



ECLIPSE

60 STATION STREET PARRAMATTA

GPT
The GPT Group

DESIGNED TO INSPIRE AND REVEAL A NEW WAY OF WORKING

Prominently standing in the heart of the Parramatta CBD, this iconic 20 storey office tower defines the city's skyline. Its unique elliptical form and striking glazed façade offers incredible views of the Blue Mountains on one side and the iconic Sydney Harbour Bridge and the Sydney CBD on the other.

Designed by leading architects Fitzpatrick + Partners, and built in 2012, the elliptical design is both a striking feature as well as a vital element in maintaining the building's 5-star energy rating. Flexible floorplates of 1,323sqm provide tenants with high quality, efficient space. The side core enables floor to ceiling glass on every floor, promoting maximum daylight and views.



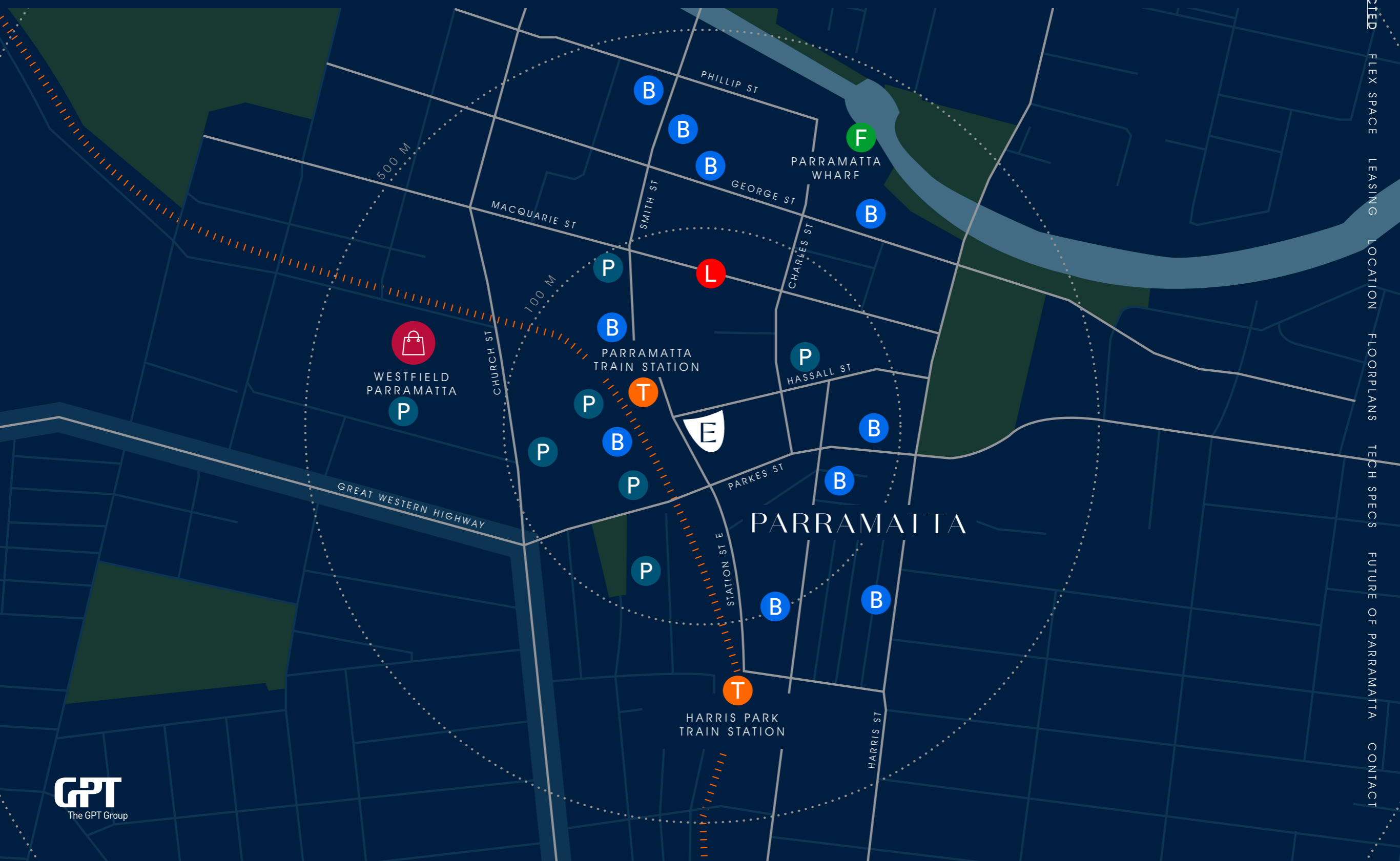
CONNECTED IN EVERY WAY

Each hour throughout the day, Eclipse casts its shadow across Parramatta's vibrant heart—buzzing cafés, the pulsing train station, convenience and retail —revealing its perfect proximity and connectivity.

Eclipse has helped define the Parramatta skyline creating a sense of possibility to be connected in every way.

Fantastic bus, train and ferry routes are already in place. The new light rail is coming soon to ensure all public transport options are an easy walk from 60 Station Street.

- L Light Rail
- T Train Station
- F Wharf
- B Bus Stop
- P Parking





A NEW REVELATION FOR BUSINESS

FLEXIBLE WORKING WITH SPACE&CO

As a customer of Eclipse and GPT, you will receive priority access to Space&Co, where you will be able to experience flexible offices, meeting rooms and event spaces. They create the space for your business to grow, while also offering the freedom to scale up and down to suit your needs. Space&Co offers bright open plan offices and flexible workspaces, private office suites, board and meeting rooms with state-of-the-art video conferencing, boutique wellness facilities, end of trip areas, modern kitchen areas, chill out lounge areas and a mix of functional furniture.

Offering flexible monthly memberships, you can travel between Eclipse and 32 Smith St, Parramatta (opening 2021) or if you are making a trip to the CBD you can drop into the conveniently located 580 George St Space&Co, above Town Hall station.



ENLIGHTENED FOR SUCCESS

END-OF-TRIP

CONVENIENCE AT YOUR DOORSTEP

From your daily commute or lunchtime run, premium facilities blend work and lifestyle with ease. Eclipse offers a bike storage room, male and female showers and changing room facilities and access control lockers.

COMMUNITY

CONVENIENCE AT YOUR DOORSTEP

Be part of the building community via our customer portal which will keep you informed of what's on in the building and the local community.

5-STAR

5-STAR GREEN STAR RATING

Eclipse meets the best practice with 5-Star Green Star rating.

2020

LOBBY UPGRADE

The lobby is being refreshed with updates to furniture, carpet, lighting and a new interactive information directory. This provides a vibrant new space to relax and enjoy.

PARKING

ON-SITE PARKING

The building hosts 144 secure undercover car spaces, courier parking and loading dock accessed by 2 dedicated car park lifts and one goods lift.

5-STAR

5-STAR NABERS RATING

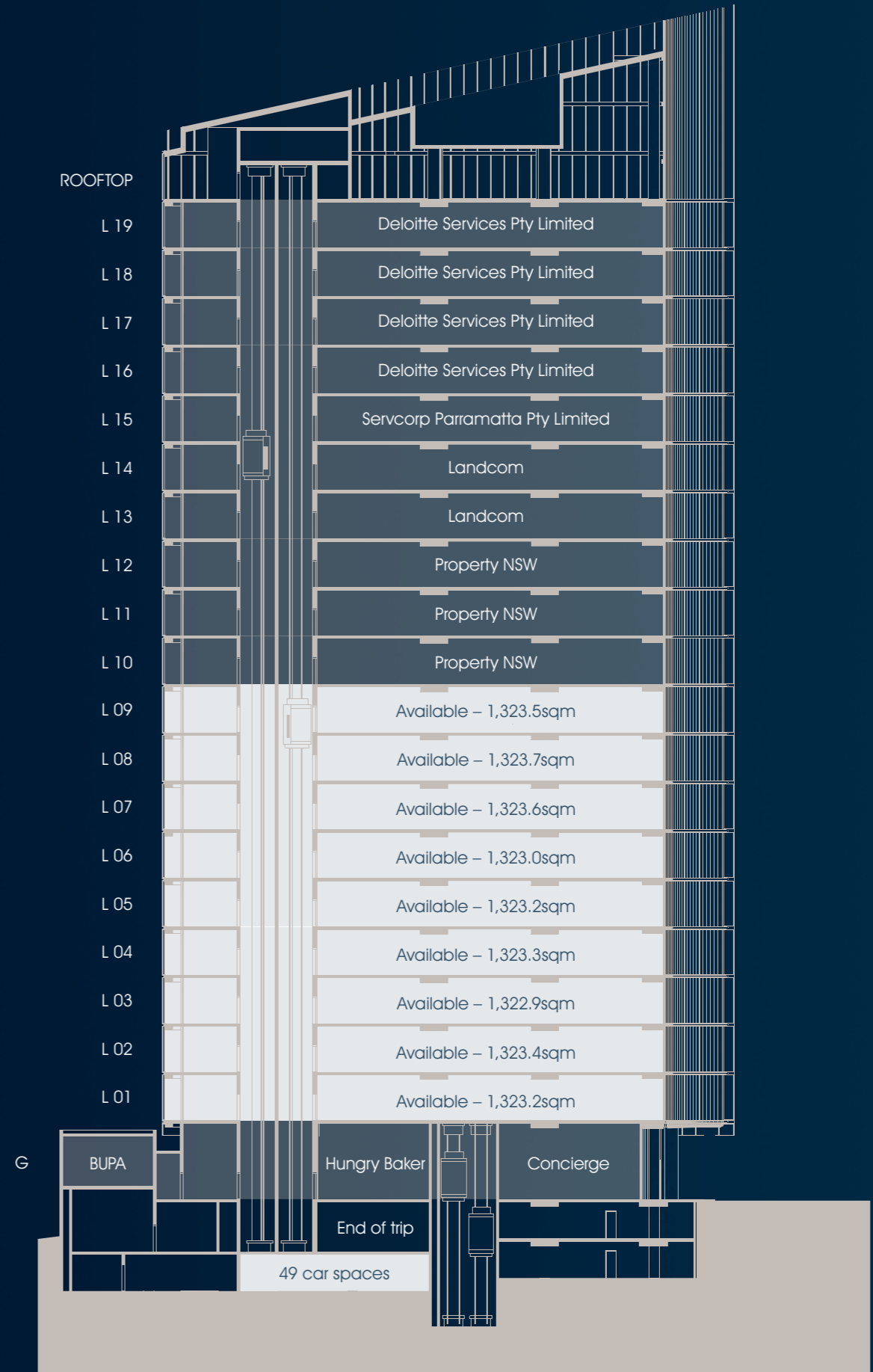
Designed with a focus on sustainability and maximising energy efficiency, receiving the Urban Taskforce Development Excellence Award for best commercial development (2013).



OPPORTUNITY REVEALED

TAKE ADVANTAGE OF INCREDIBLE VIEWS WITH FLOOR TO CEILING WINDOWS

TOTAL APPROX NLA 11,900SQM / AVAILABLE Q2, 2021





VIEWS OF IT ALL

EXPANSIVE PANORAMIC VIEW

Situated on the corner of Station and Hassall Streets with close proximity to Parramatta Station, Parramatta Square and Westfield, Eclipse's desirable business address, close to major companies, exceptional views and high standard of office accommodation are second to none.

PARRAMATTA SQUARE

SYDNEY WATER

CHURCH 'EAT' STREET

IAG

HSBC

ANZ

PWC & WESTERN SYDNEY UNIVERSITY

TELSTRA

BUS INTERCHANGE

LANCER BARRACKS

WESTFIELD PARRAMATTA

PARRAMATTA TRAIN STATION

THE LOCAL CULTURE

For a quick lunch escape, Parramatta is home to a vibrant café culture, convenient grab and go food offerings and state-of-the-art health and wellbeing centres all within easy walking distance to Eclipse.



HEALTH & WELLNESS



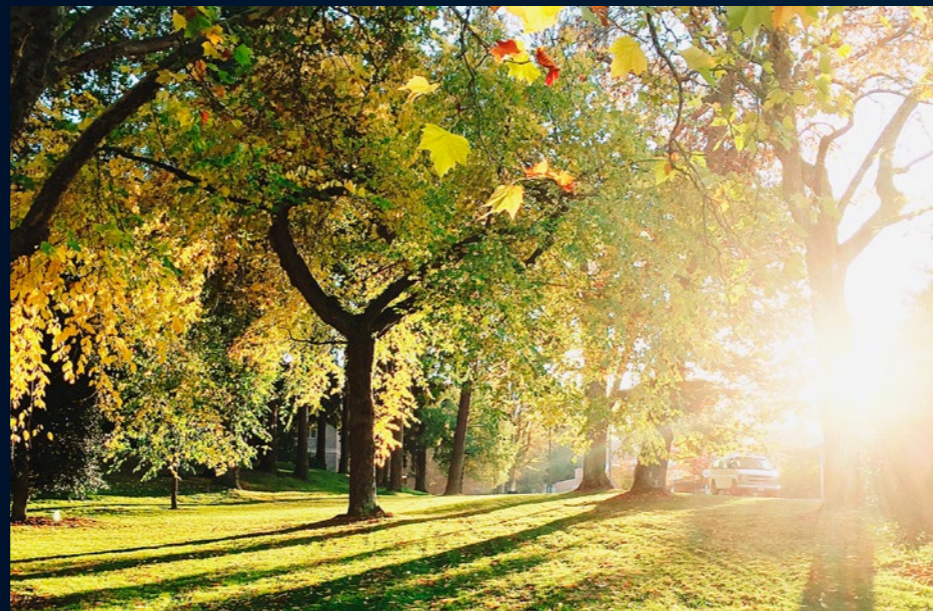
CHURCH 'EAT' STREET



HUNGRY BAKER



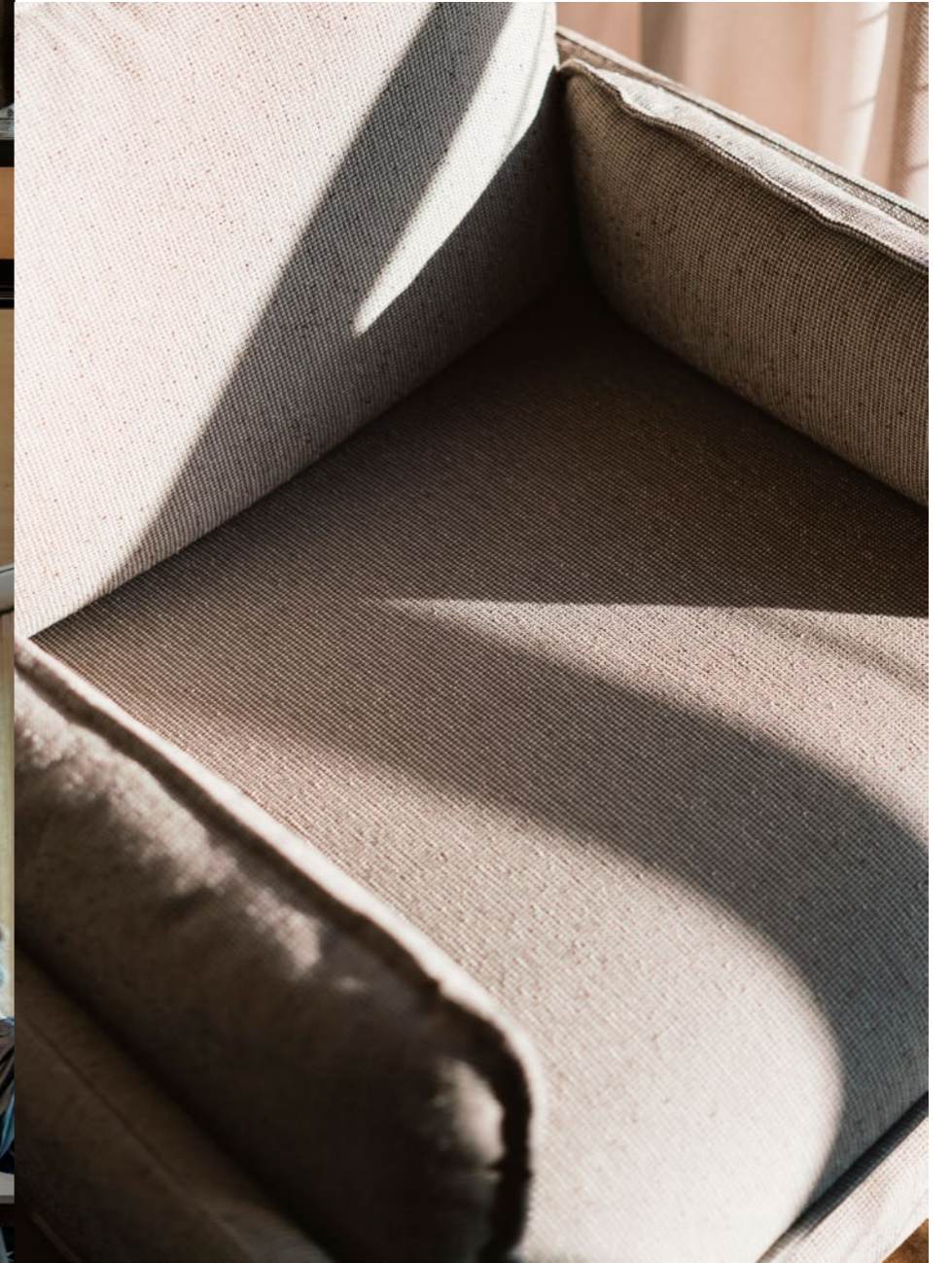
PARRAMATTA WHARF



PARRAMATTA PARK



WESTFIELD PARRAMATTA



SMART FLOORPLATES

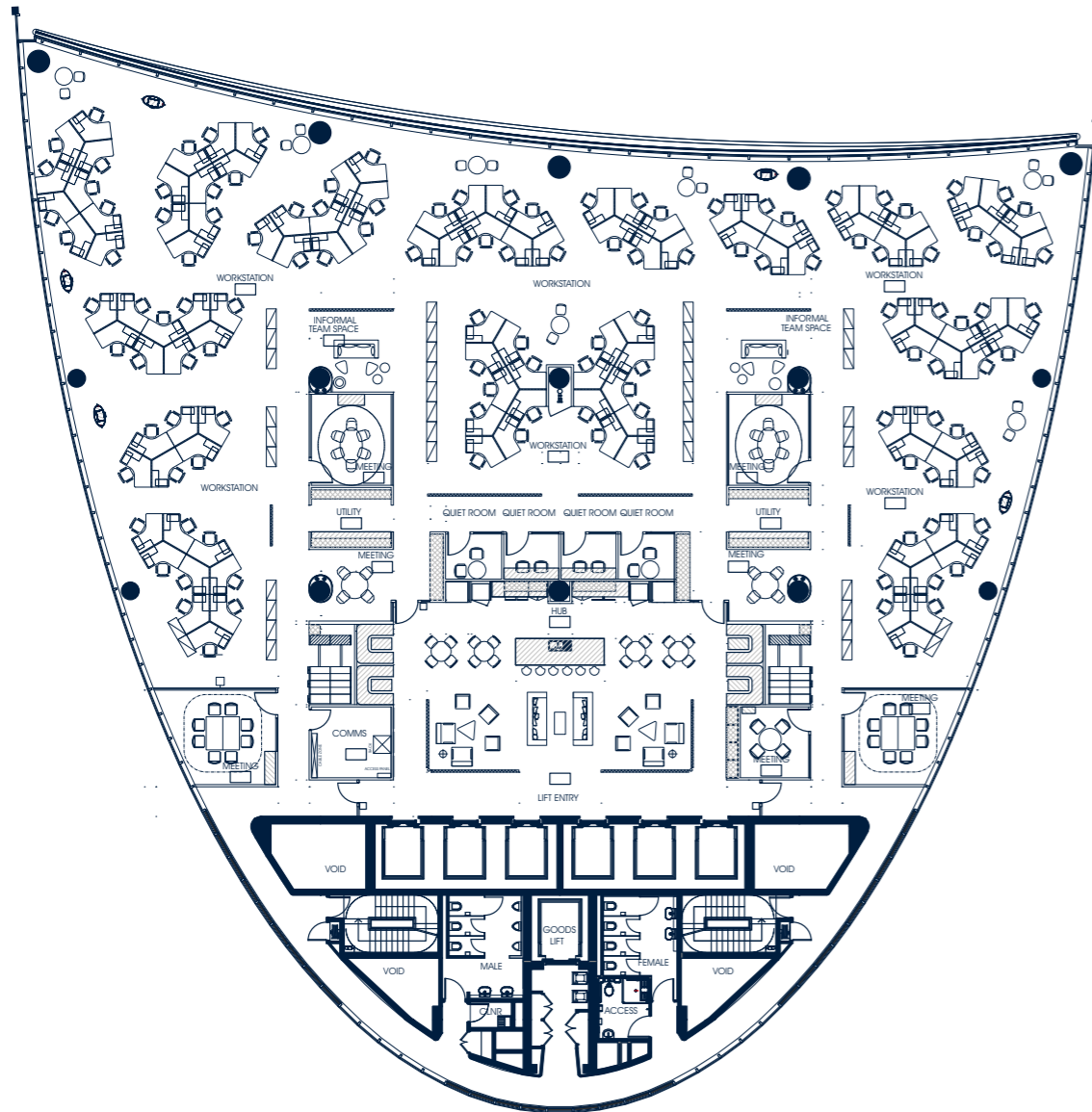
Save your business cost and time. Take advantage of the very efficient fitted-out side core floorplates of approximately 1,323sqm. Designed for the wellbeing of its occupants, they enjoy abundant natural light, incredible north and west views and allow for open plan seamless workspaces.

For full details of the current floor plans please visit the [website](#) showing the current fitouts in place over levels 1-9.

The existing fitout for two floors, being Level 3 and Level 6 are shown below. Other levels can be viewed on our [website](#).

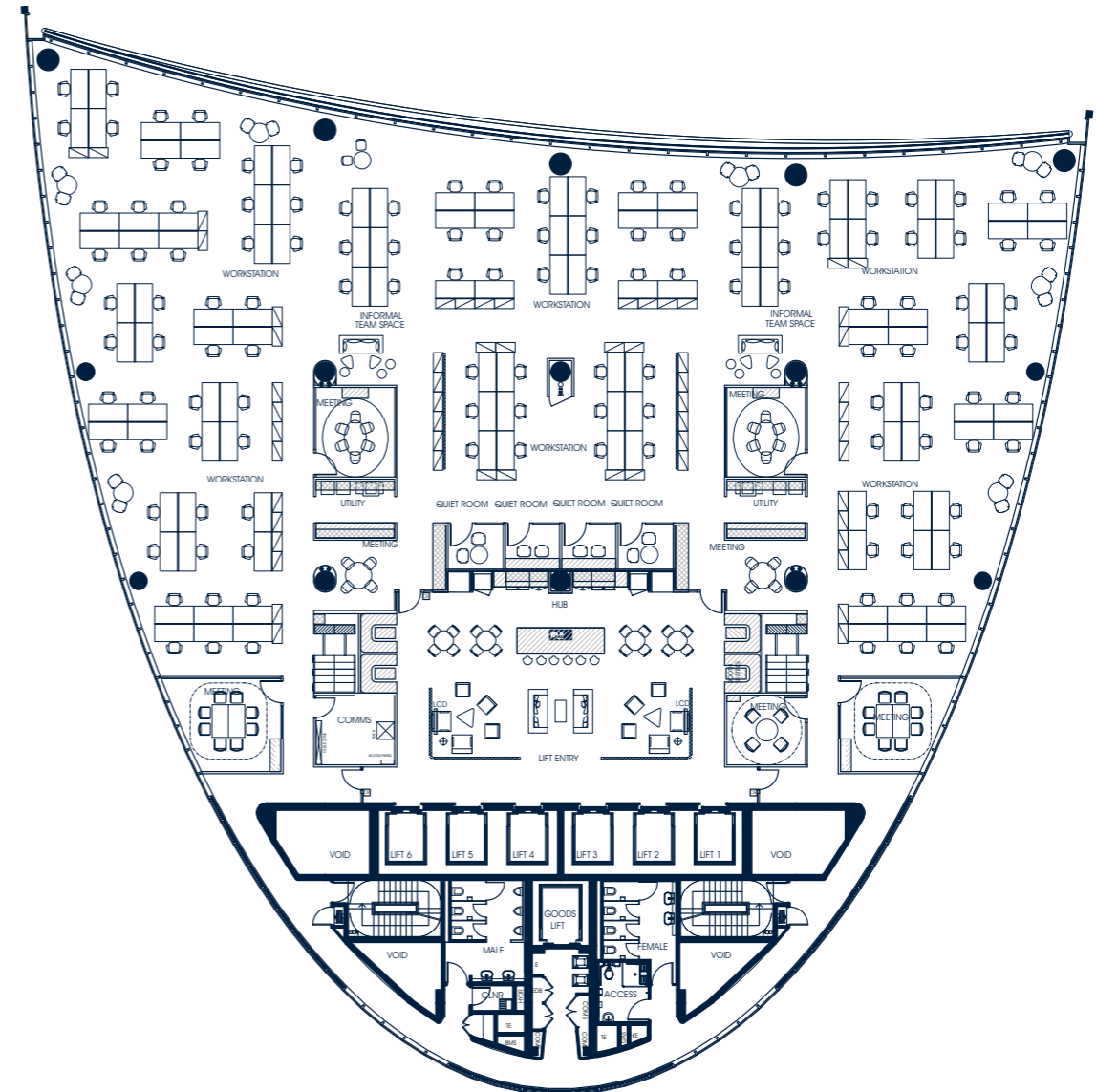
EXISTING FITOUT – LEVEL 3

Open plan layout with approx. 120 work stations, 5 meeting rooms, large kitchen/breakout, utilities areas, comms room and 4 focus rooms.



EXISTING FITOUT – LEVEL 6

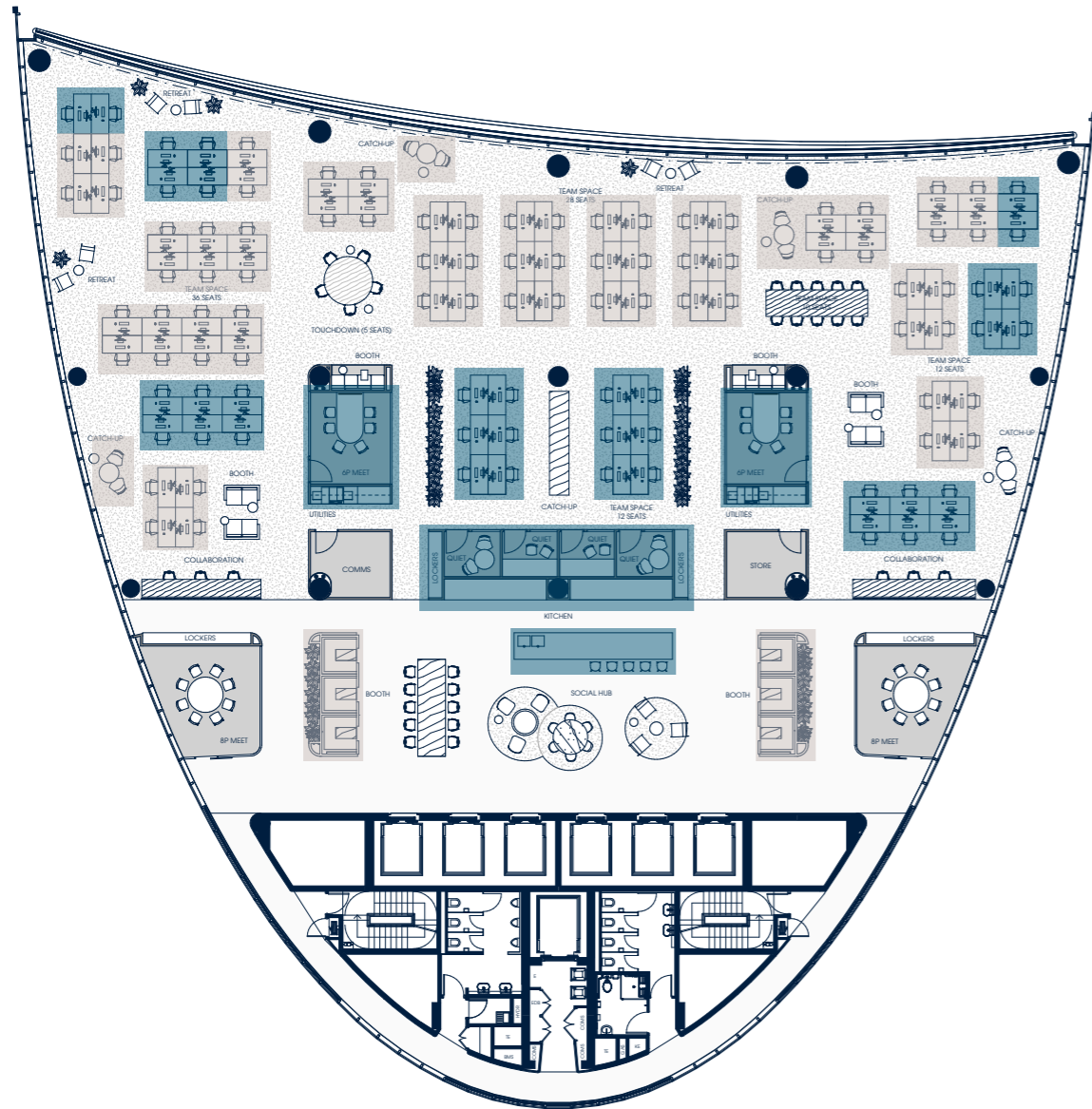
Open plan layout with approx. 130 work stations, 5 meeting rooms, large kitchen/breakout, utilities areas, comms room and 4 focus rooms.



With minimal changes to the existing fitout in place, we provide two alternatives to show a re-use of the fitout to suit an astute tenant looking for an existing fitout with minimal capex.

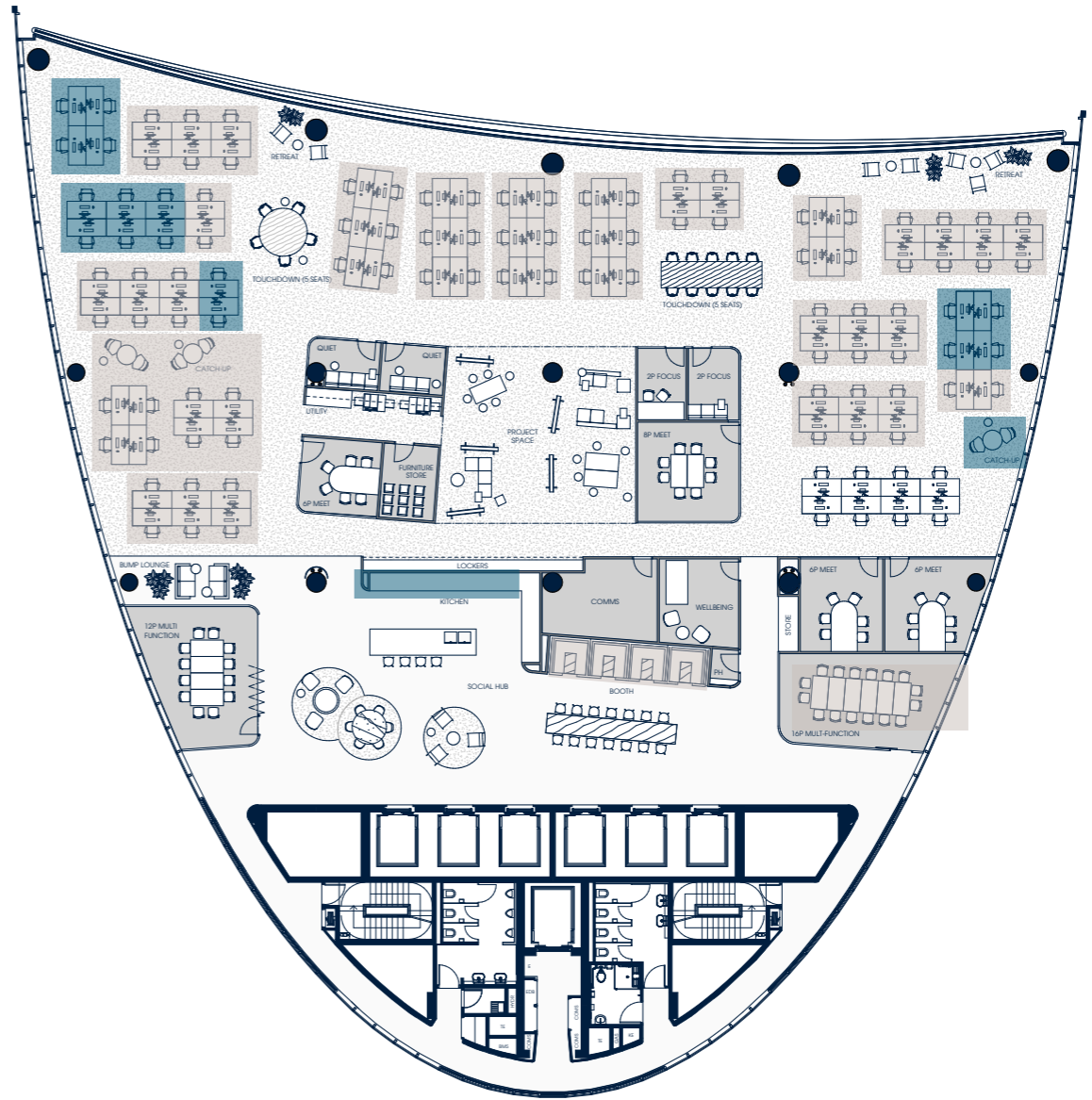
LIGHT TOUCH INTERVENTION

Typical intervention of 20% of fitout, 108 work points, reception, 4 meeting rooms, 4 focus rooms, large kitchen/breakout, 2 x utilities areas, comms room, wellbeing room and multiple collaboration zones. Density ratio: 1:12



MEDIUM TOUCH INTERVENTION

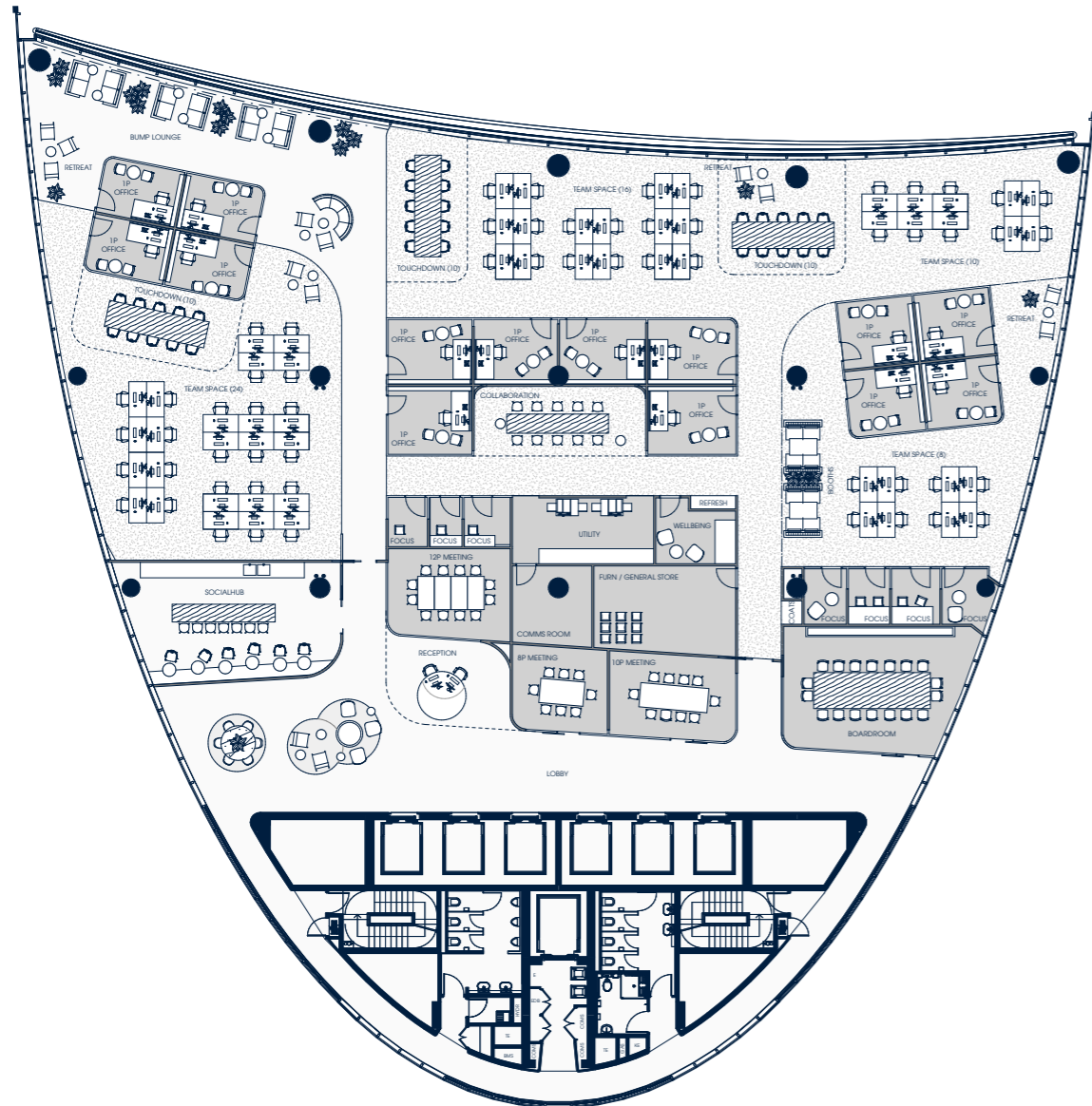
Typical intervention of 60% of fitout, 119 work points, reception, 6 meeting rooms, 4 focus rooms, large kitchen/breakout, 2 x utilities areas, comms room, wellbeing room and multiple collaboration zones. Penetration for inter-connecting stair. Density Ratio 1:10



We provide concepts for two brand new layouts: Corporate and Agile to showcase the floorplates potential and a complete refit.

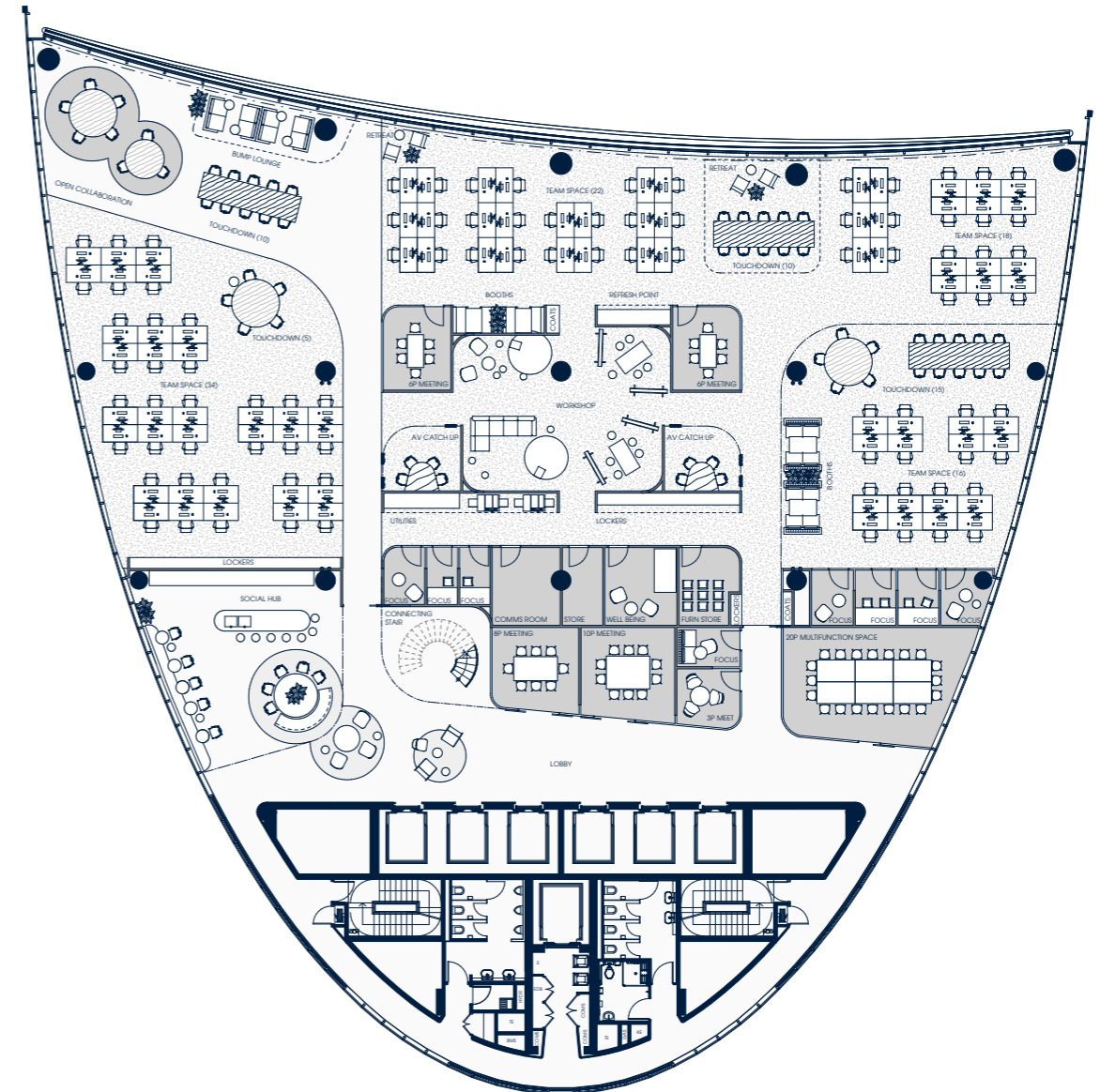
CORPORATE FLOORPLAN

Single office floor with 103 work points, reception, 7 meeting rooms, 1 office, large kitchen/breakout, utilities room, comms room, wellbeing room and multiple collaboration zones. Density Ratio 1:12



AGILE FLOORPLAN

Open plan, multi floor agile layout with 130 work points, reception, 5 meeting rooms, large kitchen/breakout, utilities room, comms room, wellbeing room and multiple collaboration zones. Penetration for inter-connecting stair. Density Ratio 1:10



TECHNICAL SPECIFICATIONS

1/3

ENVIRONMENTAL

GREEN STAR RATING	5 Star
NABERS ENERGY RATING	5 Star
NABERS WATER RATING	4 Star

CONFIGURATION

BUILDING SIZE	Approx. 25,000sqm
FLOOR PLATE (NLA)	Approx. 1,323sqm
TENANT SERVICE ZONE	1500mm dedicated tenant service zone above ceiling
HIGH LOADING – % OF NLA	General floor loading: 4.2kpa (3kpa Live plus 1.2kpa dead) with a minimum of 5% of the floor area being >7.5kpa, subject to approval
CEILING HEIGHT	/ Typical slab to slab height of 3,700mm / Typical office floor ceiling heights comprise of a minimum of 2700mm (central zone)
RAISED FLOOR	150mm access floor on Level 1 or as a Tenant fitout option to all office areas

MECHANICAL

ZONES (ALL AIR SYSTEMS)	85sqm perimeter zones / 120sqm centre zones
TENANT EQUIPMENT	Equipment load 15W/sqm
TENANT SUPPLEMENTARY LOOP	Available at 65W/sqm floor branches sized to 35W/sqm heat rejection over the total NLA. Cooling to 28W/sqm
AFTER HOURS OPERATION ELECTRICAL	Tenant controlled via web based after hours A/C. There are two zones per floor. Fees apply at a current rate of \$50 per zone per hour

TENANT RISERS

GENERAL EXHAUST	0.2L/s/sqm
TOILET EXHAUST	The greater of 10L/s/fixture or 25L/s/sqm
SUPPLEMENTARY TOILET EXHAUST	Existing base building exhaust can accommodate tenant exhaust if required, supplementary riser at 0.2L/s/sqm
COMMERCIAL KITCHEN EXHAUST	One number, 2,000L/s single connection available on any commercial floor. Total building capacity 5,000 L/s. Note: Large commercial kitchen included in Level 2 fitout
SUPPLEMENTARY OUTSIDE AIR	0.3L/s/sqm

TECHNICAL SPECIFICATIONS

2/3

PASSENGER LIFTS

PASSENGER LIFTS	6 destination control lifts with access control monitoring from ground to level 19 office floors
WAITING INTERVALS	≤ 30 secs
HANDLING CAPACITY	$\geq 14\%$
CAR CAPACITY	2,250kg (30 person)
LATERAL VIBRATION	≤ 15 mg

GOOD LIFT

GOODS LIFT	1 dedicated goods lift servicing all office floors, the loading dock and the rooftop plant room
GOODS CAR CAPACITY	2,000kg

ELECTRICAL

POWER	> 50 VA/sqm (including lighting and equipment)
POWER FACTOR CORRECTION	Yes
LIGHTING	Existing lighting in QBE Tenancy will remain unless altered as part of incoming Tenant's fitout
LIGHTING POWER CONSUMPTION	> 10 W/sqm
LIGHTING CONTROL SYSTEM	Yes
BUILDING INTELLIGENCE	BMCS via Clipsal CBUS System

STANDBY POWER

GENERATOR	Onsite diesel generator
LIFTS	Available for 100% of lift service
EMERGENCY SERVICES	Available for 100% of essential services and ventilation
HOUSE LIGHTS AND POWER	Available for 100% of house lights and power
TENANT SUPPLEMENTARY LOOP	Available for 100% of Tenant Supplementary Loop
TENANTS LIGHT & POWER	Space Provision for Tenant Generator

TECHNICAL SPECIFICATIONS

3/3

BUILDING MANAGEMENT

TYPE	Full management and operational control. Facility Management and Concierge available during business hours
RECYCLING	Dedicated garbage recycling areas throughout building. Four waste streams including commingle, cardboard/ paper and general waste

COMMUNICATIONS

TENANT DATA RISERS	Two dedicated risers and cupboard at each floor
MATV AND PAY TV	Backbone infrastructure to each level
CARRIERS	Telstra DAS system
MOBILE COVERAGE	Throughout NLA building including in lifts

HYDRAULICS

FITTINGS	WELS rated fixtures. TOILET SUITE – 4 STARS, URINAL – 5 STARS, TAPWARES – 6 STARS, SHOWERS – 3 STARS
WATER DEMAND SUB METERING	Meters on each floor capture consumption of potable, non potable and hot water consumption

SECURITY

ACCESS CONTROL	Proximity 24/7 security access card system throughout
CONTROL ROOM	Monitored both onsite during business hours and at off-site security base
CCTV	Colour digital CCTV at building entry locations, loading dock and all lobbies throughout building (including car park)
INTER-FLOOR FIRE STAIR ACCESS	Provision for access to both fire stairs (tenant to install proximity readers)

AMENITIES

CHANGE ROOMS & SHOWERS	Male, Female and DDA
BICYCLE RACKS	Approx. 80 secure bike racks
SHOWERS	16 showers (8 males / 8 female)
LOCKERS	166 personal access control lockers (85 male / 81 female)
CONCIERGE AND SECURITY DESK	Manned by security at concierge desk

PARKING

CAR PARK	Secure basement parking for 144 cars
LOADING DOCK	Dedicated discrete loading dock for trucks. Security onsite 6am-6pm Mon-Fri
COURIER PARKING	Dedicated discrete loading dock for couriers and 1 x Designated parking bay



INSPIRE TOMORROW

PARRAMATTA HAS EVOLVED

As the evening falls, Parramatta's vibrant food and bar scene offers exciting after-work venues and night life. The city's riverfront masterplan will soon deliver an inviting precinct in the tradition of river cities such as London and Melbourne. Look forward to a calendar of outdoor events such as the Sydney and Winterlight Festivals, farmers markets, as well as sports matches in the new \$360 million Bankwest Stadium.



BANKWEST STADIUM



SYDNEY FESTIVAL



TROPFEST



FARMERS MARKETS



WINTERLIGHT FESTIVAL



RIVER CITY

WIDER GPT PORTFOLIO

The GPT Group is one of Australia's largest diversified property groups and a top 50 ASX listed company by market capitalisation. GPT owns and manages a \$25.3 billion portfolio of retail, office and logistics property assets across Australia.

The Group has a substantial investor base with more than 32,000 shareholders, and create value by delivering superior returns to investors, and by providing environments that enable our people to excel and customers and communities to prosper. The Group's vision is to be the most respected property company in Australia in the eyes of our investors, people, customers and communities.

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