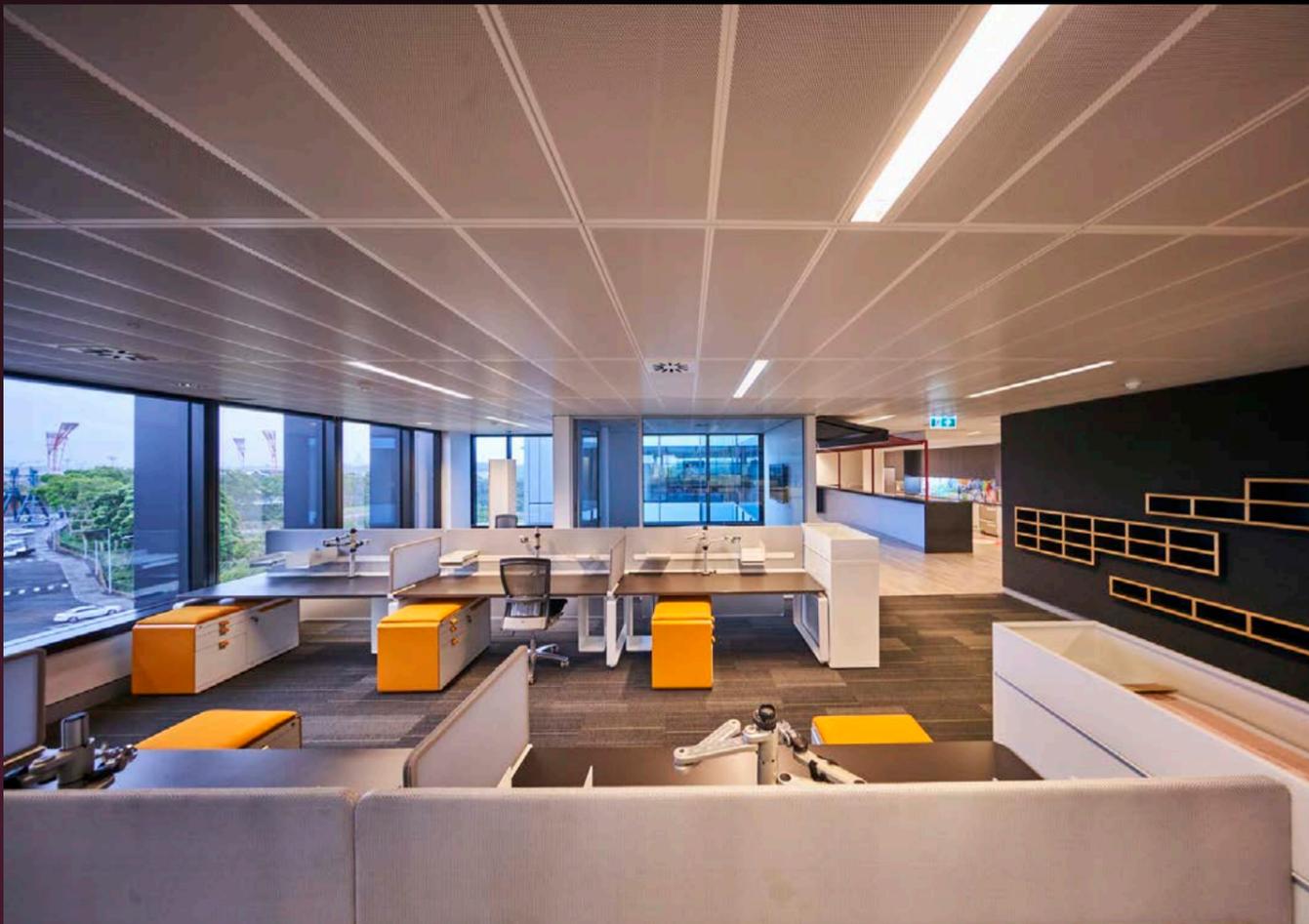
Natural Light



Outdoor Terraces







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WELLNESS & EOT

# A WORKPLACE DESIGNED FOR WELLBEING

**5 Murray Rose is a workplace that actively enhances working life by promoting mental and physical wellbeing initiatives.**

Looking for an early morning or lunchtime workout? The impressive ground floor gym offers state of the art facilities including free weights and assisted machines while local trainers utilise the neighbouring park.

Following the morning commute or a lunchtime workout be refreshed by premium End of Trip facilities featuring showers, lockers and secure bike storage.



Gym



Showers



Bike  
Storage



Direct Access  
to Parkland



# THE LOCATION

**A world class precinct, Sydney Olympic Park benefits from ongoing infrastructure investment, effortless connectivity and direct access to 430 hectares of parkland.**

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SYDNEY OLYMPIC PARK

# THE EVOLUTION OF AN ICONIC LOCATION

Since playing host to the world for the 2000 Olympic Games, Sydney Olympic Park has evolved into a prestigious multi-use precinct incorporating business, sport, dining, cultural events, recreation and a large residential population.

The precinct's strong international reputation and ongoing public and private sector investment continues to attract global brands including Samsung, Thales, Toyota, Energizer, NSW Police, NSW Ambulance, AIA, WSU and NRMA who recognise Sydney Olympic Park as the ideal location for an Australian HQ.



Prestigious Location



Home to Global Brands



Ongoing Investment



Accessible by Road, Rail and River





Tom Wills Park

SOP Aquatic Centre

Future Sydney Metro Station

Olympic Park Station

Cathy Freeman Park

Stadium Australia

Qudos Bank Arena

Sydney Showground

Brickpit Park



PUBLIC SPACE

OUR VIVID COMMUNITY



Brickpit Park



Coffee Club



Accor Stadium



The Locker Room



Ribs and Rumps restaurant



Hotels



Conservatorium Café, a local favourite



Central bus stop



Aquatic Centre



Olympic Park Station

## TRANSPORT

EFFORTLESS  
CONNECTIVITY

Renowned for ease of access, connectivity and frequency, Sydney Olympic Park's transport infrastructure is designed to seamlessly manage some of Australia's largest events.

Transport options include Bus, Train and Ferry, with the Sydney Metro West under development to further enhance connectivity with a new 24 km metro line linking Sydney Olympic Park, Parramatta, Strathfield, Burwood, Five Dock, The Bays, Pyrmont and the CBD.



B

**Bus:** 4 bus services connecting Strathfield, Hurstville and Parramatta

T

**Train:** 30 minutes to Central Station and 18 minutes to Parramatta

F

**Ferry:** 33 minutes to Circular Quay and 18 minutes to Parramatta

M

**Metro:** Due for completion 2028

L

**Car:** 25 minutes to the CBD and 15 minutes to Parramatta with an additional 10,000 public parking spaces in SOP

L

**Light Rail:** Stage Two Light Rail Proposed

## ENVIRONMENT

# A PRECINCT THAT EMBRACES THE ENVIRONMENT

Sydney Olympic Park is a precinct that is continually improving the sustainability and environmental integration of one of Australia's largest urban parklands.

Designed to maximise enjoyment and minimise disruption, the 430 hectares of managed parklands feature a mix of freshwater wetlands, walking trails, cycle paths, picnic areas and boardwalks — all designed to harmonise our experience with nature.



Biodiversity

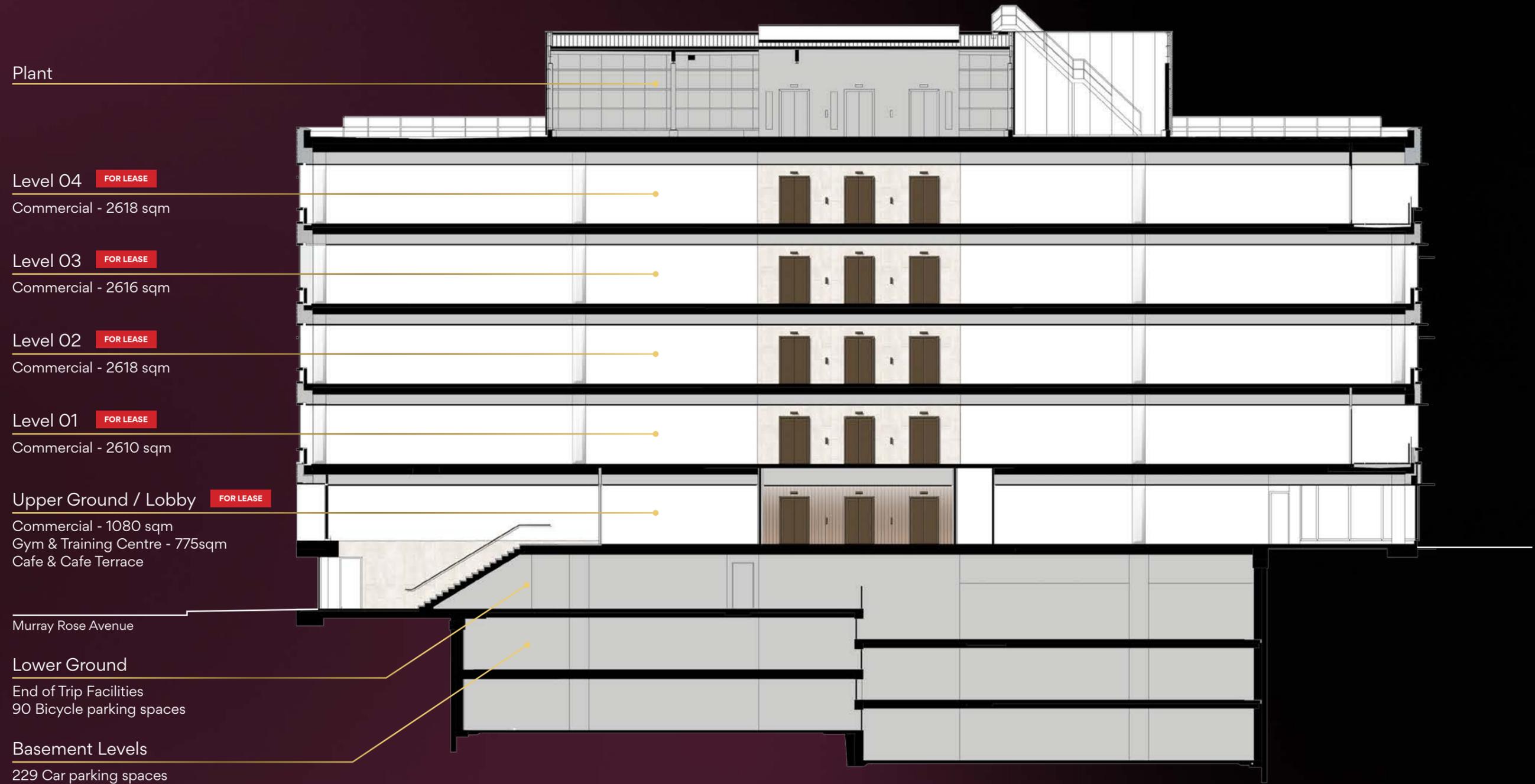
Energy  
ConservationPollution  
ControlWater  
Conservation





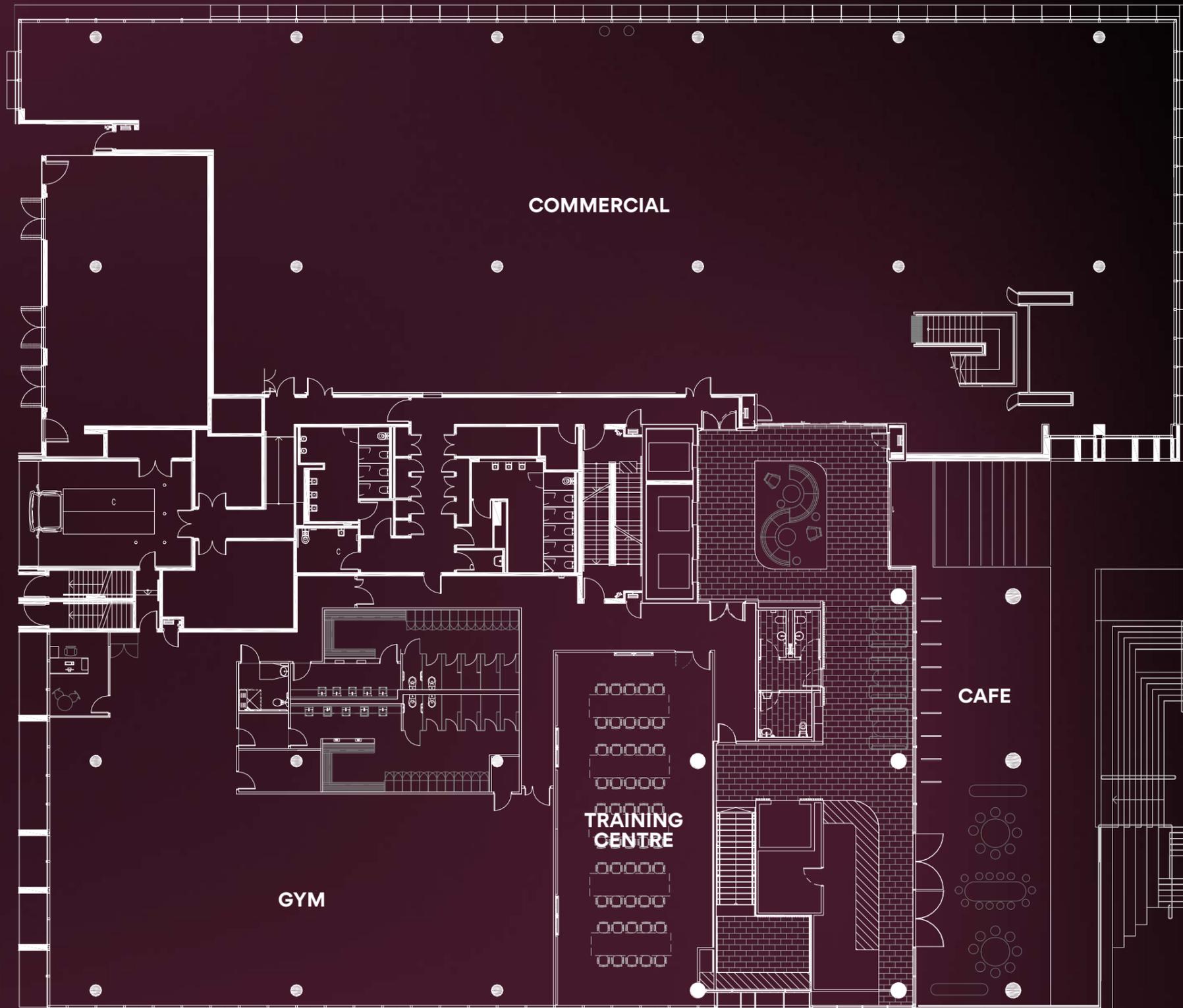
**BUILDING SECTION**

**5 MURRAY ROSE AVENUE**



FLOORPLANS

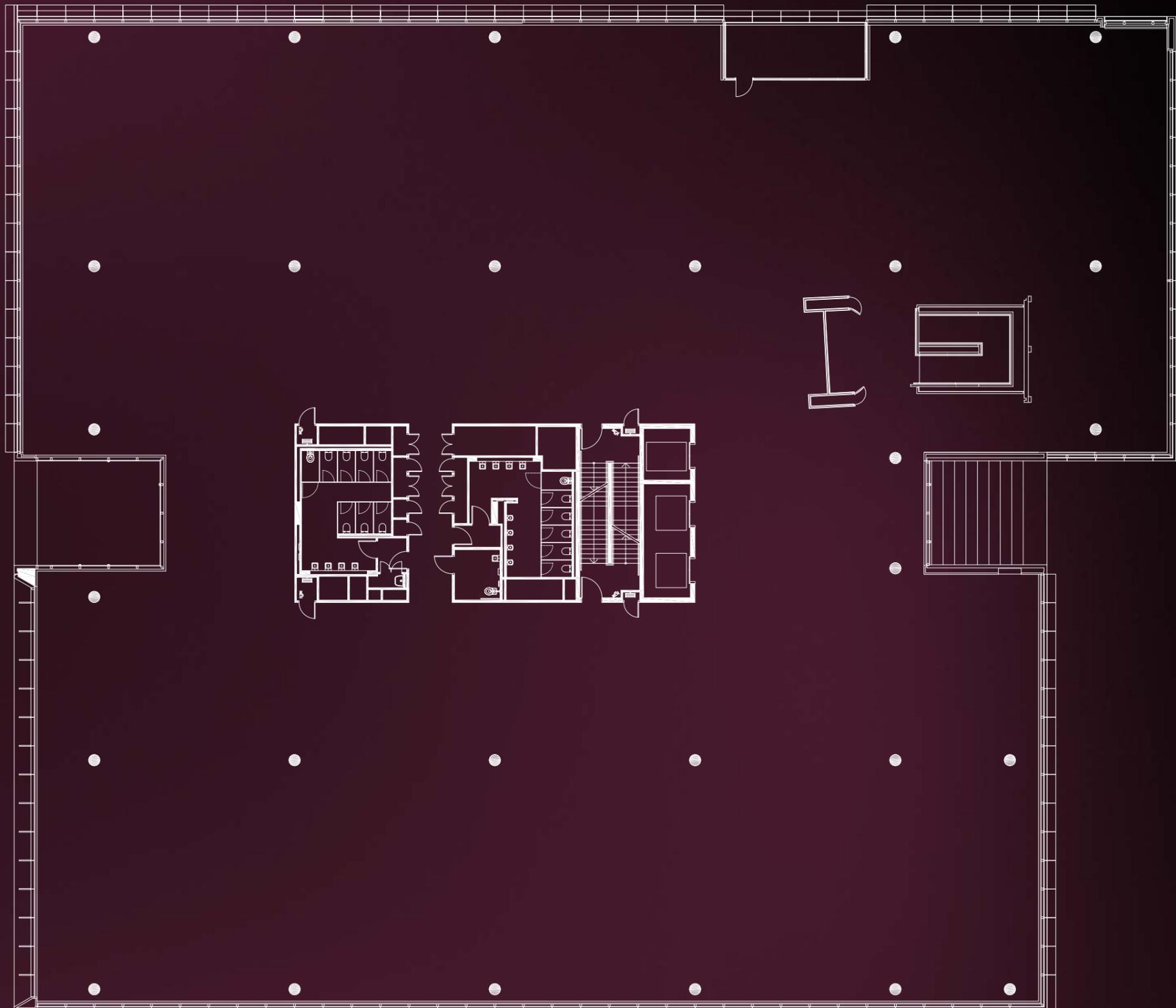
UPPER GROUND FLOOR / LOBBY



COMMERCIAL  
GYM & WELLNESS  
TRAINING CENTRE

FLOORPLANS

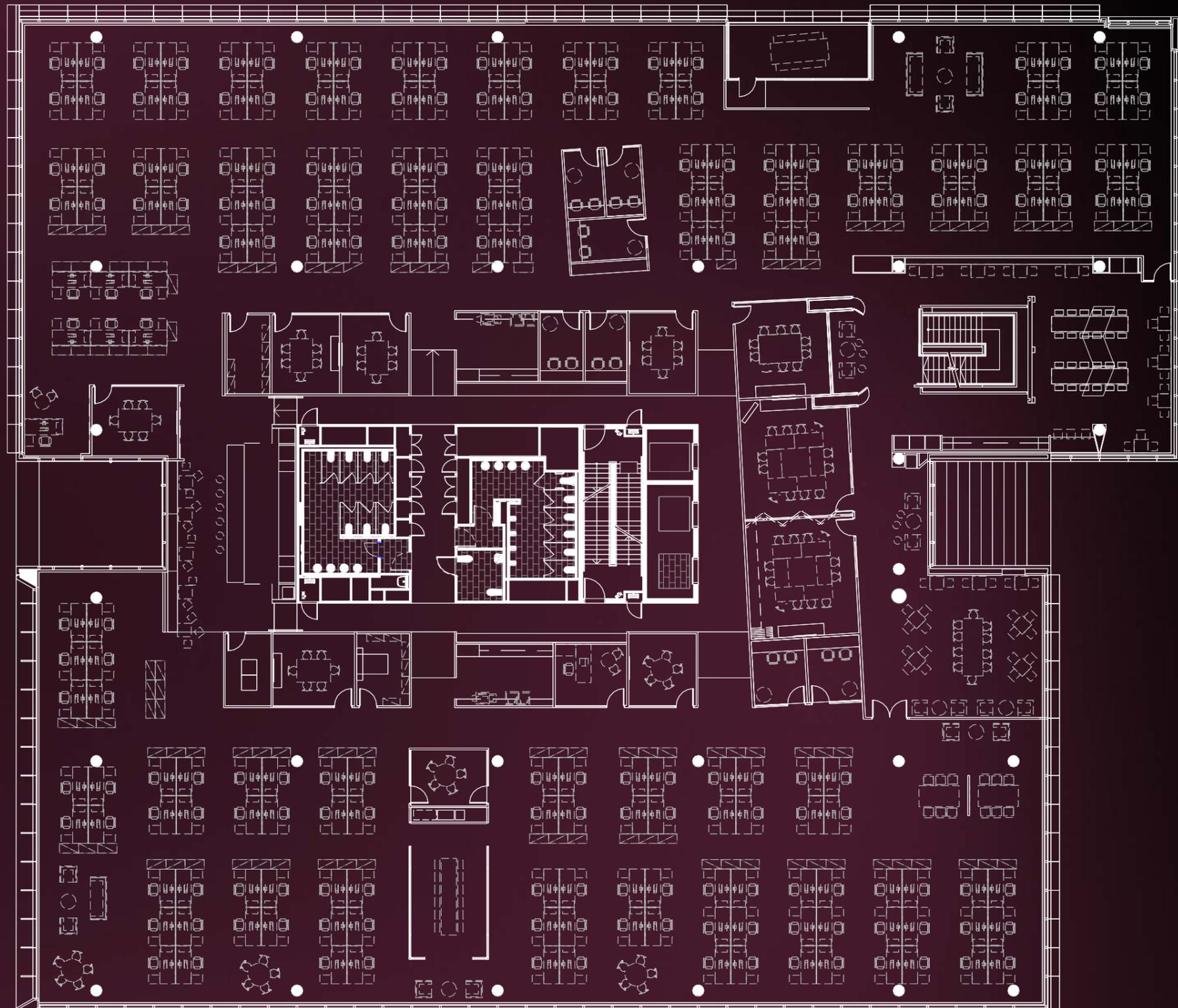
TYPICAL FLOOR



FLOORPLATE NLA 2618 sqm

## FLOORPLANS

# TYPICAL FLOOR – EXISTING FITOUT

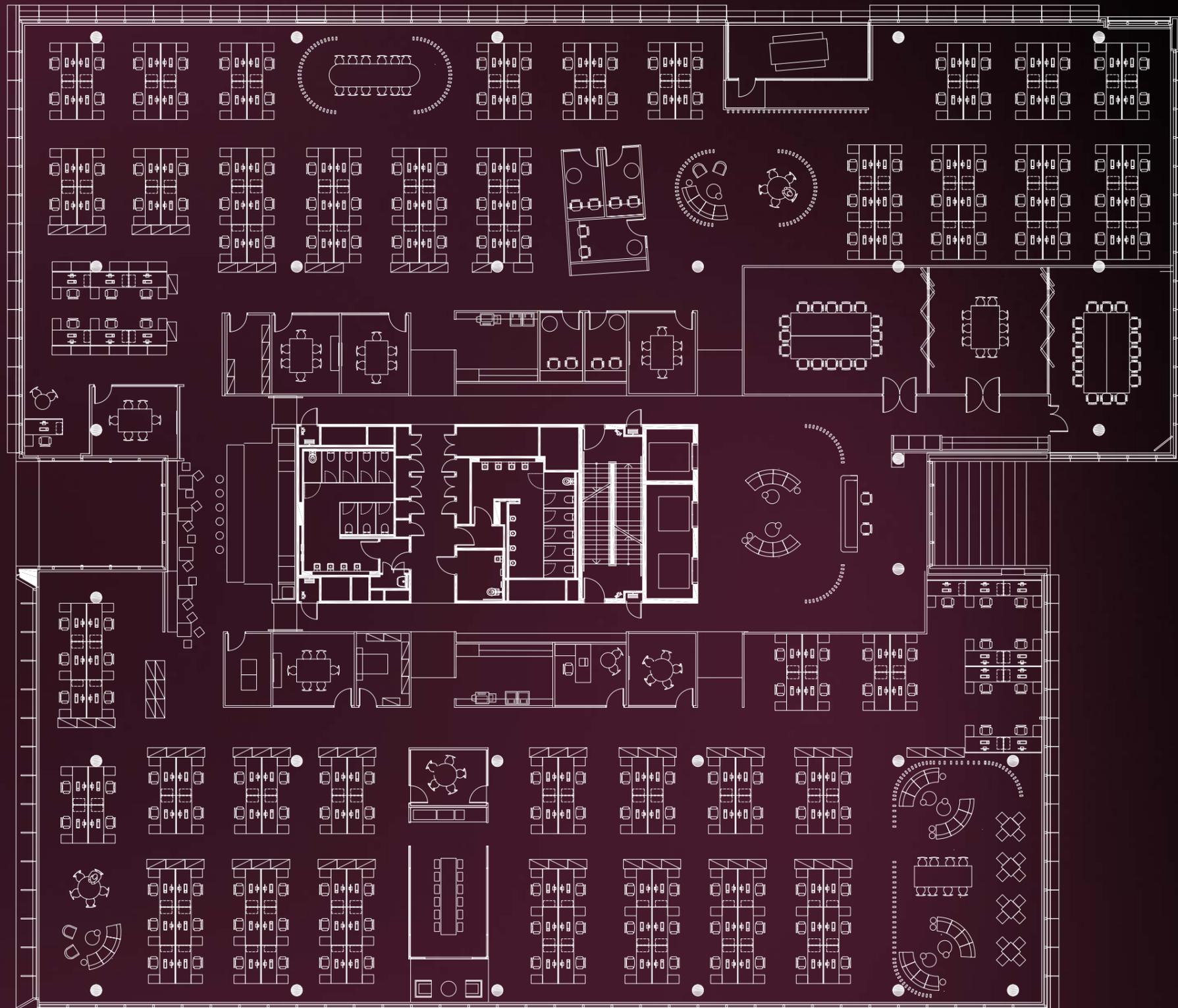


### FLOORPLATE NLA 2618 sqm

- Workstations – 194
- Offices - 2
- Large Multipurpose training room – 1
- 12 person meeting room – 3
- 10 person meeting room – 1
- 6 person meeting room – 5
- 5 person meeting room – 2
- Open Collaboration areas – 8
- Quiet Rooms – 7
- Store rooms – 2
- Comms rooms – 1
- Utility Areas – 2
- Kitchens – 2

## FLOORPLANS

# TYPICAL FLOOR – REPURPOSED NEW FITOUT



### FLOORPLATE NLA 2618 sqm

- Workstations – 196
- Offices – 1
- 6 Person meeting room – 5
- 5 person meeting room – 2
- Board Room – 2
- Quiet Rooms – 5
- Store Rooms & Utilities Areas – 5
- Kitchens – 2
- Open Collaboration Areas – 5

# TECHNICAL SPECIFICATIONS

## Hydraulic Services

### Cold Water System

- Cold water is supplied to all levels via the VSD controlled booster pump set in the LG plantroom,
- Hot water supply is located in the plantroom which services base building amenities.

### Sanitary Plumbing and drainage

- There is access to the base building drainage in the main hydraulic riser,
- There is provision for connection to drainage within the floor space.

### Trade Waste

- There is access to the 100mm base building trade waste drainage within the main hydraulic riser,
- There is a 1500ltr Grease arrestor located in B1 area.

### Gas

- Capped gas branchline located on each level for provision for tenant connection,
- 5kpa 6080mj/hr at the water meter.

### Recycled water

- There is recycled water supply to all levels via the VSD controlled booster pump set in the LG plantroom.

## Fire Services

### Water Supply for Fire Fighting Purposes

- The water supply for the sprinkler system is a Grade I supply comprising a 150mm connection to the town's main in Murray Rose Avenue.
- The sprinkler system has been designed to Ordinary hazard II in the carpark of the building.

### Hydrant and Hose Reel System

- Fire hydrants are installed throughout the building, located on each level, as well as throughout the car parking levels. There are a total of 34 Hydrant Landing Valves and the Main Fire Brigade Booster on site.
- One Hydrant Diesel Pump in the Carpark Entry - Sprinkler Valve Room / Sprinkler Pump Room to help boost water from the Town's Mains
- Fire hose reels of 36 meters are installed throughout the building, with one per floor in the hydrant cupboards and throughout the car parking areas and plantrooms.

### Automatic Fire Sprinkler System

- Sprinklers are installed throughout the carpark (Basement 1 & 2) and lower ground level of the building.

### Fire Alarms

- Smoke and Thermal detectors are installed throughout the building. These detectors terminate at the Fire Indicator panel (FIP) located in the ground floor lobby.

### Fire Indicator Panel (FIP)

- The main fire indicator panel is located in the ground floor lobby area. The panel is manufactured by AMPAC Firefinder (OWS).

### Smoke & Thermal detectors

- Smoke & Thermal detectors are installed in the main plantroom, office areas, supply and return air ducts, the lift shafts, directly outside the fire stairs and in the electrical switch rooms.

### Fire Alarm Bell

- There is one Red Alarm Strobe electrically operated bell outside of the building, being near the entrance. This bell will operate on smoke detection, thermal detection and sprinkler discharge.

### Solar Power

- There is a 120 KW Solar array installed on the Roof and controlled by 12 Invertors and a PV Distribution Board in the Roof Plant room.
- This solar Array connects to the Main Switch Board House Section.

### Power Factor Correction

- There are 2 x Power Factor Correction Units Installed.

### CCTV System

- CCTV system — The CCTV system provides digital camera coverage for 5 Murray Rose main public areas. Camera feeds stream back to the base building head-end security system for digital recording and monitoring.

## Electrical Services

### Substation Arrangement

- 1 substation located on site (Upper Ground) Substation #S47215
- The Main Switch Board is fed via 16 x 1 Core 400mm Fire Rated Consumer Mains.

### Main Switch Board

- 2 main switchboards
- Main Switchboard Rating: 2200 Amps.
- Main Switch Board Extension Rating: 1200 Amps.

### General Lighting

- The Lighting to all areas is controlled by Clipsal CBUS System with the head end located in the Building Managers Office.

## Mechanical Services

### Office Air Conditioning

- The sensible cooling is performed by passive chilled beams. Typically, the perimeter zone has four passive chilled beams per control valve for a total number of zones of 24 per floor. The centre zone has three passive chilled beams per control valve for a total number of zones of 21 zones per floor.
- The latent cooling and outside air requirements are served by two central full outside air AHUs serving the north and south of the building respectively. Air is delivered via swirl diffusers.
- Chilled water is supplied to the AHUs and chilled beams from two York screw chillers with a total capacity of 1440KW.
- Heating is provided by floor mounted hot water reheat coils. There are two centre zone reheat zones north and south. The perimeter is divided 14 zones per floor.
- Hot water is provided to the heating coils from two hot water generators with a total capacity of 698KW.

### Tenant Condensor Water

- 2.3l/s of tenant condenser water is provided to each floor via a set of 65mm take off valves. The system is sealed and connected to the base building cooling towers via duty / stand-by primary & secondary pumps and plate heat exchangers. Condenser water supply / return temperature is 31.0oC/36.5oC. Allowance is 20w/m2.

### Tenant General Exhaust

- Two tenant general exhaust take off points are provided per floor (north & south) exhaust quantity is 260l/s via a 400x300 duct take off. Allowance is 0.2l/s/m².

### Tenant Outside Air

- Two tenant outside air take off points are provided per floor (north & south) outside air quantity is 390l/s via a 450x250 duct take off. This air is supplied from the base building AHUs and is tempered. Allowance is 0.3l/s/m².

### Tenant Kitchen Exhaust

- A tenant kitchen exhaust riser has been installed for use by any single office floor.

### Retail Kitchen Exhaust

- A retail kitchen exhaust riser has been installed for use by the retail tenant.

## Lift Services

### Carpark Lift (1)

- Doors - W1000mm x H2100mm
- Car - W1400mm x D1700mm x H2100mm
- Capacity - 1150KG @ 15 persons

### Building Lifts (4)

- Doors - W1200mm x H2100mm
- Car - W1750 x D1600 x H2500
- Capacity - 1275KG @ 17 persons

## ESG

- Variable Speed Drives on all fans and pumps
- High efficiency electric motors
- Energy efficient chillers with chilled water storage
- Solar photo voltaic panels
- Comprehensive Operations / Controls
- Energy efficient light fittings - excellent with all floors achieving a Nominal Lighting
- Power Density of 4.9W/m².
- 6.0 Star NABERS Rating Base Building energy - 1st December 2023
- 6.0 Star NABERS Rating Base Building Water (4.5 Star without recycled water) 1st December 2023

## Parking

- Car Spaces - 230
- Bike spaces - 90



**MURRAY  
ROSE**

SYDNEY OLYMPIC PARK

Proudly owned and managed by:

**GROWTHPOINT**  
PROPERTIES AUSTRALIA



## LEASING ENQUIRIES



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For a full Virtual Tour please visit:

**5MURRAYROSE.COM.AU**

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