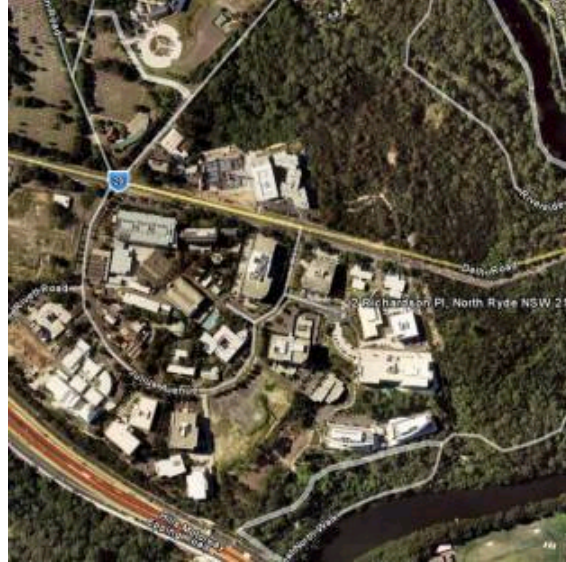
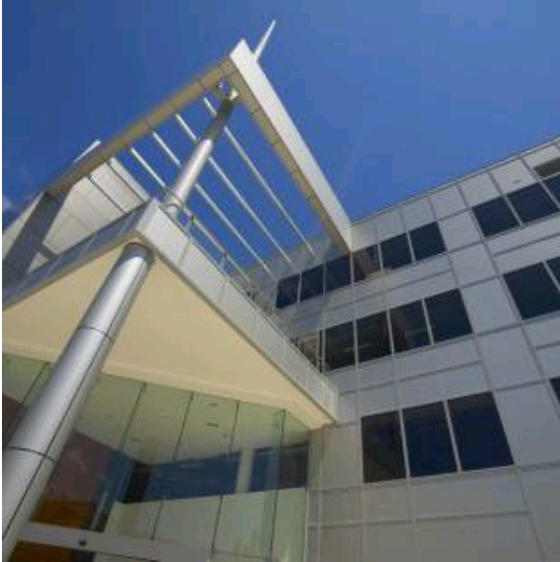


OFFICE VPT

2 Richardson Place, North Ryde NSW, Australia



Description

Riverside Corporate Park, North Ryde, is a modern A Grade office building completed in late 2004. The property comprises a ground floor and 3 upper office levels and a basement car park able to accommodate 454 vehicles over 2 levels with a further 63 on grade spaces.

The office levels offer huge efficient floor plates of around 3,800sqm with all floors offering abundant natural light and superb district views.

Neighbourhood retail facilities are available at Riverside Centre within the Park whilst regional facilities are available at Macquarie Centre, which is located 2 km to the north west, and Chatswood 3 km to the north east. The newly completed North Ryde railway station is a short walk from the property.

Location

Riverside Corporate Park is located in North Ryde, approximately 8km from North Sydney and 10km from the Sydney CBD. North Ryde is considered the premier Hi Tech business park location of the Sydney metropolitan area, incorporating prime quality occupiers including Compaq, Microsoft, Orix, Fujitsu, Resmed, Nestle, Phillips and Pfizer. It is well located to transport routes situated adjacent to Epping Road and having direct access to the M2 Motorway 600 metres to the south west, with public bus transport, along Epping Road and Delhi Road, providing access to and from the CBD, North Sydney, Eastwood, Epping, Macquarie Shopping Centre and Macquarie University.

Key Information

Ownership	VPT - 100%	Car Spaces	495
Acquisition	31/10/2005	Occupancy as at 30/06/2009	88%
Book Value (\$,000)	63,200	No. Of Tenants	4
Valuation Cap Rate	8.00%	WALE as at 30/06/2009	4.2 years
Net Lettable Area	Office: 15,095 sqm	Age of Building	2005
Typical Floor Plate	3,750		

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