

LIVERPOOL COMMERCIAL OFFICE PROSPECTUS



A MESSAGE FROM THE MAYOR



As South West Sydney's Health and Education Hub and the gateway to Western Sydney International Airport, Liverpool has quickly evolved into a city of opportunities. The Airport and its surrounding Bradfield Aerotropolis continues to gain traction, having already attracted \$20 billion in investment since the new airport site was confirmed to be built at Badgerys Creek by the federal government in 2017.

For four years in a row, Council has approved \$1 billion or more in development applications - a sign of great confidence in our future.

Improving access to the Georges River through a network of paths along its banks is just one of the many ways Liverpool City Council is working to make Liverpool a wonderful place to live, work and study.

The redevelopment of Lighthorse Park on the banks of the Georges River, as part of Council's Georges River Activations program, will connect the river and Lighthorse Park to the Liverpool City Centre, transforming the area into a vibrant and active public space.

Building on our ambition of becoming the world's next great river city, Moore Point will bring together more than 9ha of new landscaped open space, alongside significant new residential, commercial, and retail spaces into an attractive destination for residents, workers and visitors.

The \$790 million redevelopment of the Liverpool Health and Academic Precinct is underway which is a major step in cementing Liverpool's status as a leading hub for new and innovative technologies and health services.

Our multiple award-winning Public Domain Masterplan will guide the Liverpool City Centre's transformation at street level, moving towards a greener and more attractive streetscape. Council's own Civic Place will transform and anchor the southern end of the CBD as well as contribute to further activating the night time economy.

Through these projects, Council is transforming Liverpool into a city of the future and developers are already responding with great enthusiasm. With more than 120,000 sq m of commercial floor space in the pipeline, there has never been a better time to locate in Liverpool.

MAYOR NED MANNOUN



SYDNEY'S UNIVERSITY CITY

South West Sydney's Health and Education Hub is confirmed and supported with the recent opening of the Meriton Serviced Apartments Tower on Northumberland Street.

With a number of mixed-use developments approved and several multi-storey commercial and mixed-use buildings being assessed, Liverpool's skyline is set to change dramatically over the next few years.

As the premier edge city to Western Sydney International Airport, Liverpool is an excellent gateway to anchor and make the most of this historic growth.



Federal and State agencies in Liverpool City Centre

- **Liverpool Innovation Precinct**, anchored by Liverpool Hospital
- **Western Sydney Airport** – created to build and run Western Sydney International Airport
- **NSW Communities and Justice**
- **NSW Government Department of Health**
- **Australian Government Department of Human Services**
- **SafeWork NSW**
- **Centrelink**
- **National Disability Insurance Agency (NDIA)**
- **NSW Civil and Administrative Tribunal (NCAT)**

Council assistance for organisations relocating to Liverpool can include:

- A concierge to assist public sector agencies through all stages of relocation;
- Providing data and information on Liverpool that can feed into business cases to relocate to Liverpool;
- Introductions to appropriate networks and private and public sector contacts in Liverpool;
- Hosting information sessions for relocating staff on working in Liverpool; and
- A welcome function for agencies setting up operations in Liverpool.

A-GRADE OFFICE SPACE COMING TO LIVERPOOL

Liverpool is experiencing a commercial office space boom, with more than 120,000 sq m of commercial floor space in the pipeline.

There has never been a better opportunity to join the growing commercial community in the heart of South West Sydney's Health and Education Hub.

UNDER ASSESSMENT



431 Macquarie St

CONCEPT DA

- \$136 million
- Over 33,000 sq m commercial space
- 26 storey mixed-use building
- 5 basement levels of parking
- New public plaza

CONCEPT PLANS



146 Macquarie St

- \$140 Million
- 27 Storeys
- 4000 sq m ground floor retail/commercial
- 40,000 sq m commercial A-grade space
- 3 Basement levels

CONCEPT PLANS APPROVED



149-151 Terminus St

- 6000 sq m commercial



1-5 Speed St

- 3800 sq m commercial



APPROVED



Illoura Place

- Construction Value: \$126,029,678
- Circa 300+ apartments (Build-to-rent)
- 4 x PCA-A Grade Commercial Levels (Approx 8,000sqm)
- Ground Floor Retail (Approx. 800 sq m)
- 6 basement levels of parking



Liverpool Quarter

- \$106 million
- 23 storeys
- 27,000 sq m A-grade commercial space
- Ground-floor retail, food and beverage offering
- Net Lettable Area: 27,336 sq m



70 Memorial Ave

- \$99 million
- Two towers of 14 and 20 storeys
- 840 sq m retail and commercial space
- Two-level restaurant of around 1000sq m



The Grand Liverpool

- \$51 million
- 190 Terminus Street, Liverpool
- 17 storeys
- 192 hotel rooms (6040 sq m) and 72 residential apartment units with two ground floor (960 sq m) commercial/retail tenancies



Westfield

- \$93 million
- 11 storeys
- 10,500 sq m of A-grade commercial space
- Additional 1952 sq m retail
- Additional 4093 sq m entertainment
- Net Lettable Area: 7103sq m



22 Elizabeth St

- \$180 million
- 34 storeys
- 5500 sq m of A-grade commercial space
- 113-room hotel
- 179 residential apartments
- Ground-floor food and beverage offering
- 345 parking spaces
- Net Lettable Area: 5500 sq m



44 Scott St

- \$600 million
- 24 storeys
- 20,000 sq m A-grade commercial space
- Lower and upper ground retail floor
- 19 commercial office levels
- Nine-storey hotel comprising 84 rooms
- Four basement levels of parking with 135 spaces

DEVELOPMENTS COMPLETED RECENTLY



Liverpool Civic Place

- \$400 million
- New Council offices and Chambers
- New central Liverpool City Library and community hub
- Child care centre
- Civic Plaza
- Public parking

NOW OPEN



167 Northumberland St

- \$66 million
- 32 storeys
- Total gross floor area of 15,650 sq m
- 163 serviced apartments
- 3,130 sq m of retail/commercial floor area
- 12,520 sq m of serviced apartment floor area with 163 serviced apartments
- 64 vehicle spaces in two basement levels

NOW OPEN

LIVERPOOL CBD THE SEVEN-MINUTE CITY

Liverpool City Council is paving the way to a greener, brighter, more vibrant and active city centre with the award-winning Liverpool City Centre Public Domain Master Plan.

An increased tree canopy, wider footpaths and dedicated cycle ways are among the many improvements that will benefit those who live, work and study in the Liverpool CBD.



Workers in the Liverpool CBD enjoy a range of high-quality cafes and restaurants, shops, public parks and more – all within seven minutes' walk of the train station.

WORK

Liverpool's well-established health precinct is complemented by rapidly growing education and government sectors and its proximity to Western Sydney International Airport.

EAT

Liverpool is home to people from 150 nations. Much of their food and culture can be experienced in our streets.

SHOP

Westfield, Macquarie Mall, Liverpool Plaza and numerous main streets combine to create a rich and diverse city centre shopping experience.

HEAL

General practitioners, specialist practitioners and allied health professionals are all in easy walking distance.

STUDY


Three major universities and TAFE NSW open doors to the world of higher learning.




Key contacts

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A STRONG BUSINESS CASE

Liverpool provides real cost savings to professional service businesses. A professional business services company that employed 20 people and rented 400 sqm of commercial office space, could save almost 42% in annual operating costs due to lower commercial rent and lower wages compared to the Sydney CBD.

CONSIDERABLE COST SAVINGS

	Rent	Wages	Total
Liverpool	\$184,000	\$1,642,507	\$1,826,507
Sydney CBD	\$509,600	\$2,541,168	\$3,050,768
Savings in Liverpool	\$325,600	\$898,661	\$1,224,261

Source: Urbis, 2023

COMMERCIAL OFFICE RENTS NEWLY CONSTRUCTED A-GRADE STOCK

Location	Net Face Rent (\$ per sq m)	Savings in Liverpool
Liverpool	\$460	
Parramatta	\$1,274	64%
North Sydney	\$885	48%
Sydney CBD	\$620	26%

Source: Urbis, 2023

Note: Net Face rents based on A grade/premium office space rents for recently constructed buildings.

*Net Effective Rent is the net face rent less incentives. It reflects an increase in incentives over the last 12 months.

MEDIAN WEEKLY WAGES, 2023

Industry	Liverpool	Sydney - Inner City
Financial and insurance services	\$1,561	\$2,512
Rental, hiring and real estate services	\$1,552	\$2,384
Professional, scientific and technical services	\$1,576	\$2,353

Source: Australian Bureau of Statistics, Census Place of Work, 2021, Australian Taxation Office 2023

*Data for 2023 estimated based on wages growth by industry since 2021