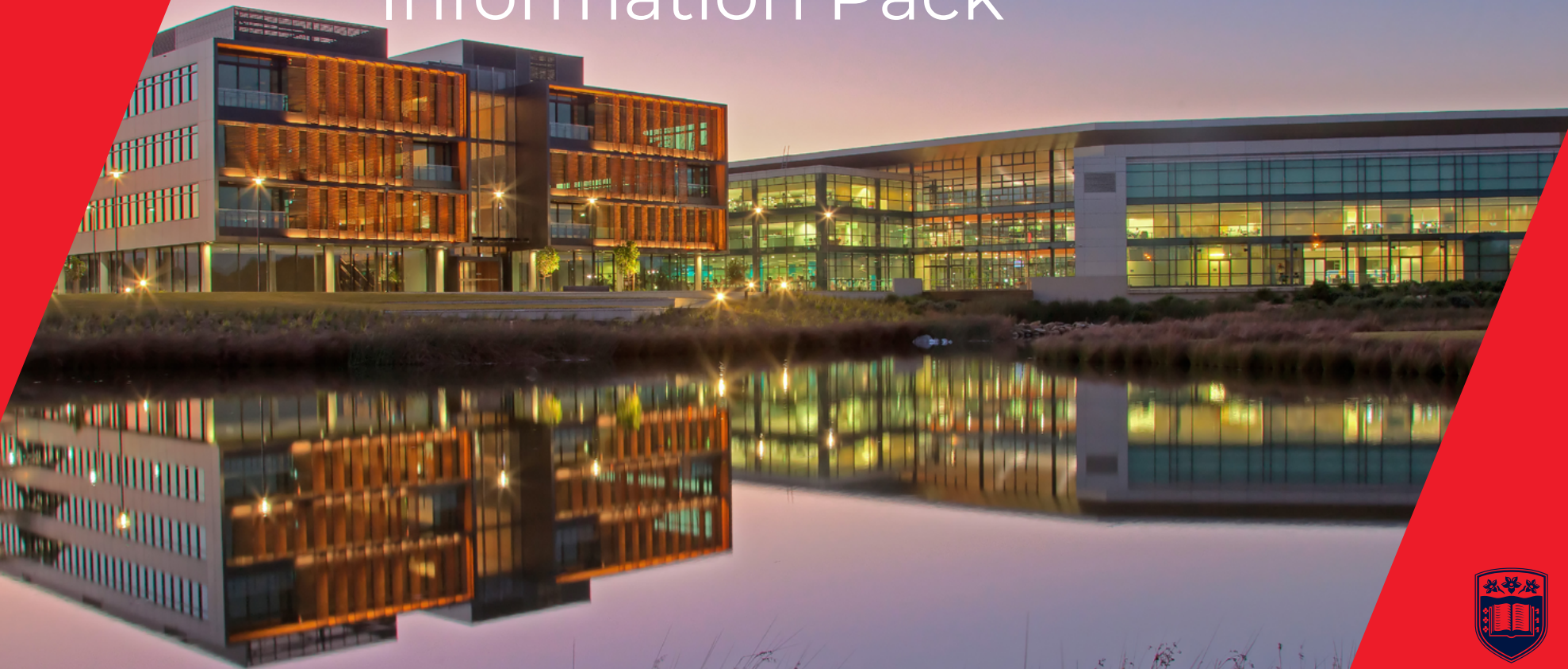


Innovation Campus Commercial Leasing Information Pack



UNIVERSITY
OF WOLLONGONG
AUSTRALIA

—
**/INNOVATION
CAMPUS**





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Driving Transformation

Live innovation now

Supported by Colliers International, the Innovation Campus has a team of professionals ready to help you start your next chapter.

Just an hour's drive south of Sydney, on a vibrant campus nestled between the mountains and the sea, your business can innovate, evolve and grow. Faster.

Innovation Campus

Over the past 70 years, the University of Wollongong (UOW) has secured its place in the top 1 percent of universities worldwide. UOW has become a benchmark for Australian tertiary education; dynamic, agile, innovative and prominent in national and international rankings for the quality of our teaching and research. Our network of campuses span across the state and the globe, with education partners in regional and metro Australia and overseas including Dubai, Hong Kong, Malaysia and Singapore ⁸

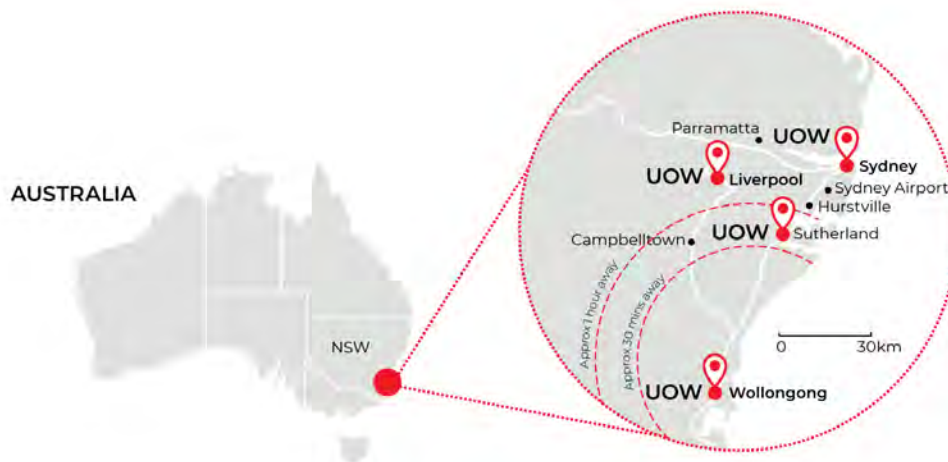
The Innovation Campus research and business precinct offers premium leasing and development opportunities for businesses to work with some of Australia's brightest minds.

Business Incubator

Our Innovation Campus is a sophisticated and well-developed innovative ecosystem supporting industry collaboration and amplifying the potential for businesses to claim leadership in their industries. Partners of the campus can collaborate with UOW research groups working in areas as diverse as human health, sustainable housing and energy, intelligent materials and maritime law and security. They become part of an engaged community that includes larger commercial groups such as NEC Australia, Cancer Council and Objective. With access to iAccelerate's entrepreneurs, students, and Australia's most employable graduates, you wouldn't want to be anywhere else.



You can book a tour with Colliers today by calling Kady Leggett on 0457 798 447



Connecting community

Become inspired

The Innovation Campus is so much more than state of the art facilities co-located in a stunning natural environment. Underpinning this thriving knowledge ecosystem is a connected and vibrant community of people. Building and enhancing their shared experience is a deliberate and integral part of how the campus functions. An engaged and active community breathes life into the campus, making it an inspiring and desirable place to work, create and innovate.

Working Together to Make a Difference

It's more than just an office space

Innovation is increasingly crucial to the competitiveness of businesses, whether it be in the development of new products and services or in the way they do business. UOW is committed to inspiring change through innovation, however we know innovation is not cultivated in a vacuum. Driving significant change requires a clear and integrated strategy derived from rigorous collaboration and partnerships.

COLLABORATIVE STRENGTHS



#1 Environmental Sustainability

We find practical solutions to the challenges of environmental sustainability and energy efficiency.



#2 Innovative Materials, Engineering & Manufacturing

UOW is leading the world in innovative research, including bionics, intelligent polymers, electromaterials and superconductors.



#3 Information & Mathematical Sciences

UOW graduates more IT professionals than any other university in NSW, with a strong focus on communication and wireless technology.



#4 Health & Medicine

UOW is a leader in health research and education, working closely with partners and communities on trials and research.



#5 Society, Policy & Culture

UOW has a number of researchers at the cutting edge of research in social sciences including economics, management, accounting and finance.

Facilities and Amenities

Join a thriving community

Innovation Campus is surrounded by local amenities including free shuttle bus connections to the CBD and is only 1 hour from Sydney Airport. Featuring the latest fiberoptic and broadband telecommunications to support your business and the opportunity to network with some of the world's leading companies is the reason why IOT, Cancer Council, SLR Consulting, Silver Chain Group, NEC Australia, Objective and Droppoint have made the choice to be part of our community.

Check out our facilities and amenities below:

FACILITIES AND AMENITIES

- Meeting spaces
- Boardrooms
- Conference centre
- Bookable event spaces
- Training room
- Breakout space
- High-speed Wi-Fi
- Secure end-of-trip facilities
- Secure underground parking
- Cafes
- Gymnasium
- Parent and baby care rooms
- Kitchen facilities
- Prayer rooms
- Bicycle pump stations
- Battery and mobile recycling
- Picnic and barbecue area



About The Central and Enterprise 1

An innovative ecosystem

Our commercial lease offerings deliver exceptional, flexible spaces in stunning buildings for organisations large and small - but we're much more than the sum of our facilities. Innovation Campus is an ideas network, purpose-designed to connect a vibrant community of innovators working side-by-side to generate shared ideas, collaborations and experiences. Businesses gain powerful connections with agile thinkers at a world-class university, ready to be leveraged for boundless potential.



5 Star NABERS Energy Rating

Wollongong's Premier A-Grade
Office Building



ENTERPRISE 1

We believe that Enterprise 1 is the showpiece commercial office building in the region. Opened by NSW Premier Barry O'Farrell in 2011, the \$40 million facility provides approximately 10,000 square metres of high-quality commercial office space for leading national and international corporations as well as key UOW research institutes.

The building has large floor plates of approximately 2,600 square meters, but is flexible enough to have sub-divisible spaces from 200 square meters.

Designed and built using sustainable building principles, it has achieved a 5-star National Australian Built Environment Rating System (NABERS) rating and is one of Wollongong's premier A-Grade office buildings. Enterprise 1 also adopts innovative design features for high energy efficiency such as automatic timber louvers that track the morning and afternoon sun.

THE CENTRAL

An iconic building and the first to be completed on site, The Central is a services hub for the Innovation Campus and the natural meeting place for people working, studying and visiting the site.

The spectacular \$32 million glass and steel building is an architectural landmark for the campus and the region, with a beautiful light-filled atrium and vast office suites linked by suspended walkways. It was designed using sustainable building principles, with an innovative flow-through natural ventilation system. The main area of the building overlooks Puckeys Estate Reserve surrounded by nature and waterways. The offices, function areas and outdoor terraces on the upper floors enjoy spectacular views of Wollongong's mesmerising escarpment and the ocean.

Commercial Property for Lease

Finding the right home for your business can make all the difference

The Central, Level 1, Suite 2A

This space is approximately 80m² and offers a unique south-facing outlook over the pond. The area is modern and bright, offering an adaptable floor plan and kitchen facilities. Perfect for a start-up company or business looking for a fresh start.

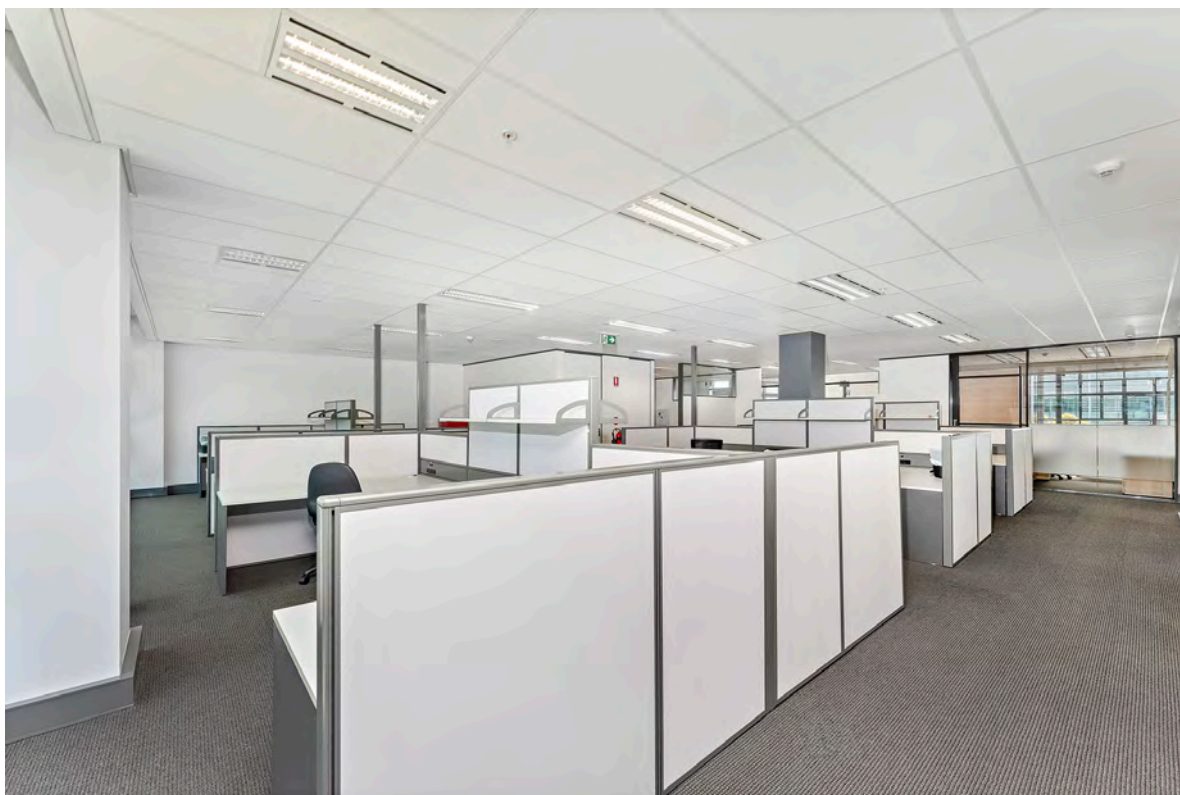


KEY DETAILS

Premises	First floor
Area	80 m ²
Fitout	<ul style="list-style-type: none"> • High ceilings and natural light throughout • Adaptable floor plan with kitchen space • Secure parking onsite • End of trip facilities, cafes and recreation areas
Rent, Incentives and Outgoings	Subject to negotiation
Timing	Available now
Lease Type	New direct lease
Make Good	Nil in the case of a sublease

The Central, Level 2, Suite 1

This space is 162m² and offers direct access to cafe, restaurant and gym facilities. Offering an adaptable space with individual offices, meeting rooms, storage room and kitchen facilities, this office is sure to impress.



KEY DETAILS

Premises	Second Floor
Area	162 m ²
Fitout	<ul style="list-style-type: none">• High ceilings and natural light throughout• Open plan and partitioned offices available• Secure parking onsite• End of trip facilities, cafes and recreation areas
Rent, Incentives and Outgoings	Subject to negotiation
Timing	Available now
Lease Type	New direct lease
Make Good	Nil in the case of a sublease



Commercial Property for Lease

Finding the right home for your business can make all the difference

Enterprise 1, Level 2, Suite 2

This light, spacious and welcoming tenancy is 581 m² with a beautiful view north-west over the Illawarra escarpment. Offering a large kitchen, staff area, storage, individual offices and meeting rooms, don't miss the opportunity to start your next chapter here.

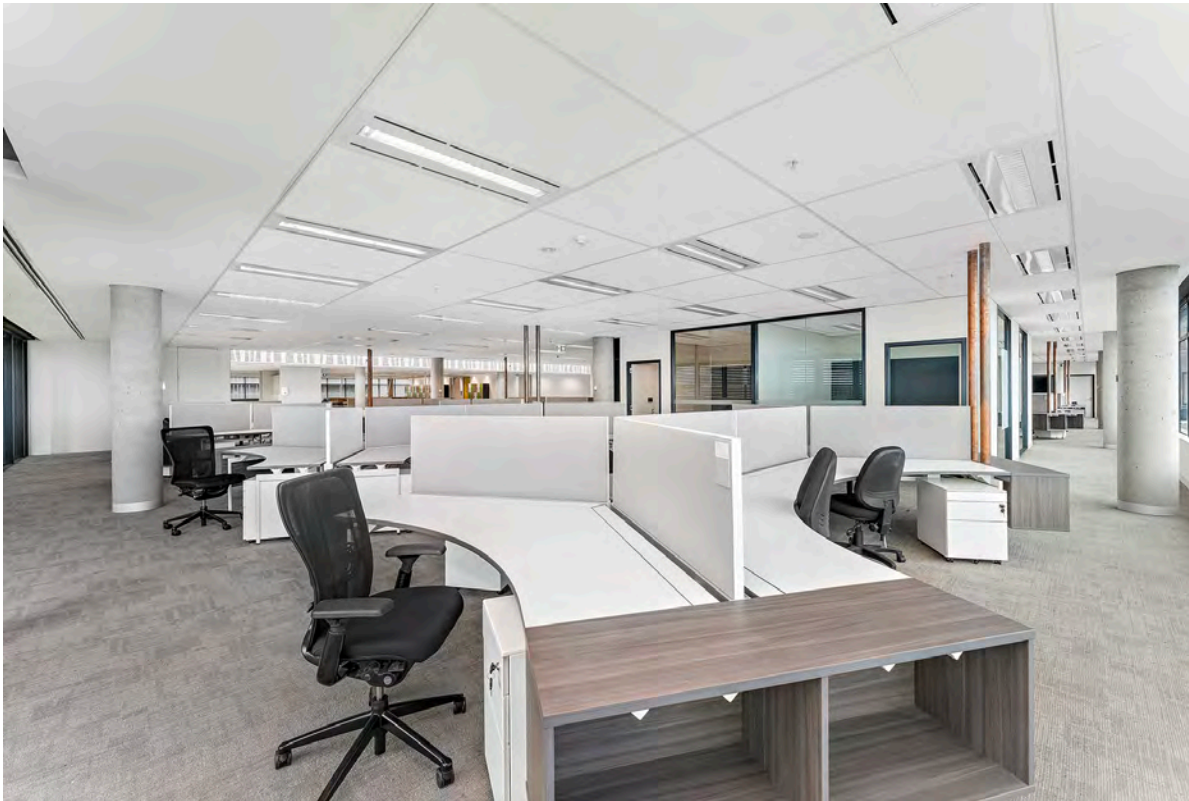


KEY DETAILS

Premises	Level 2, Suite 2
Area	581 m ²
Fitout	<ul style="list-style-type: none"> • Cutting edge design with high ceilings • An abundance of natural light throughout • Open plan and offices available • Secure parking onsite • Secure lockers • Meeting room • Kitchen facilities • Relaxed lunch area overlooking Mt Ousley
Rent, Incentives and Outgoings	Subject to negotiation
Timing	Available now
Lease Type	New direct lease
Make Good	Nil in the case of a sublease

Enterprise 1, Level 2, Suite 4

Enjoying south facing views of the Illawarra city centre and escarpment, this unique 660 m² tenancy is filled with natural light, high ceilings and an abundance of space with endless opportunities for your business.



KEY DETAILS

Premises	Level 2, Suite 4
Area	660 m ²
Fitout	<ul style="list-style-type: none">• Spacious design with multiple fit out options• Kitchen facilities• Secure parking onsite• Abundance of natural light throughout• End of trip facilities• Extensive view south over Wollongong
Rent, Incentives and Outgoings	Subject to negotiation
Timing	Available now
Lease Type	New direct lease
Make Good	Nil in the case of a sublease

Commercial Property for Lease

Finding the right home for your business can make all the difference

Enterprise 1, Level 3, Suites 1 & 2

One of the most expansive, beautiful and adaptable office spaces available in the Illawarra. This tenancy is 1,332.42 m² that is the entire north-side, top floor of the Enterprise 1 building. Boasting sunny, north-facing views of the Illawarra, with ample space for a large or expanding team. Inquire today about how your business can thrive in this location and within the Innovation Campus community.



KEY DETAILS

Premises	Level 3, Suites 1 & 2
Area	1,332.42 m ²
Fitout	<ul style="list-style-type: none"> • High ceilings with views north, east and west • An abundance of natural light throughout • Open plan and offices available • Secure parking onsite • Secure lockers • Meeting room • Kitchen facilities • Relaxed lunch area with picturesque ocean views
Rent, Incentives and Outgoings	Subject to negotiation
Timing	Available now
Lease Type	New direct lease
Make Good	Nil in the case of a sublease

Getting in contact

Live innovation now

REQUEST A TOUR OR ENQUIRE NOW

Colliers Wollongong

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Web: <https://www.colliers.com.au/>





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