



SEVENTY EUSTON

ALEXANDRIA



Captivate a broad Sydney audience and command a city-wide presence through unparalleled connectivity and reach. This magnetic location naturally draws a large reach of Sydneysiders.

Attracting more people in less time. Sydney's exceptional arterial road network places over 600,000 people within a 15-minute radius of the site.

**UNLEASH YOUR
BRAND'S FULL POTENTIAL
WITH AN IMPRESSIVE
CITY-WIDE REACH.**

UNRIVALLED ACCESSIBILITY



ALL ROADS LEAD HERE

Let business take centre stage at Seventy Euston. Set on a highly visible corner location in Alexandria, this site is a perfect opportunity to establish a thriving flagship location.





**BOLD SPACE
NEEDS
BOLD BRANDS**



INDUSTRIAL-CHIC SHOWROOM SPACE



This blank canvas site offers whole or part of 6,000 sqm (approx.) of premium designed showroom space, meticulously refurbished to blend the iconic classic warehouse aesthetic with a twist of modern flair.

Expansive full-height windows bathe interiors in natural sunlight and a combination of; exposed original brickwork, fresh white walls and steel beams.

**40,000 VEHICLES
PASS BY DAILY**

Take pride of place and gain exceptional exposure at the high-traffic intersection of Euston Road and Huntley Street – where both frontages benefit from exceptional corner exposure to over 40,000 vehicles daily.

**ALLEYES
ON YOU**





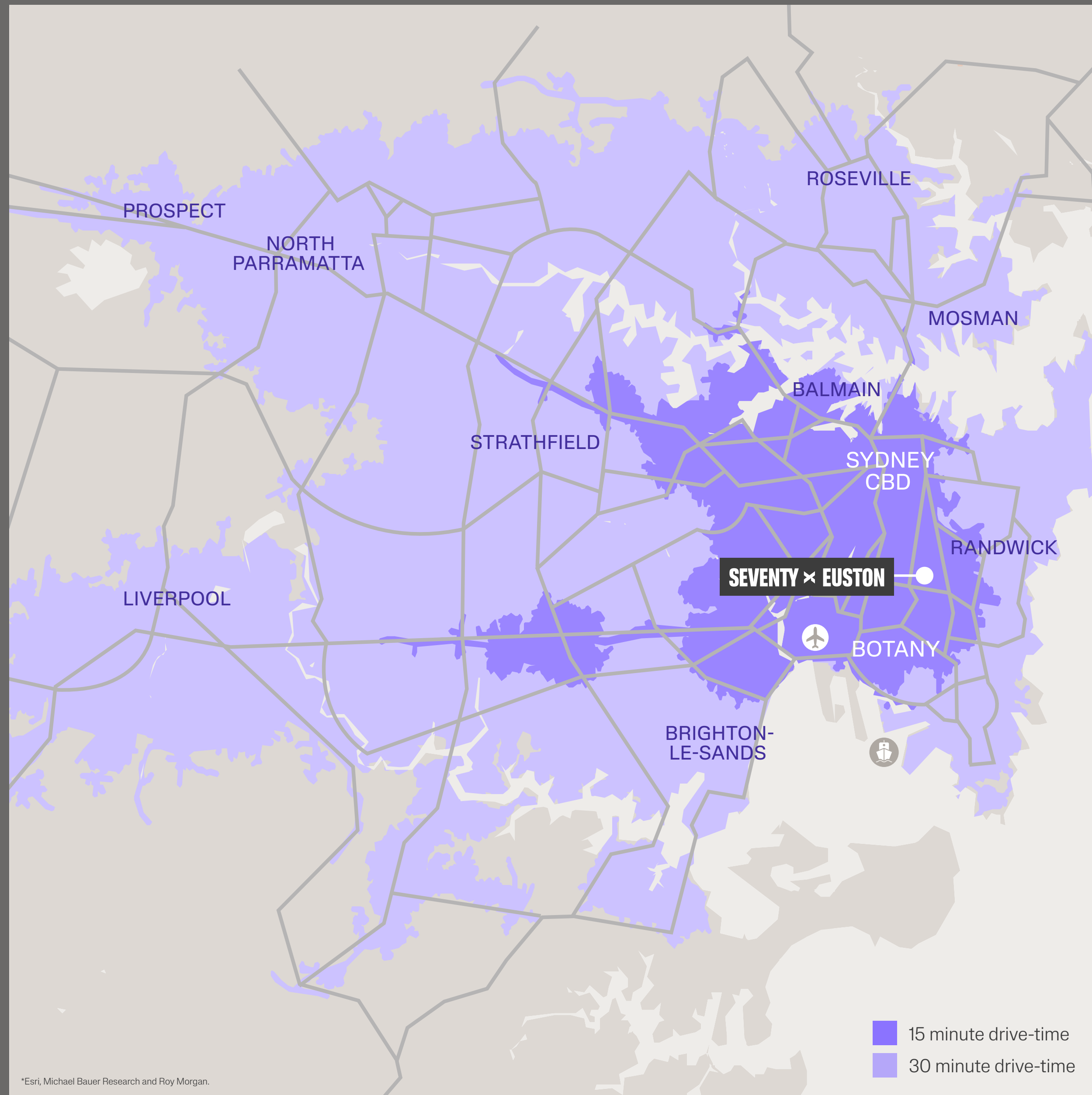
At Seventy Euston you are only ever moments from Sydney's CBD, Eastern Suburbs and Inner West. With the M8 interchange a mere 900 metres away, and Sydney Airport and Port Botany nearby.

- ▶ 900m to St Peters Interchange
- ▶ 3.8km to Sydney Airport
- ▶ 5km to Sydney CBD
- ▶ 9.3km to Port Botany.

▼
**FEW OTHER SITES CAN
BOAST METROPOLITAN
CONNECTIVITY LIKE THIS**
▲

EXCEPTIONAL CONNECTIVITY

CASTING THE NET WIDER



**REACH 2.6 MILLION PEOPLE
WITHIN A 30-MINUTE DRIVE
OF THE SITE.**

Key area statistics (30 min)

- ▶ 2.6 million total population
- ▶ 946,213 total households
- ▶ 167.2bn total purchasing power.

Total spend on:

- ▶ \$837.6m online shopping
- ▶ \$4.7bn clothing
- ▶ \$14.9bn food and beverage
- ▶ \$3.6bn personal care.



DESIGNED FOR FLEXIBILITY



Re-designed and re-imagined for a new chapter, Seventy Euston offers attention at every angle.

With the flexibility to lease as a standalone 6,000 sqm (approx.) space or split into two smaller tenancies from 2,900 sqm – this is a blank canvas ready for you to make your mark.

Key features:

- ▶ Exceptional brand exposure at high-traffic intersection
- ▶ High clearance ceilings up to 7m
- ▶ Full-height windows inviting ample natural light
- ▶ Dual street access via Euston Road and Huntley Street
- ▶ On-grade and dock access
- ▶ 46 on-site parking spaces
- ▶ EV charging points
- ▶ E3 Productivity zoning.

A BLANK CANVAS
BY DESIGN





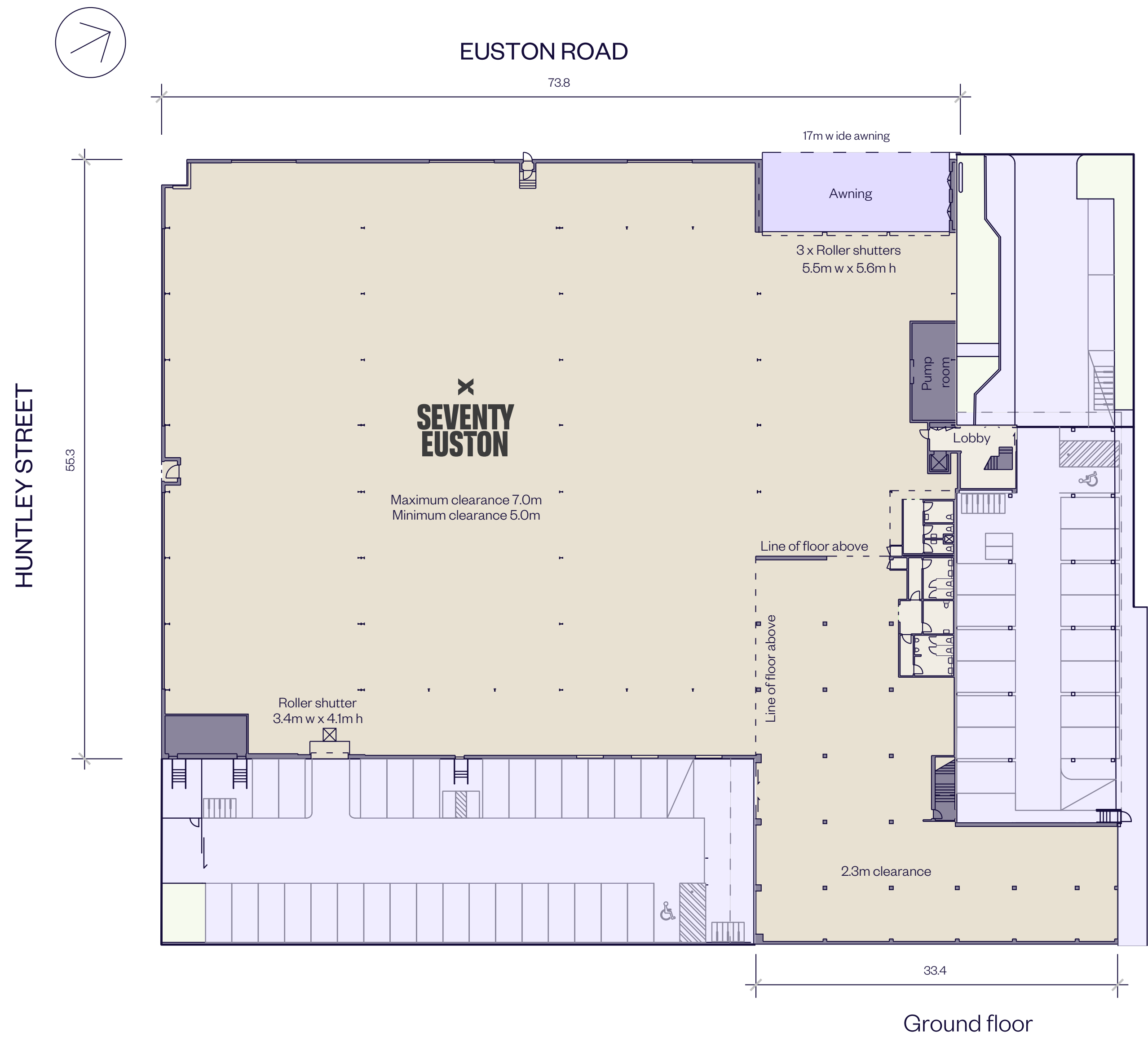
UNLOCK CREATIVE
POTENTIAL



UTILISE FULL FLEXIBILITY
ACROSS THE SITE

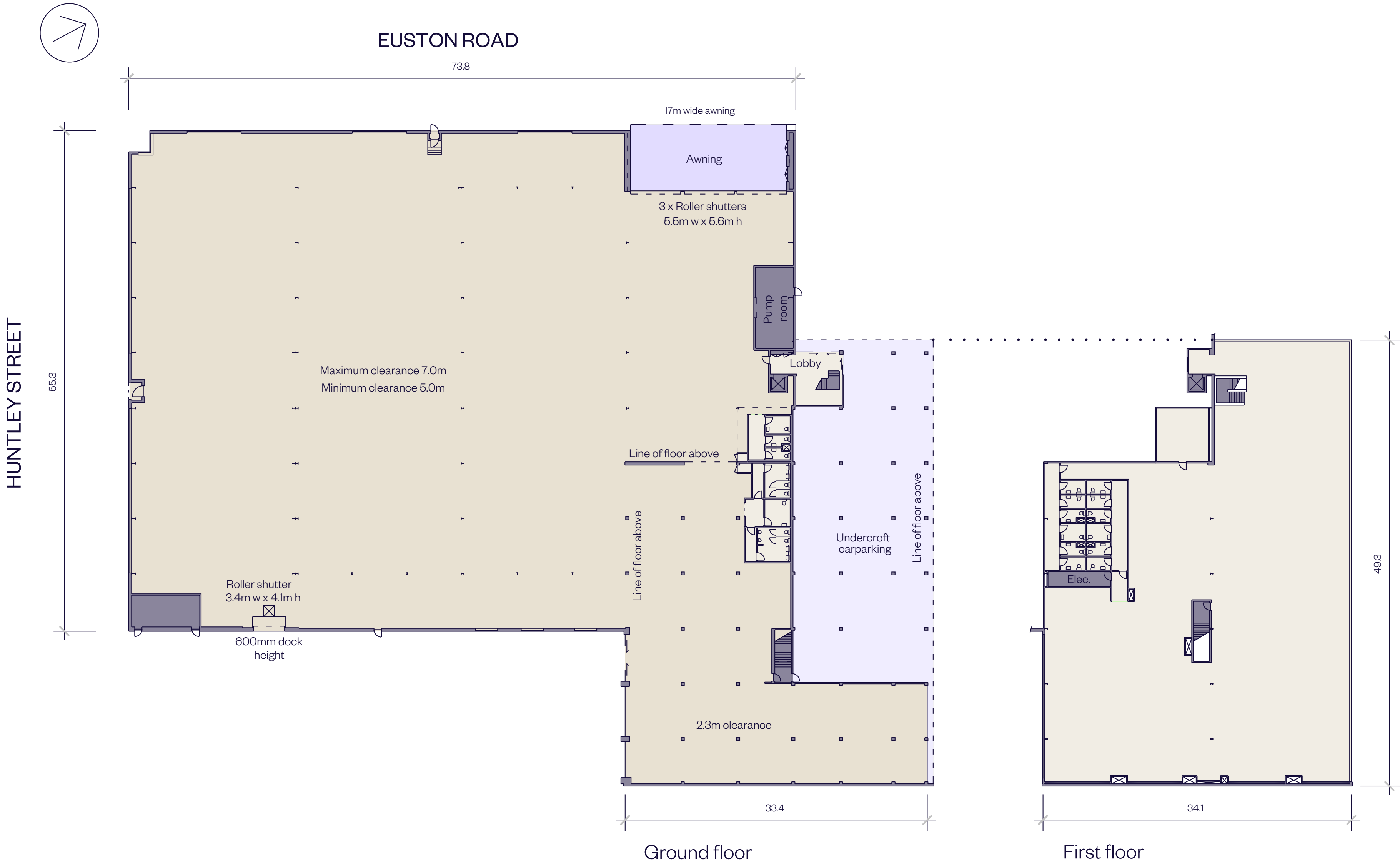
SITE PLAN

Car parking spaces	46
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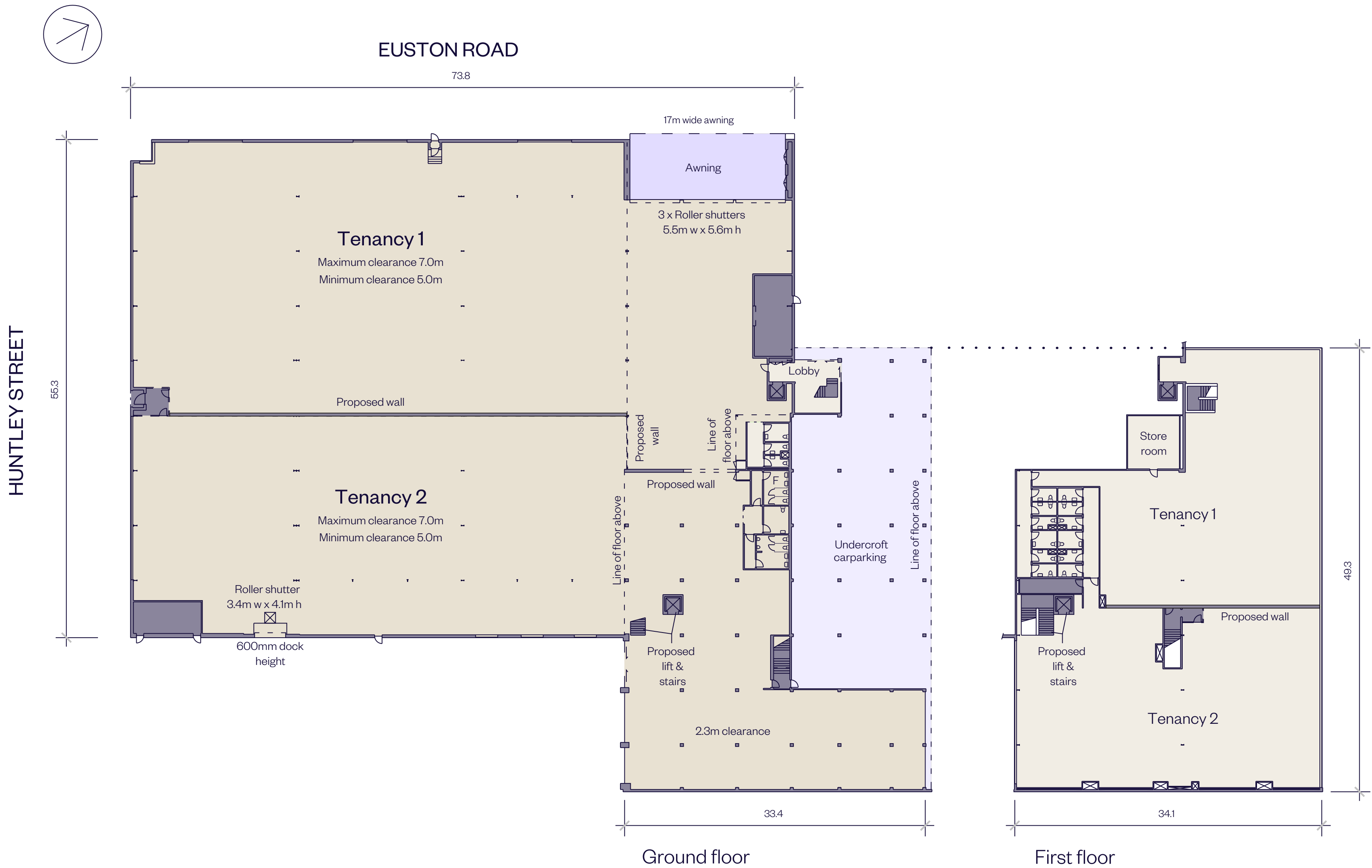
BUILDING PLAN

AREA SCHEDULE	SQM
Ground floor	4,436.8
First floor	1,508.1
Total building area	5,944.9
Car parking spaces	46



INDICATIVE SPLIT PLAN

AREA SCHEDULE	SQM
Tenancy 1	
Ground level	2,222
First floor	697
Total tenancy 1 area	2,919
Tenancy 2	
Ground floor	2,141
First floor	745
Total tenancy 2 area	2,886



POWERING PROGRESS IN THE
PURSUIT OF PARTNERSHIP

At Goodman, we see our relationship with our customers as a progressive partnership, one focused on continued support through the evolving lifespans of business.

As needs change, Goodman offers the unique advantage of a extensive portfolio of high quality, strategically-located properties. As your business evolves, we offer seamless transition within the Goodman ecosystem.

POWERFUL
PARTNERSHIP



We're committed to providing stable and enduring spaces that allow businesses to flourish and evolve — now and into the future. At Goodman — we grow, so you can grow.





CONTACT



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