

LIVERPOOL COMMERCIAL OFFICE PROSPECTUS



**LIVERPOOL
CITY
COUNCIL**



A MESSAGE FROM THE MAYOR



As Sydney's third CBD and the gateway to Western Sydney International Airport, Liverpool is a city of opportunities.

The Airport and its surrounding Western Sydney Aerotropolis have already attracted \$20 billion in investment.

There is also \$1 billion worth of major projects approved or under assessment in Liverpool's city centre, triggered by the rezoning of 25 hectares in the CBD in 2018 to allow mixed-use development.

Council is working to make Liverpool a wonderful place to live, work and study, improving access to the Georges River through a network of paths along its banks.

Work has started on a master plan for Woodward Place, a 28-hectare site on the western edge of the CBD. This will become a playground for the 30,000 people projected to live here in a few short years.

A detailed Public Domain Master Plan will guide Liverpool city centre's transformation at street level, moving towards a greener and more attractive streetscape.

Through these projects, Council is transforming Liverpool into a city of the future and developers are responding.

With more than 120,000 sqm of commercial floor space in the pipeline, there has never been a better time to locate in Liverpool.

MAYOR WENDY WALLER



SYDNEY'S THIRD CBD

The emergence of Liverpool as Sydney's third CBD has begun.

The nine-story building at 35 Scott St is a fine example of the commercial A-Grade office space being developed.

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
- **Western Sydney Investment Attraction Office** – opened as a result of the Western Sydney City Deal
- **NSW Department of Family and Community Services**
- **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 sqm of commercial floor space in the pipeline.

There has never been a better opportunity to join the growing commercial community in the heart of Sydney's third CBD.

CONCEPT PLANS APPROVED



149-151 Terminus St

- 6000 sqm commercial



1-5 Speed St

- 3800 sqm commercial



WESTFIELD

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



22 ELIZABETH ST



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

LIVERPOOL QUARTER



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

UNDER ASSESSMENT



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



431 Macquarie St

- \$136 million
- 26 storeys
- 38,000 sqm commercial space
- 11,000 sqm retail, food and beverage offering, and community art centre
- New public plaza
- Five levels of parking
- Net Lettable Area: 45,000 sqm



70 Memorial Ave

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



PRE-DA

28 Elizabeth St

- 28 storeys of commercial space
- Approximately 32,000 sqm

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 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 Liverpool CBD.



Workers in 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

Chris Guthrie

Coordinator Business Development


 (02) 8711 7603


 0438 480 502

 GuthrieC@liverpool.nsw.gov.au

Kerrie Elliott

Business Liaison Officer

 (02) 8711 7802

 0439 842 560

 ElliottK@liverpool.nsw.gov.au

For further information

Visit Us

Customer Service Centre
Ground Floor, 33 Moore Street, Liverpool, NSW 2170
Open Monday - Friday, 8.30am - 5pm

Phone

1300 36 2170
Calling from interstate: (02) 8711 7000
National Relay Service (NRS): 133 677
(for hearing and speech impaired customers)

Email

lcc@liverpool.nsw.gov.au

Post

Locked Bag 7064, Liverpool BC, NSW 1871

Website

www.liverpool.nsw.gov.au

Subscribe

www.liverpool.nsw.gov.au/subscribe

July 2020

A STRONG BUSINESS CASE

Liverpool offers real cost savings to professional service businesses. A professional business services company that employs 20 people and rents 400 sqm of commercial office space at Liverpool could save almost 42% in annual operating costs compared with the Sydney CBD.

CONSIDERABLE COST SAVINGS

	Rent	Wages	Total
Liverpool	\$210,000	\$1,272,613	\$1,482,613
Sydney CBD	\$560,000	\$1,981,893	\$2,541,893
Savings in Liverpool	\$350,000	\$709,280	\$1,059,280

Source: Urbis, 2019

COMMERCIAL OFFICE RENTS NEWLY CONSTRUCTED A-GRADE STOCK

Location	Net Face Rent (\$ per sqm)	Savings in Liverpool
Liverpool	\$525	
Sydney CBD	\$1400	63%
North Sydney	\$850	38%
Parramatta	\$650	19%

Source: Urbis

Note: Net Face rents based on A grade/premium accommodation rents as at August 2019 for newly constructed accommodation.

AVERAGE WEEKLY WAGES, 2019

Industry	Liverpool	Sydney - Inner City
Financial and insurance services	\$1387	\$2411
Rental, hiring and real estate services	\$1344	\$2094
Professional, scientific and technical services	\$1318	\$2058

Source: ABS (2017); ABS (2020); Lucid Economics