



CENTRAL LOCATION

GREEN CENTRAL BUSINESS PARK
61 DUNNING AVENUE, ROSEBERY



Opportunity

Green Central Business Park offers contemporary office space conveniently located near one of Sydney's finest cafe precincts – The Cannery, and just 300m from a variety of retail options at Mascot Town Centre as well as being in close proximity to the Mascot train station.

A 241 sqm open plan office on the second floor will be available for lease from May 2019.





A clever move

Green Central is located within the rapidly expanding commercial precinct of Rosebery, just 5km from the Sydney CBD. The estate boasts an on-site tennis and basketball court, and is surrounded by quality cafés and eateries including Kitchen by Mike and Black Star Patisserie.

“RAIL, BUS AND ROAD NETWORKS OFFER EASY ACCESS FROM ALL AREAS OF SYDNEY”



CENTRALLY CONNECTED



1.2KM
to Green Square Station



8.5KM
to Port Botany



4KM
to Sydney Airport



5KM
to Sydney CBD



50M
to Café

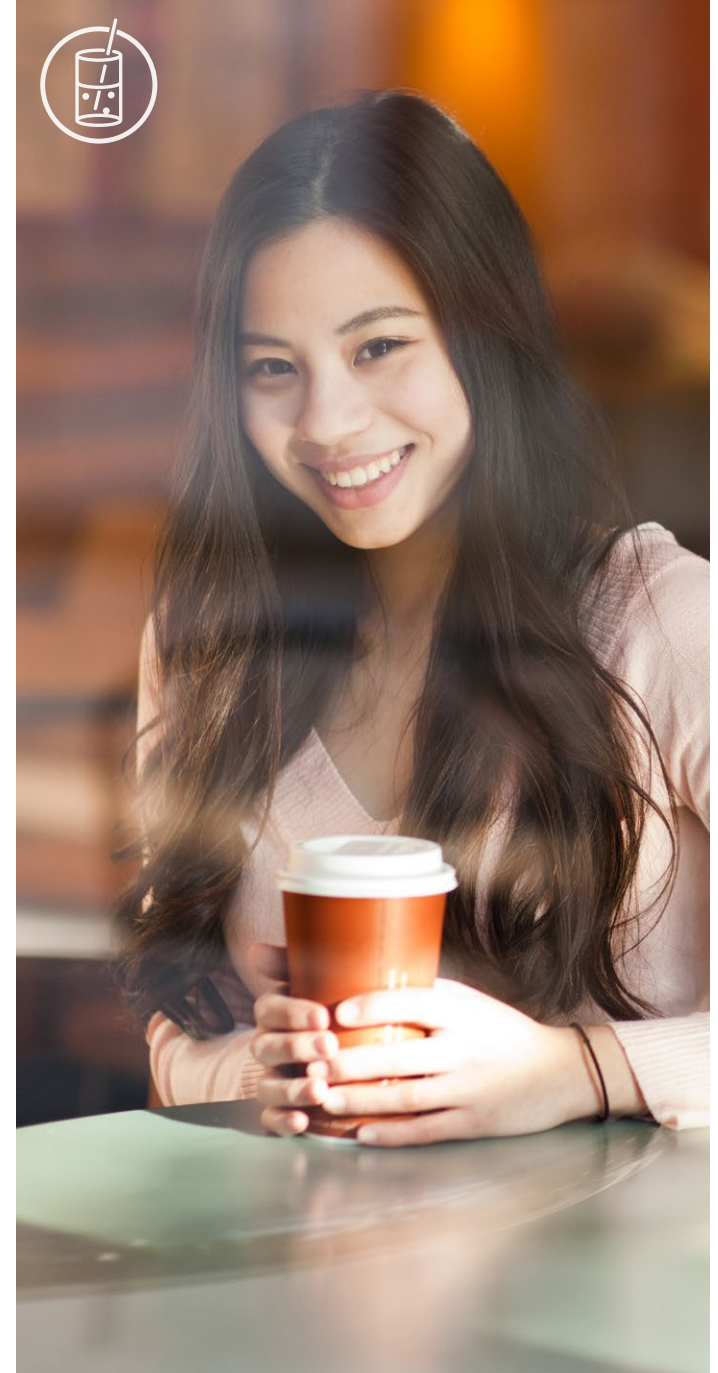


Get to know your neighbours

Green Central Business Park boasts intimate access to some of South Sydney's finest cafés and eateries, including Kitchen by Mike, The Cannery and Black Star Patisserie.

A multipurpose basketball/tennis court is also located on site for customer use, and Turuwell Park is just 500m away for lunchtime sports or relaxation.

Botany Road, located just 300m from the estate boasts a variety of retail options, including a Coles Express Supermarket, and a medical centre.





BUS ROUTES

ROUTE	LOCATION
309	Port Botany to City
310	Eastgardens to City
343	Kingsford to City
345	Rosebery to Central Station
348	Wollri Creek to Bondi Junction
418	Burwood to Bondi Junction
X09	City to Banksmeadow (Express)
X10	Eastgardens to City (Express)
m20	Botany to Gore Hill (Prepay only)

TRAINS

Airport and East Hills Line

BICYCLE

Convenient cycle paths between the estate and South Sydney enables safe and easy connections between the estate and CBD, Redfern station, and the inner west.

Flexible space

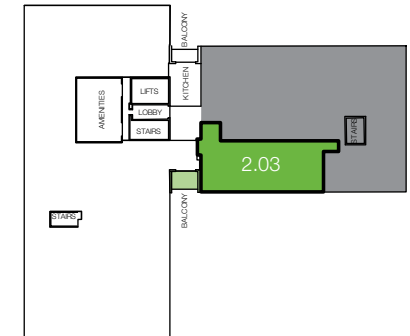
- + 241 sqm office space
- + Contemporary design with landscaped gardens
- + Parking ratio of 1:45 sqm
- + Centrally located, in close proximity to Sydney CBD, major transport routes and airport
- + 5 star NABERS energy rating.



AREA SCHEDULE	SQM
Suite 2.03	241



DUNNING AVENUE



LOCATION PLAN
NOT TO SCALE

Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.



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