



#### Features include:

- ◆ 6 metre high clearance work space and new age warehousing
- ◆ Hardstand area for all units
- ◆ Semi-trailer parking for several units
- ◆ Undercover loading and unloading for semi-trailers
- ◆ Concealed truck manoeuvring area
- ◆ Concrete ceilings to ancillary space ensures stable temperature
- ◆ Executive parking at your door and ample visitor parking
- ◆ Signage exposure onto Lexington Drive

T1 ground level has been specifically designed to offer maximum convenience and flexibility to operators with clean high value storage or production requirements. Accessed via a dedicated entry and exit drive at 16 Lexington Drive, the precinct encompasses an innovative blend of quality mezzanine offices and new age warehousing or ancillary space that can be configured to individual needs.

The convenient loading bays, which cater for all sizes in delivery vehicle, are cleverly located well away from the mezzanine offices. This ensures that, although the offices are in close proximity to their warehouse space, your clients will never encounter the day to day traffic inherent to loading bay areas.



Occupants of the showroom and office precinct enjoy high exposure to both Lexington Drive and the visitors arrival point from Technology Way. In addition to the highly flexible internal design features of these units, an opportunity exists to incorporate prominent signage, expansive showrooms and highly visible frontages.

Well appointed cafes adjacent to the lift provide an ideal setting for relaxed business meetings and social get togethers.

#### Features include:

- ◆ Highly flexible office/showrooms from 127m<sup>2</sup> to 1,024m<sup>2</sup>
- ◆ 3 metre high ceilings throughout
- ◆ Kitchenettes and toilets in all units
- ◆ Street level convenience
- ◆ Signage provision for each unit fronting Lexington Drive
- ◆ Dual frontages
- ◆ Modern alfresco cafes
- ◆ Child care centre on Level 3





**Level 1**  
Office or Showroom & Cafes

**T1**  
A NEW DIMENSION

14 Lexington Drive  
Norwest Business Park  
Bella Vista, NSW

Available  
Leased  
Sold

Last Modified: October 2011

**PRESIDA**  
Building Strength



**Warehouse Space**



**Office Space**



**Clear Access**

#### Features include:

- ◆ 3.9 metre high internal ceilings in ancillary areas
- ◆ Floor to ceiling windows provide extensive natural light
- ◆ Bi-fold glass doors
- ◆ Unit and suite sizes from 120m<sup>2</sup> to 1.500m<sup>2</sup>
- ◆ Opportunity to consolidate units and secure additional car park spaces
- ◆ Kitchenettes and toilets in all units
- ◆ Signage provision for all units
- ◆ Dual frontages
- ◆ On-site modern alfresco cafes
- ◆ Child care centre (Level 3)

Level 2 units present business owners with a unique opportunity to consolidate office space and ancillary areas to create a single level, premium quality workspace dimension for their specific needs.

Featuring highly adaptable floor space, floor to ceiling double glazed windows, superior finishes and elevated concrete ceilings within production and ancillary areas, these workspaces represent excellent value for leading edge service related corporations and occupants with diverse operational requirements.

Level 2

Office & Warehouse



# T1

A NEW DIMENSION

14 Lexington Drive  
Norwest Business Park  
Bella Vista, NSW

- Available
- Leased
- Sold

Last Modified: October 2011

**PRESIDA**  
Building Strength



# Level 3

## Office and Warehouse



# T1

A NEW DIMENSION

14 Lexington Drive  
Norwest Business Park  
Bella Vista, NSW



Available
Leased
Sold

Last Modified: October 2011

Level 4  
Office Suites



**T1**

A NEW DIMENSION

14 Lexington Drive  
Norwest Business Park  
Bella Vista, NSW

**PRESIDA**  
Building Strength



- Available
- Leased
- Sold

Last Modified: October 2011



Outlook from Level 4 Office



Level 4 Foyer

#### Features include:

- ◆ Premium quality finishes and fixtures
- ◆ Unit and suite sizes from 39m<sup>2</sup> to 160m<sup>2</sup>
- ◆ Individual A/c for complete temperature control
- ◆ Ample under cover parking
- ◆ Use of double-glazing provides sound and temperature control
- ◆ Balconies are featured in many suites
- ◆ Glass entry doors with sidelights, some with dual entry
- ◆ Full height windows provide abundant natural light
- ◆ On-site modern alfresco cafes
- ◆ On-site child care centre

Boutique office suites are highlighted by floor to ceiling double-glazed windows, providing abundant natural light and excellent views. Surrounding balconies, garden areas and wave shaped roofing feature prominently, creating a tranquil resort like environment.

Occupants and visitors enjoy the convenience of same level undercover parking, accessed directly from Technology Way, before entering modern entry lobbies finished with timber and glass feature walls.



Ground Level



# T1

A NEW DIMENSION

14 Lexington Drive  
Norwest Business Park  
Bella Vista, NSW

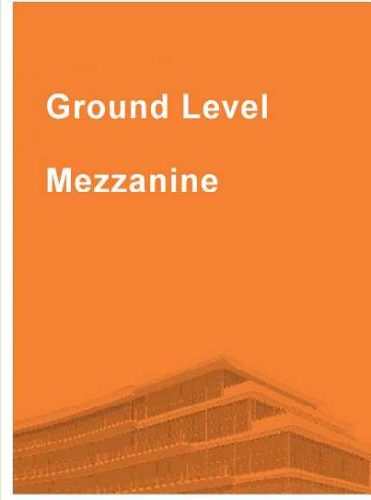


Available
Leased
Sold

Last Modified: October 2011



Ground Level  
Mezzanine



# T1

A NEW DIMENSION

14 Lexington Drive  
Norwest Business Park  
Bella Vista, NSW

- Available
- Leased
- Sold

Last Modified: October 2011

**PRESIDA**  
Building Strength