

A black and white photograph of a modern office interior. On the left, a wide staircase with a glass railing leads up. In the center, a reception desk with a curved front and a computer monitor is visible. To the right, a wall features a large, illuminated sign that reads "Mom HOSP". The overall design is clean and professional.

## Information Memorandum

17 Lexington Drive, Bella Vista

**Thiink.**

17 Lexington Drive,  
Bella Vista.

Corporate HQ With Outstanding  
Exposure & Immediate Proximity to  
Bella Vista Railway Station.





Bella Vista Station

Old Windsor Road

**17 Lexington Drive  
Bella Vista NSW**

Norwest Boulevard

M7 / M2 Motorway











# Lease Option One.

LOT DETAILS	Lot 7082 DP 1037626
ZONING	B7 “Business Park’ under Hills Shire LEP 2012
OFFICE AREA	475 m <sup>2</sup>
WAREHOUSE AREA	1,998 m <sup>2</sup>
TOTAL AREA	2,472 m <sup>2</sup>
LAND SIZE	8,867 m <sup>2</sup>
HARDSTAND	Excess Land area can be utilised for harstand /outside yard storage.
CAR PARKING	Ample onsite parking.
NET RENTAL	\$543,820 PA + GST /\$220 m <sup>2</sup>
OUTGOINGS	\$123,600PA + GST / \$47 m <sup>2</sup>
AVAILABILITY	April 2019

- Whole or part lease option available, with potential to also lease office or warehouse seperately.

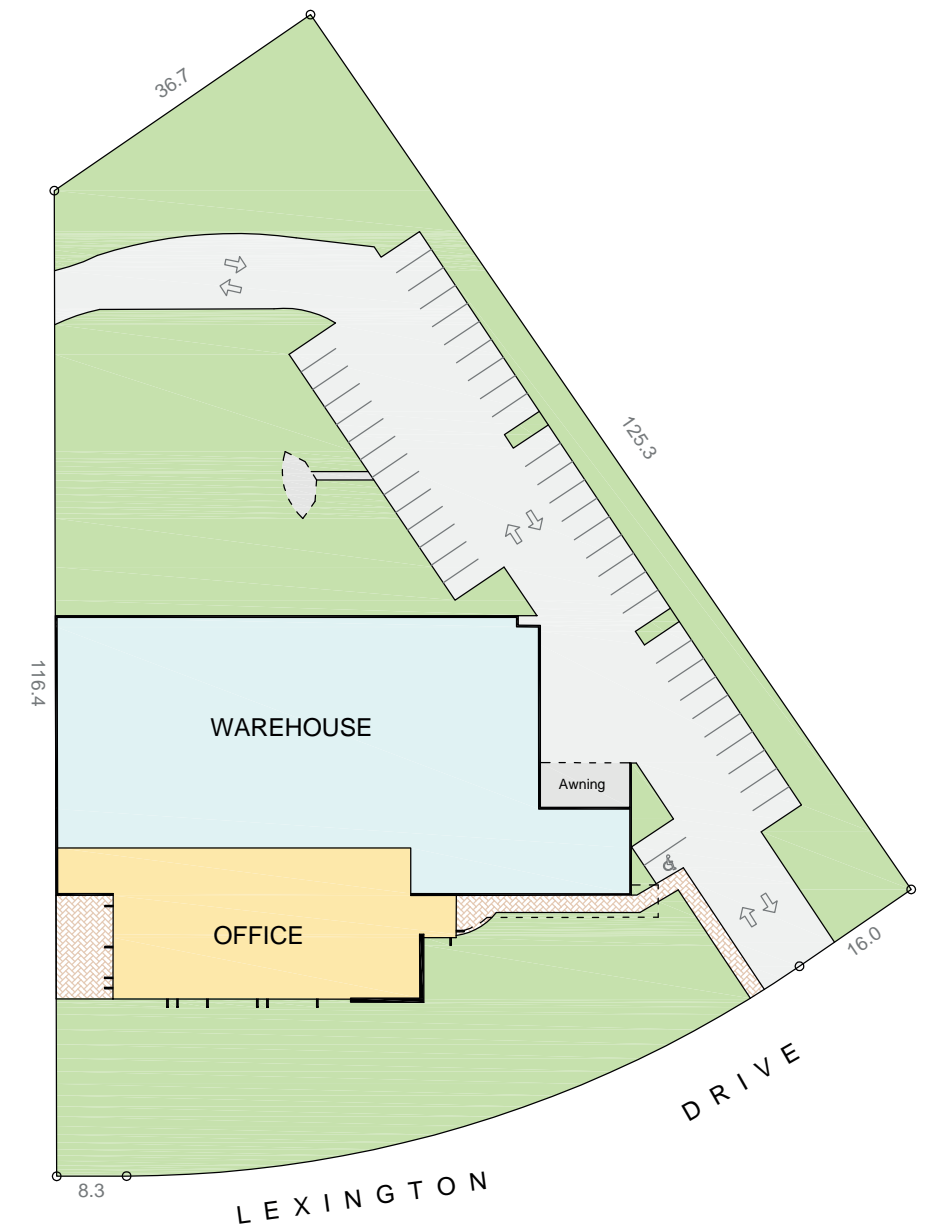
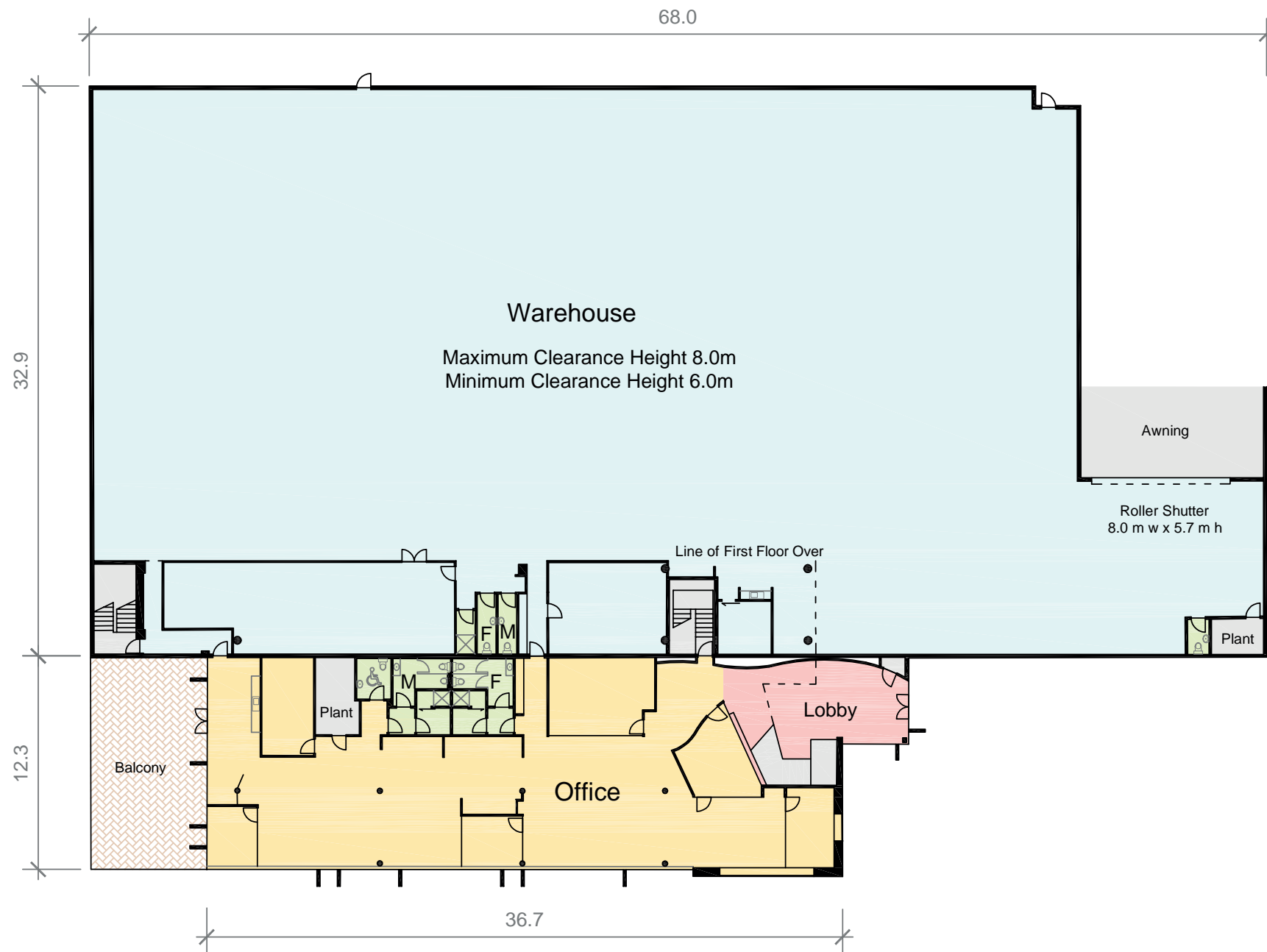
- Freestanding office / industrial facility located on Lexington Drive between the Bella Vista Station and Woolworths HQ.

- Main road frontage with excellent signage and visibility to passing trade and traffic.

- High quality office fit out with network cabling throughout, saving hundreds and thousands in upfront setup costs.

- Located within immediate proximity to the Bella Vista station, connecting the site to the Sydney Metro with trains running every 4 minutes (Completion mid 2019).

- Choice of cafes and restaurants directly opposite as well as gyms, banks, medical, childcare and more only a minutes walk away.



# Lease Option Two.

LOT DETAILS	Lot 7082 DP 1037626
ZONING	B7 “Business Park’ under Hills Shire LEP 2012
OFFICE AREA	1,145 m <sup>2</sup>
WAREHOUSE AREA	1,998 m <sup>2</sup>
TOTAL AREA	3,142 m <sup>2</sup>
LAND SIZE	8,867 m <sup>2</sup>
HARDSTAND	Excess Land area can be utilised for harstand /outside yard storage.
CAR PARKING	Ample onsite parking.
NET RENTAL	\$693,820 PA + GST /\$220 m <sup>2</sup>
OUTGOINGS	\$150,000PA + GST / \$47 m <sup>2</sup>
AVAILABILITY	April 2019

- Whole or part lease option available, with potential to also lease office or warehouse seperately.

- Freestanding office / industrial facility located on Lexington Drive between the Bella Vista Station and Woolworths HQ.

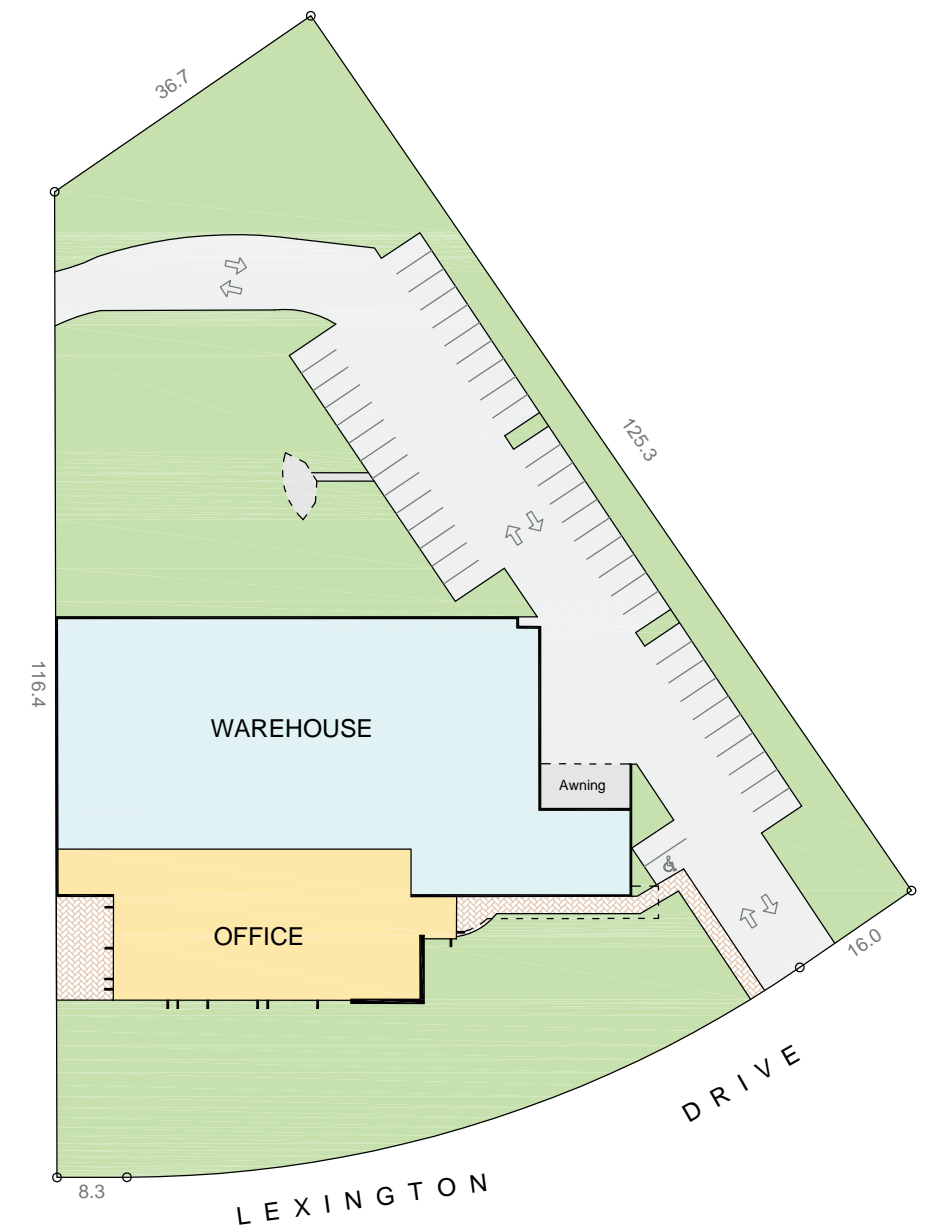
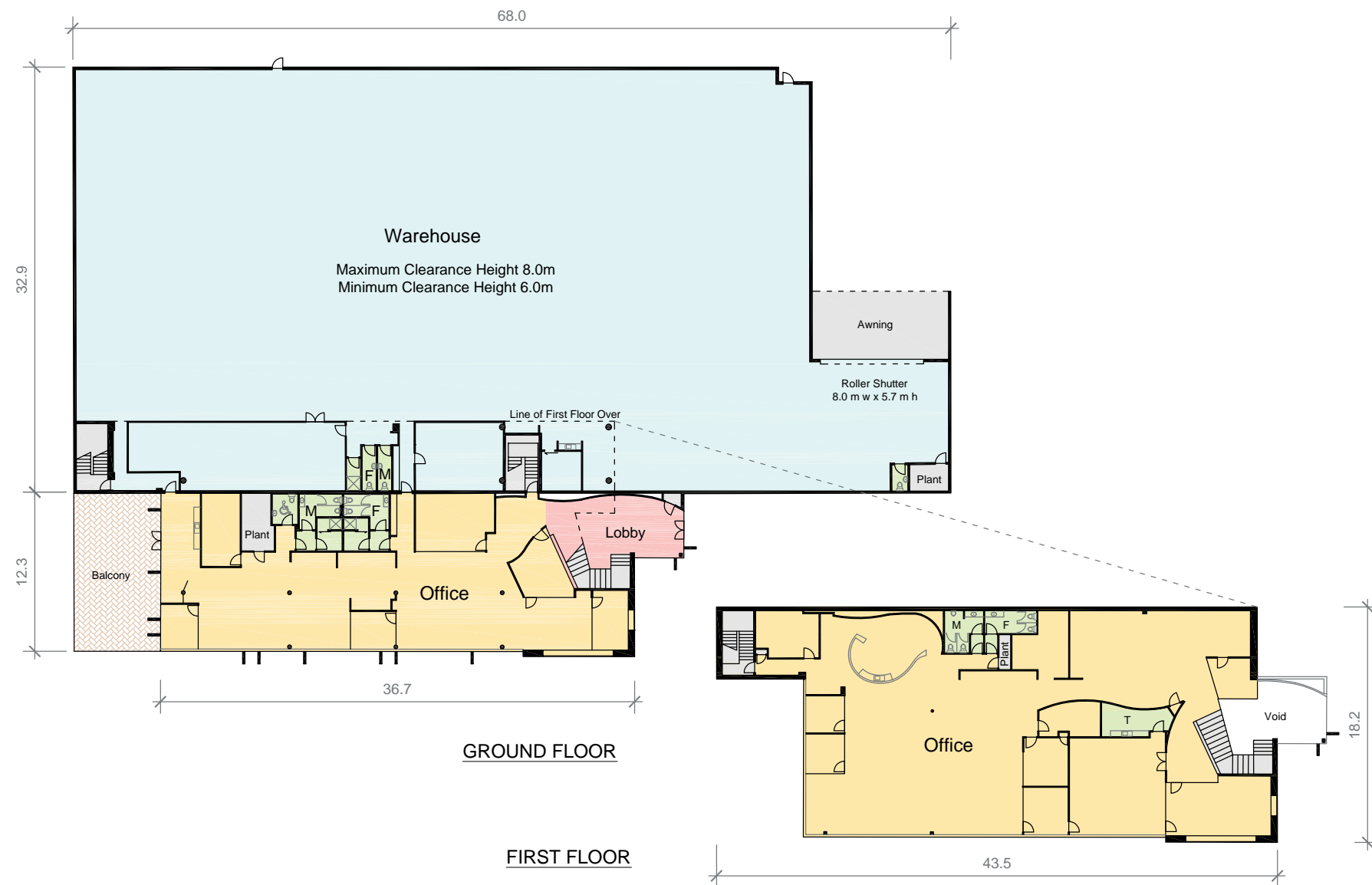
- Main road frontage with excellent signage and visibility to passing trade and traffic.

- High quality office fit out with network cabling throughout, saving hundreds and thousands in upfront setup costs.

- Located within immediate proximity to the Bella Vista station, connecting the site to the Sydney Metro with trains running every 4 minutes (Completion mid 2019).

- Choice of cafes and restaurants directly opposite as well as gyms, banks, medical, childcare and more only a minutes walk away.











# Bella Vista Sydney Metro Rail Station, 500 Metres Away.



- Sydney Metro is Australia's biggest public transport project which is due for completion early 2019.
- New standalone railway will deliver 31 metro stations across the Sydney Metro Network.
- More than 66 kilometres of new metro rail, revolutionising the way Australia's biggest city travels.
- Metro means a new generation of world-class fast, safe and reliable trains.
- No timetables – trains will run every four minutes during peak hours of operation.
- The Sydney Metro will be extended into Sydney CBD and beyond in 2024, metro rail will run from Sydney's booming North West region under Sydney Harbour, through new underground stations in the CBD and beyond to the south west.
- There will be ultimate capacity for a metro train every two minutes in each direction under the city.
- Will have a target capacity of about 40,000 customers per hour, similar to other metro systems worldwide. Sydney's current suburban system can reliably carry 24,000 people an hour per line.



# Norwest Business Park. The Smart City of the Future.



- Norwest is strategically located in Sydney's vital economic corridor, between Sydney's CBD, Parramatta, Hornsby, the growth precincts of the west and the second international airport at Badgerys Creek.
- Norwest is a key element of state and local government's long-term growth plans.
- Norwest - a major beneficiary of Sydney's biggest infrastructure investments & Government's continued focus.
- The physical transformation of Norwest will integrate the redevelopment of Norwest Markettown; the development of The Greens residential precinct; the redevelopment of the Circa commercial, retail and retirement precinct; the revitalisation of Norwest's network of walkways and cycleways and a concept to drive daily activation of Bella Vista Farm Park.
- This carefully planned built form environment will offer seamless living, working and recreational spaces, with over 50 hectares of public open space, activated public parks and plazas, and a vibrant social, food and entertainment culture.
- Norwest is 377 hectares, the size of Sydney's CBD.
- Norwest has 180 hectares (ha) of business land, 151 ha of residential land & 46 ha of waterways, walking trails and parks, including the historic Bella Vista Farm Park.



# Thiink.

## Team work



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**Thiink.**