

SOUTH  
EVELEIGH

mirvac

# Locomotive Workshop



# Join a thriving neighbourhood at South Eveleigh

**Embrace this rare chance to locate your business in a state of the art, spacious and light-filled workplace against the historic backdrop of Sydney's iconic Locomotive Workshop. A remarkable location, seamlessly connected to the city.**

As South Eveleigh (formerly Australian Technology Park) is reimagined for the future, the adaptive re-use of the Locomotive Workshop has enabled the creation of a collection of bespoke workplaces with an abundance of character that will inspire collaboration and creativity.

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Workshop**







# Expansive Collaborative Spaces

The Locomotive Workshop provides a blank canvas to create your ideal and bespoke working environment. The remaining available areas range in size from intimate spaces to large scale spaces. With each space benefiting from its own identity with individual front doors, the unique workspaces offer flexible, open plan layouts flooded throughout with warm, natural light.

Architecturally striking inside and out, the space features a suspended steel mezzanine floor offering unique horizontal and vertical lines of sight complementing the building's generous voids, all further emphasising the character of this fascinating heritage structure.





# Flexible Layouts

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# Flexible Layouts

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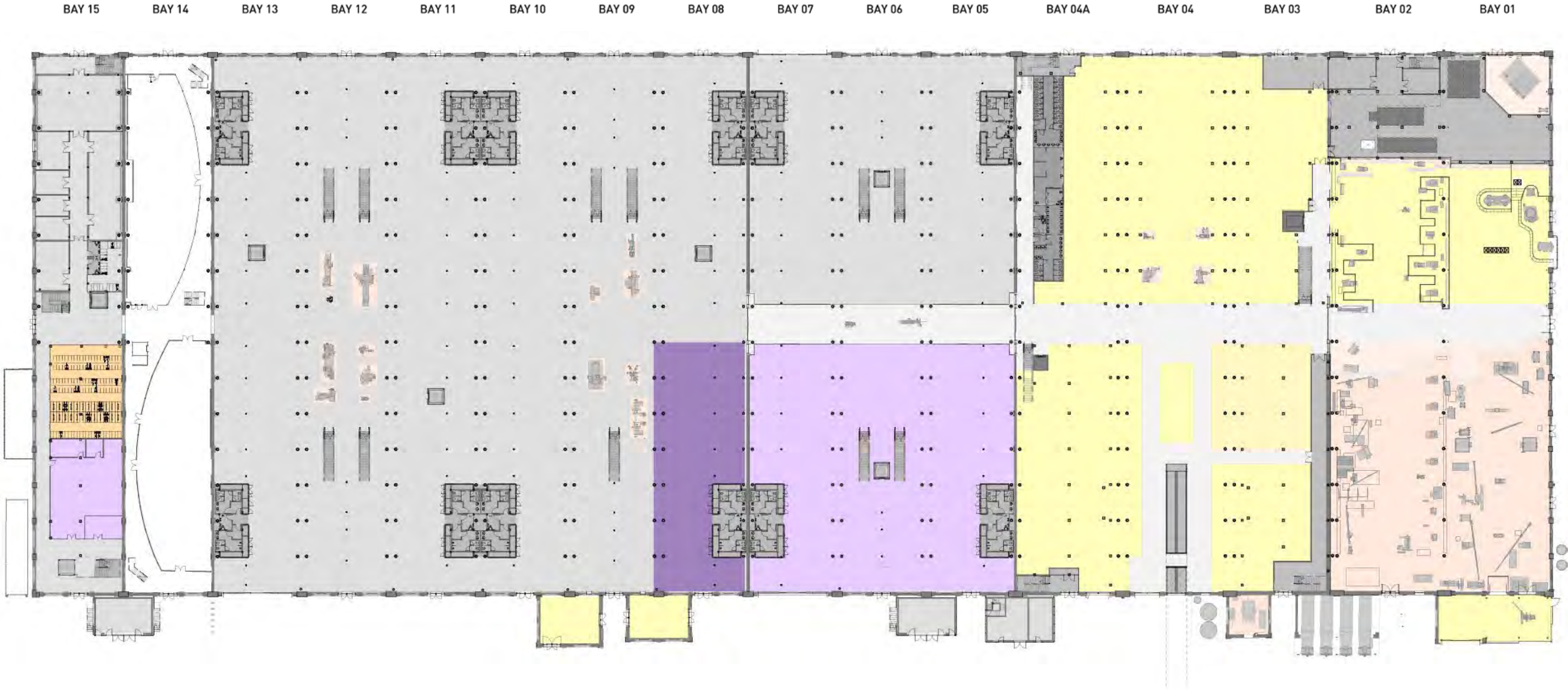


# Floorplan Concept

## Ground

- Available space 5 year term
- Available space
- Retail
- End of trip facilities
- Heritage
- Leased space
- Loading

**End of trip facilities**  
215 bicycle spaces  
70 lockers  
14 showers





# Floorplan Concept

## First Floor

- Available space 5 year term
- Available space
- Retail
- End of trip facilities
- Heritage
- Leased space
- Loading

**End of trip facilities**  
215 bicycle spaces  
70 lockers  
14 showers





# Floorplan Concept

## Second Floor

Available space





# Well Connected

## Sydney's Urban Context

- |                            |                             |
|----------------------------|-----------------------------|
| 1 Mary's                   | 12 Scout's Honour           |
| 2 Blacksheep               | 13 The Sydney Story Factory |
| 3 South Sydney Rotary Park | 14 Redfern Park             |
| 4 Erskineville Oval        | 15 The Rose Hotel           |
| 5 Bread & Circus           | 16 Cake Wines Cellar Door   |
| 6 Alexandria Park          | 17 Prince Alfred Park       |
| 7 Alexandria Hotel         | 18 Waterloo Oval            |
| 8 Transport Management     | 19 Carriageworks            |
| 9 Eveleigh Green Oval      | M Waterloo Metro station    |
| 10 The Bearded Tit         | Parklands                   |



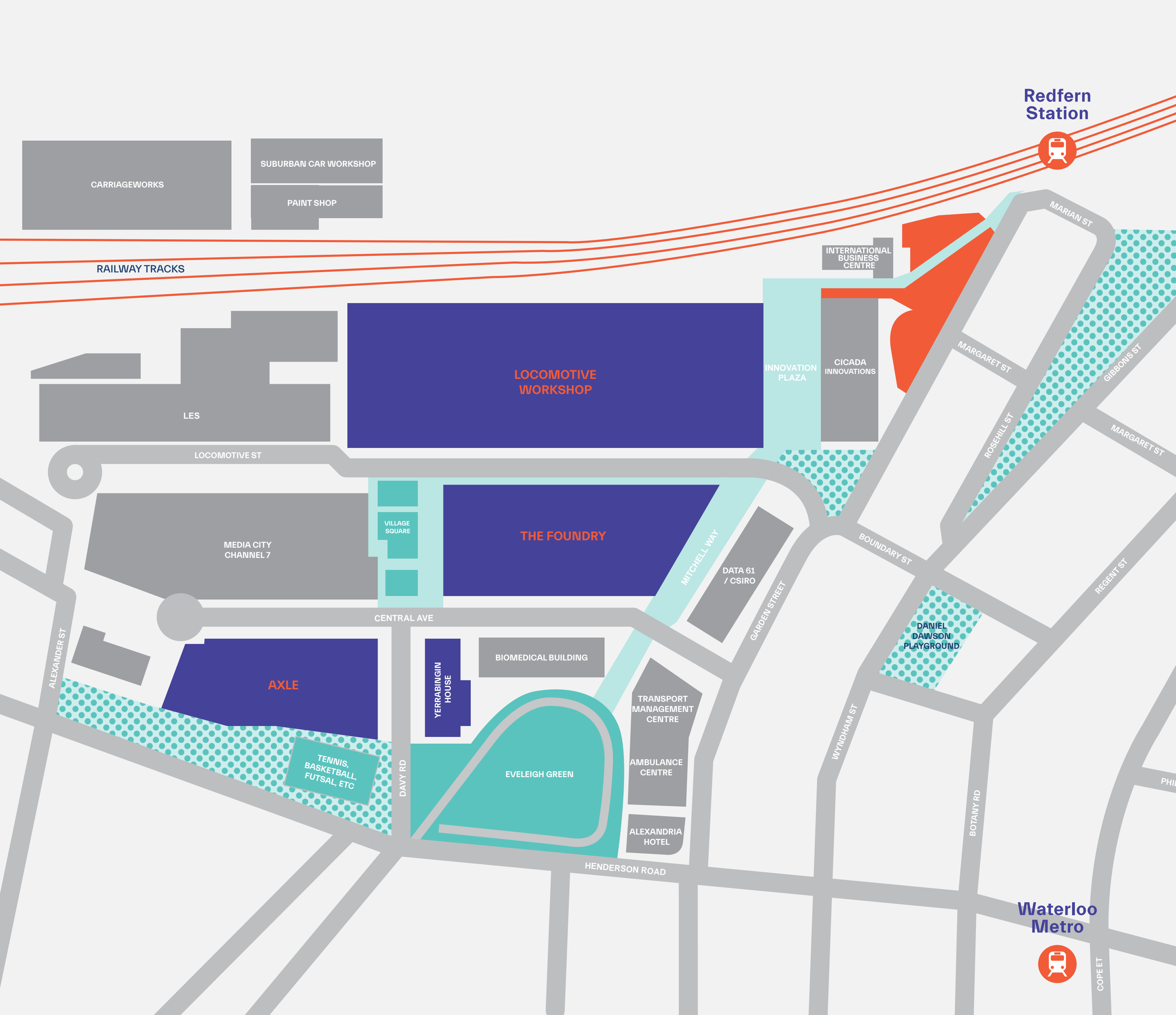


## Seamless Connectivity

**South Eveleigh stands as a compelling commercial proposition. The Locomotive Workshop offers the space, flexibility and enjoyment of large open plan office facilities on the fringe of Sydney's CBD.**

Seamlessly connected to Sydney's commuter network, the Locomotive Workshop is just 200 metres from Redfern Station and is well connected to Sydney Airport. From the heart of this vibrant and renewed precinct, your business will effortlessly connect with the world.



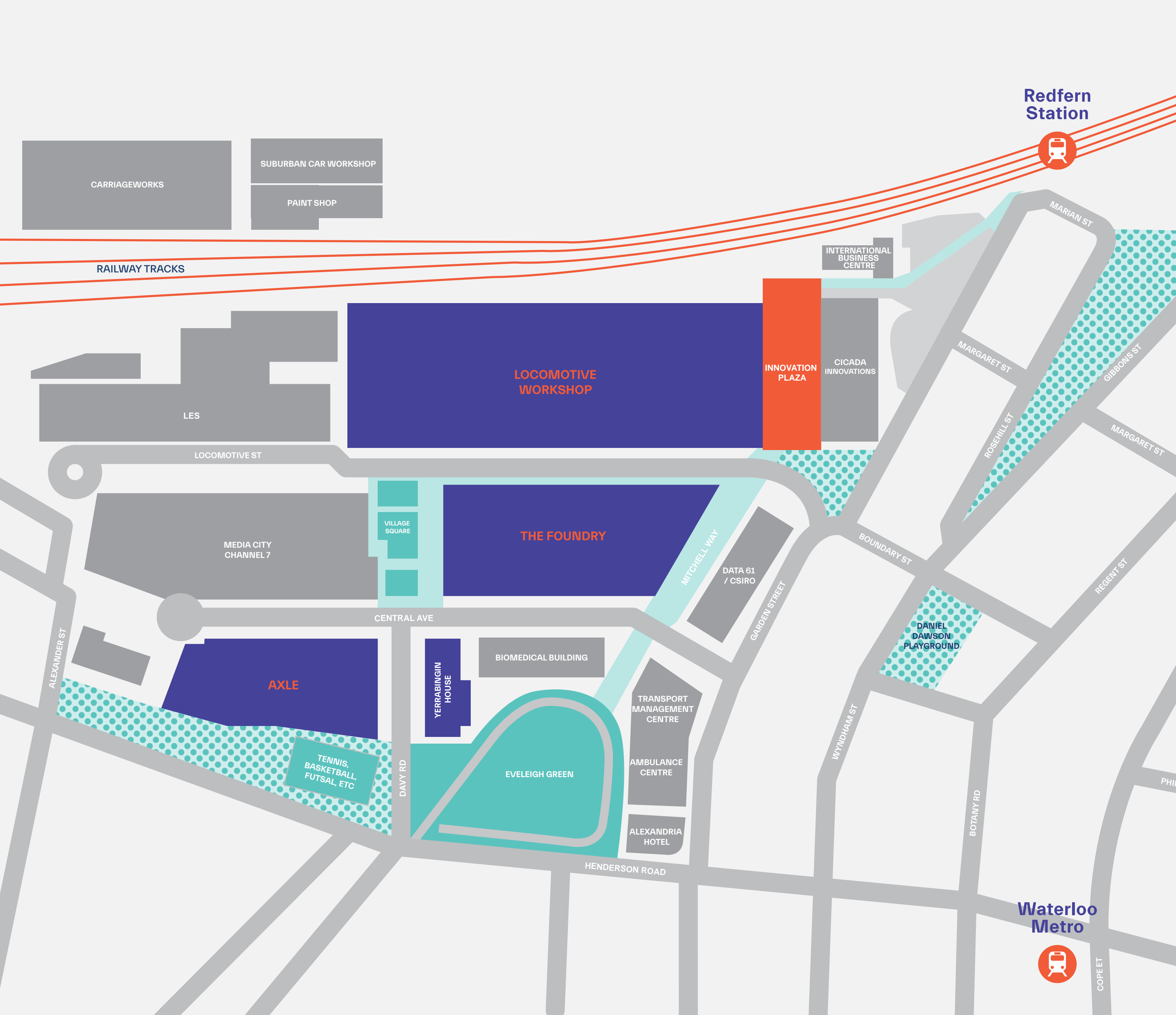


# Precinct Plan

## Entry Garden

The Entry Garden is the arrival point for the precinct from Redfern Station and the north of the City. It is the most used pedestrian and cyclist entry point, providing dynamic landscaping and a lift and accessible ramp to ensure a comfortable entry experience for all. Providing a sunny spot for sitting on the grass and relaxing, it will also be the location for one of the major artworks on the site, which is currently under development.



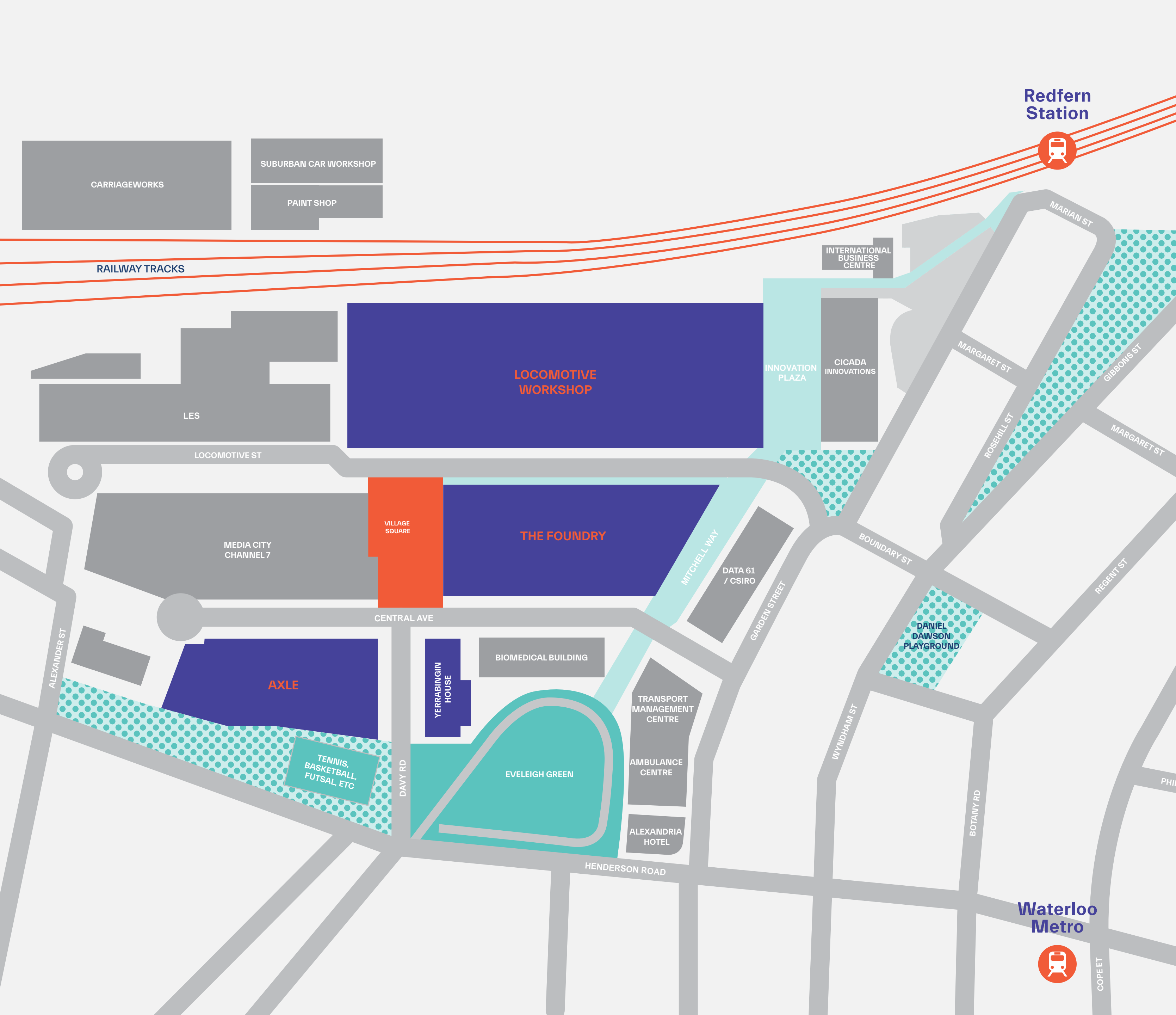


# Precinct Plan

## Innovation Plaza

Innovation Plaza is located between the Locomotive Workshop and the Cicada Innovations (formerly National Innovation Centre). A vibrant space with various uses throughout the day and into the evening, including a lunch location, a connected hub where work can be undertaken outside, a spill out space for adjacent retail and F&B uses within the Locomotive Workshop Shed and a venue for markets, food trucks and food and wine related events. Enlarged and enhanced planting areas will provide comfortable and restorative places to sit out under the trees.



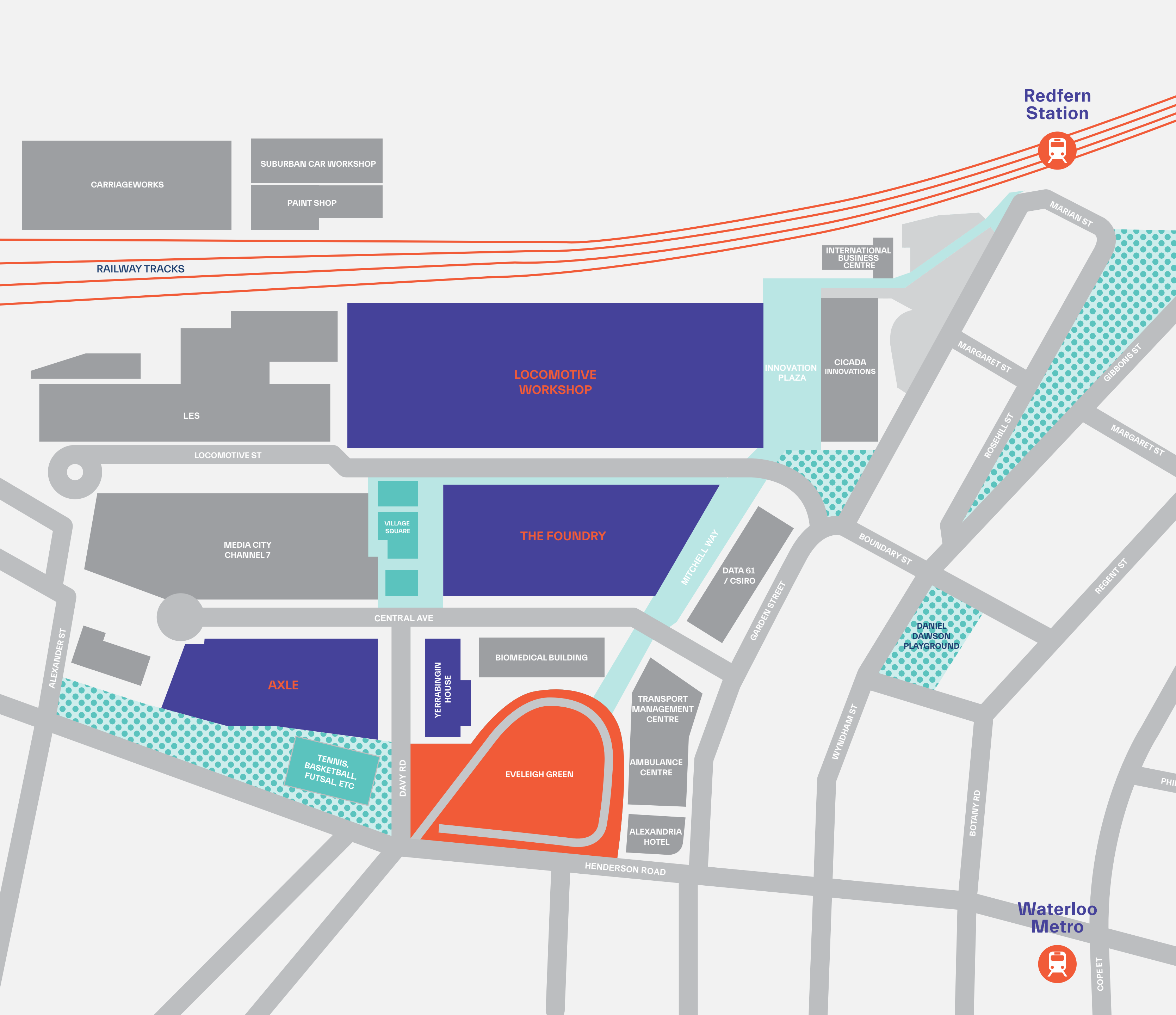


# Precinct Plan

## Village Square

Village Square will be a flexible space for events, concerts and performances, a place for individual or team working or for sitting and enjoying lunch. Shaded spots and open grass will combine with planted and timber terraces, with power and Wi-Fi connectivity making outdoor working, meetings and presentations a seamless experience.





# Precinct Plan

## Eveleigh Green

Eveleigh Green will be the community heart of the precinct. Adjacent to this space is the primary active recreation space containing formal and informal play facilities for a range of ages, kick-about lawn areas, space for larger scale events and sports. Its mature tree canopy, protected and enhanced by additional plantings will provide a green and welcoming frame to the site.



# Precinct Plan

## Wellness Precinct

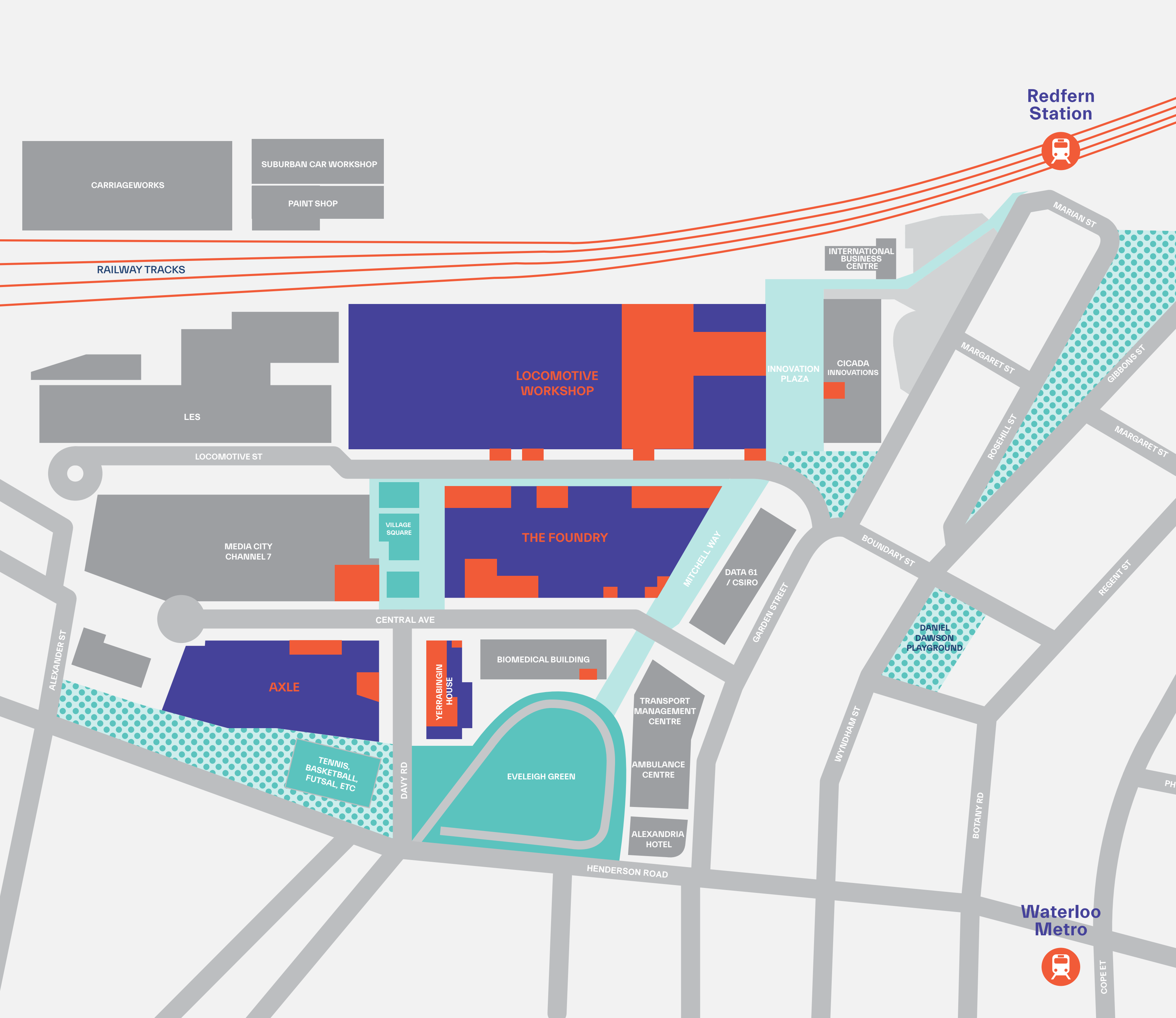
The Wellness area is adjacent to Henderson Road and Axle Building. The revitalised multi-purpose sports courts (tennis, basketball, futsal etc) will be open to the community, workers and residents.

The Wellness Precinct and Eveleigh Green aim to encourage the community in, providing fixed equipment, a scooter and skate area, bike racks and drinking fountains, establishing it as a multi-faceted 'sports precinct'.

Within the public realm we have created defined spaces for reflection, relaxation and socialising, along with an activation featuring ongoing health and fitness activities, social experiences, and opportunities for creativity, play and mindfulness.







# Precinct Plan

## Retail Precinct

Pioneering new standards, the urban regeneration project will make South Eveleigh one of Australia's leading smart neighbourhoods.

The activation of South Eveleigh will make it a popular destination, not just for workers but for the wider community.

From al fresco diners and pop up events to other proposed amenities, which includes a gym and supermarket, the streets and laneways will buzz with activity, attracting visitors from across town and catering to the needs of today's modern, flexible workforce.

CHARLOTTE

EVELEIGH  
WORKS

XTEND BARRE

Funbichino

AT YOUR SERVICE  
LOBBY BOY

Lash & Brow

MOE & Co.  
stylists-salon-blowouts

bodyfit

egg of the universe

Sette  
CAFFÈ

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# Building Features



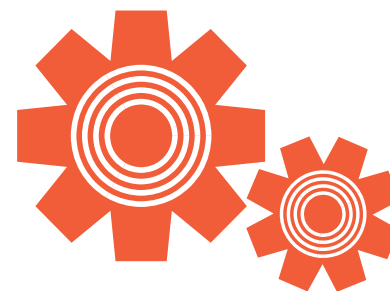
**Standby generator**  
100% critical  
building services



**Green Star:**  
5 Star



**LED**  
lighting



**Heritage**  
features



**NABERS Energy:**  
5 star



**45VA/sqm**  
tenant lighting/power load  
+ additional capacity



**Supplementary tenant**  
cooling achieved through a  
central chilled water system



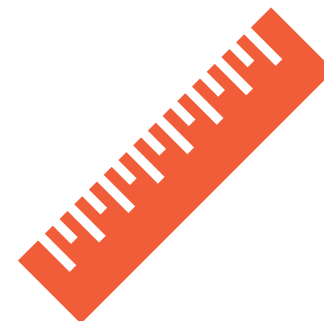
**Access control**  
utilising proximity cards  
and CCTV & 24/7 on site  
precinct security



**Powered and WIFI available**  
outdoor seating areas



**Onsite**  
management  
team



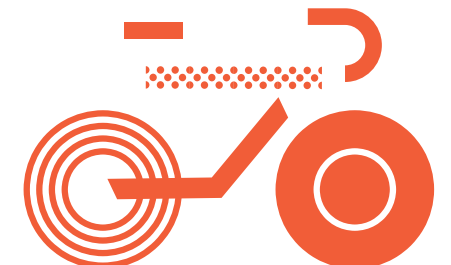
**Availability NLA from**  
Bay 5–7: 3,095 sqm  
Bay 8: 948 sqm  
Bay 15: 1,215 sqm  
  
(all areas subject to design  
development and final survey)



**3rd spaces**  
integrated food & beverage  
informal meeting spaces



**Secure on-site**  
parking 250 cars



**End of trip facilities including...**  
215 bicycle spaces,  
70 lockers and 14 showers



# Beyond Nine to Five



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# A Vibrant Community

**South Eveleigh will be part of the neighbourhood by creating fine-grain places, spaces and experiences for all.**

Surrounded by some of Sydney's most established and thriving neighbourhoods, including Erskineville Village, Redfern, Alexandria and Eveleigh, the Locomotive Workshop is an easy stroll away from a diverse array of shops, cafes, bars, restaurants –everything we love about these popular suburbs.

Within the new precinct itself, leading urban transformation principles will provide a variety of indoor and outdoor spaces designed to inspire, engage and excite visitors while contributing to the creation of happy, healthy communities.

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# A Vibrant Community

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# A Vibrant Community

MARKET

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# Day/night East side F+B concept

BAR  
&  
GRILL

UPPER  
GROUND

CATCH

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# Day/night East side F+B concept

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# Day/night West side F+B concept

// LOCO  
FOOD HALL

CAFE  
LOCO

VINTAGE

KITCHEN

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# Day/night West side F+B concept

WOOD  
FOOD HALL

CAFE  
LOCO

VINTAGE  
100  
%

KITCHEN  
EN

SOUTH  
EVELEIGH

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# Hoist

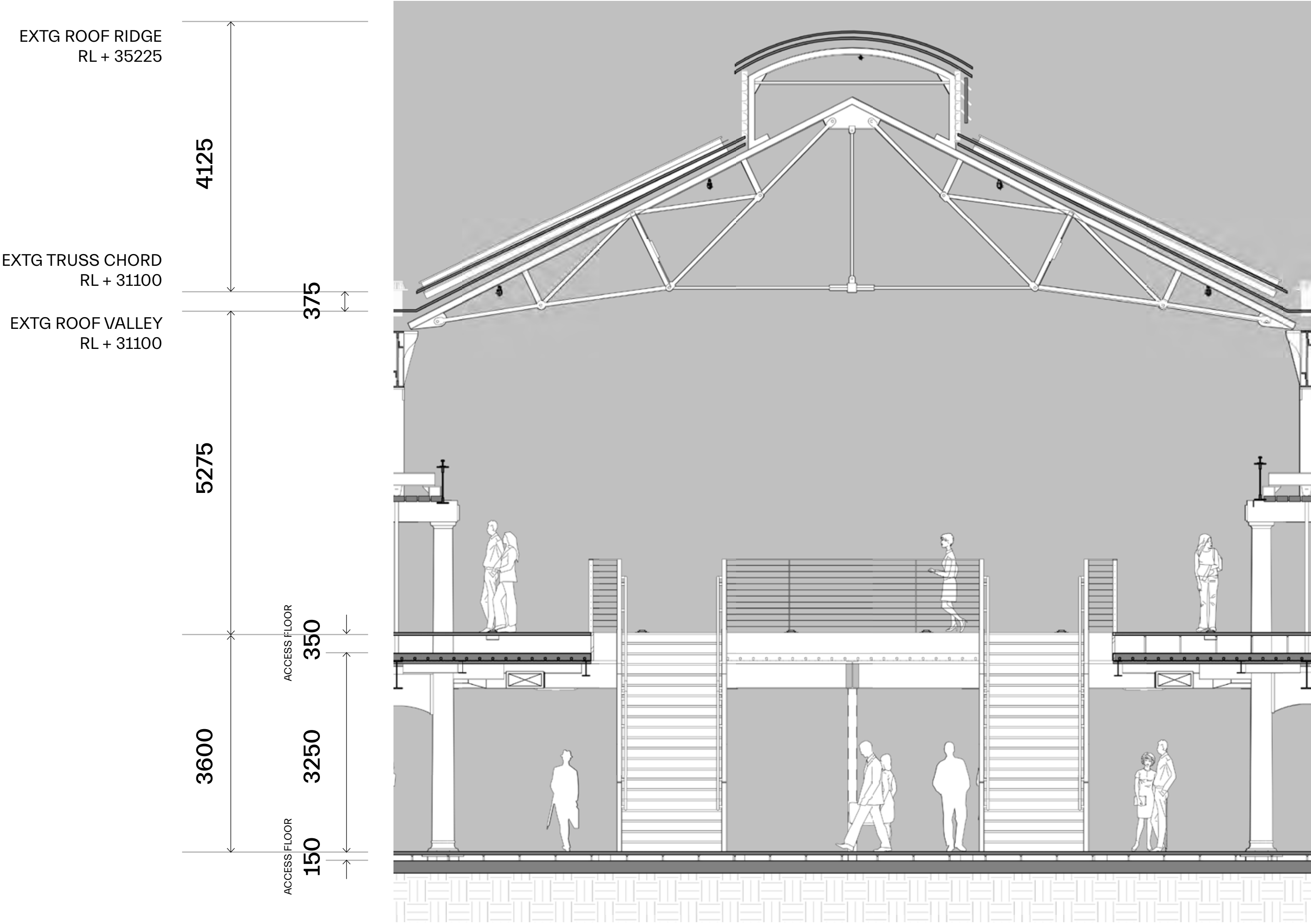
**Focused on solving the challenge posed by the rapidly changing nature and function of work and workspaces, advancing Australia's entrepreneurial ecosystem.**

Hoist carefully curates the talent within its workspace, ensuring successful and relevant cross-pollination of corporates and start-ups, successfully leveraging networks and creating new market interactions. Using an 'outside-in' approach that bridges the divide between diverse communities of startups, scaleups, corporates and academia to drive the commercialisation of new business models and disruptive technologies.

Providing start-ups with access to its extensive network for collaboration and progression opportunities through a mixture of activated co-working and workshop areas, team spaces, and significant event spaces for start-ups and corporate partners. Members also benefit from a wide range of amenities including meetings rooms, a boardroom, full service printers, 500mbps internet connection, mail and package handling, office supplies, a fully functional kitchen and 24/7 access.

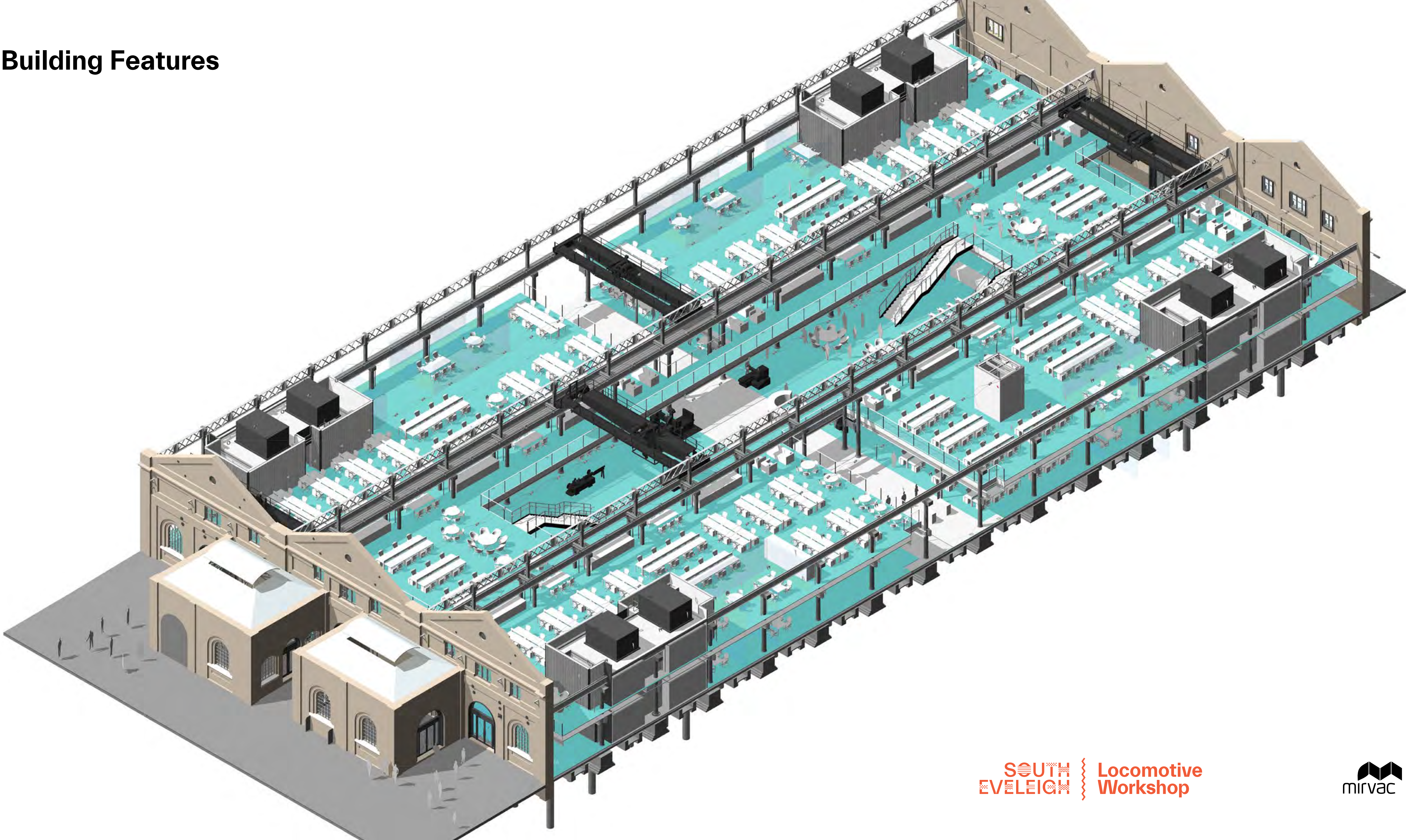


# Building Features





Building Features





# A Different Way of Working



8 Chifley, Sydney NSW



Tramsheds, Sydney, NSW



EY Centre, 200 George Street, Sydney NSW

**The workplace of today is very different from the past, designed to encourage connection, creativity, collaboration and innovation.**

We are leading the work revolution through the creation of flexible and adaptable workplaces for the workers of tomorrow.

In over 45 years, Mirvac has grown from being a reputable residential developer to become one of the most trusted and respected names in Australian property – an ASX Top 50 company with a business spanning every phase of the property life cycle. A major part of this evolution has been the inception and growth of our Office & Industrial Division.

With \$5 billion of assets under management, and one of the strongest development pipelines in the country, Mirvac has carved out a unique reputation in the Office & Industrial sector. This has been driven by our end-to-end offering, in which we develop, construct, own and operate our buildings. As an Owner and Manager, we not only have an interest in the long-term success of our assets, we actively invest in them.

Our expertise across all property sectors enables us to bring a new dimension to the workplace of today and tomorrow. Challenging traditional models, we blend office, retail, start-up and community spaces, creating vibrant, multi-faceted urban precincts. We see every project as an opportunity to innovate and improve the way things are done; ultimately, to create places where Australians can perform at their best. This desire is best expressed through our Office & Industrial purpose: Work. Reimagined.

Along the way we've built strong partnerships. From co-creating with tenants, to consulting with urban planners and joining forces with investors, collaboration is fundamental to what we do. These relationships have elevated our offering, and continue to open up new avenues for growth.

Whether we're investing in technology, pioneering greater sustainability or anticipating trends, we're here to reimagine urban life – and shape a better future for Australia.

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