


For Lease

44 Waterloo Road

44 Waterloo Road, Macquarie Park, NSW 2113

Office Q4 2025










 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 Train 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 |  Storage access |
|  Bicycle storage |  NBN connection |
|  Nearby shopping precincts |  Nearby childcare centre |
|  Nearby parking |  Nearby café |
|  Green space access | |

ESG Credentials

- 3.5 Star NABERS Energy rating

Sustainability

-  Water efficient fitting
-  Energy consumption tracking

Availability

Unit Name	Unit Type	Lettable Area (sqm)	Availability
Unit G01	Office	652 sqm	Q4 2025
Warehouse 01	Warehouse	2,750 sqm	Q4 2025
Unit 01	Office	652 sqm	Q4 2025