



For Lease

# 44 Waterloo Road

44 Waterloo Road, Macquarie Park, NSW 2113

Office Available now

 652 - 4,054 sqm  NABERS certified

## About

Waterloo Road offers a variety of fitted office spaces, project space and a unique warehouse opportunity all within the tightly held Macquarie Park precinct.

Located a short walk from Macquarie Park Metro Station and with easy access to major arterials including the M2 and Epping Road, 44 Waterloo Road offers exceptional convenience and comfortable and affordable accommodations.

## Amenities

-  On-site parking
-  Bicycle storage
-  Nearby shopping precincts
-  Nearby parking
-  Green space access
-  Storage access
-  NBN connection
-  Nearby childcare centre
-  Nearby café

## ESG Credentials

- 3.5 Star NABERS Energy rating

## Sustainability

-  Water efficient fitting
-  Energy consumption tracking

# Availability

Unit Name	Unit Type	Lettable Area (sqm)	Availability
Office Ground Floor 01	Office	652 sqm	Available now
Office Level 0101	Office	652 sqm	Available now
Warehouse 01	Warehouse	2,750 sqm	Available now