



STAGE 1
NOW LEASING

EXPLORE POTENTIAL



THE ASTRA ADVANTAGE

Astra Aerolab is a globally significant aerospace precinct, nestled within the beautiful Port Stephens dune landscape in the Hunter region.

A unique eco-system where diverse talents, knowledge and innovation work together to deliver excellence. It's a space designed to connect with nature, community and the world. Co-located with Newcastle Airport, it offers unparalleled airport connectivity, essential for those working on globally significant projects.

It's a one-off place designed to nurture your business and its people, with health and wellbeing central to the design; complemented with outstanding lifestyle benefits.

Work in this exceptional coastal location, in a precinct where building design embraces people, environment and the land.

Stage 1 leasing opportunities are now available for premium commercial space. Design has commenced, with construction underway in 2022.



LEASE YOUR SPACE

Designed to increase workforce engagement and productivity, Astra Aerolab offers warm inviting office spaces, filled with natural light and modern building amenities. You will benefit from our highly customisable property solutions, including flexible commercial models and adaptable lease terms.

Situated in a unique natural environment, Astra Aerolab offers commercial spaces comparable with the best CBD locations on the eastern seaboard.

REDUCE YOUR CARBON FOOTPRINT

A built environment designed with a 6 Star Green Star rating*, Astra Aerolab has sustainability at its core. Leading design, sustainable build practices and connection with the natural environment, provides an opportunity to reduce your carbon footprint.

With the latest 'smart' technology integrated across the precinct, you will enjoy a more efficient, secure, convenient and sustainable place to work.

*Green Building Council Australia.

UPLIFT HEALTH AND WELLBEING

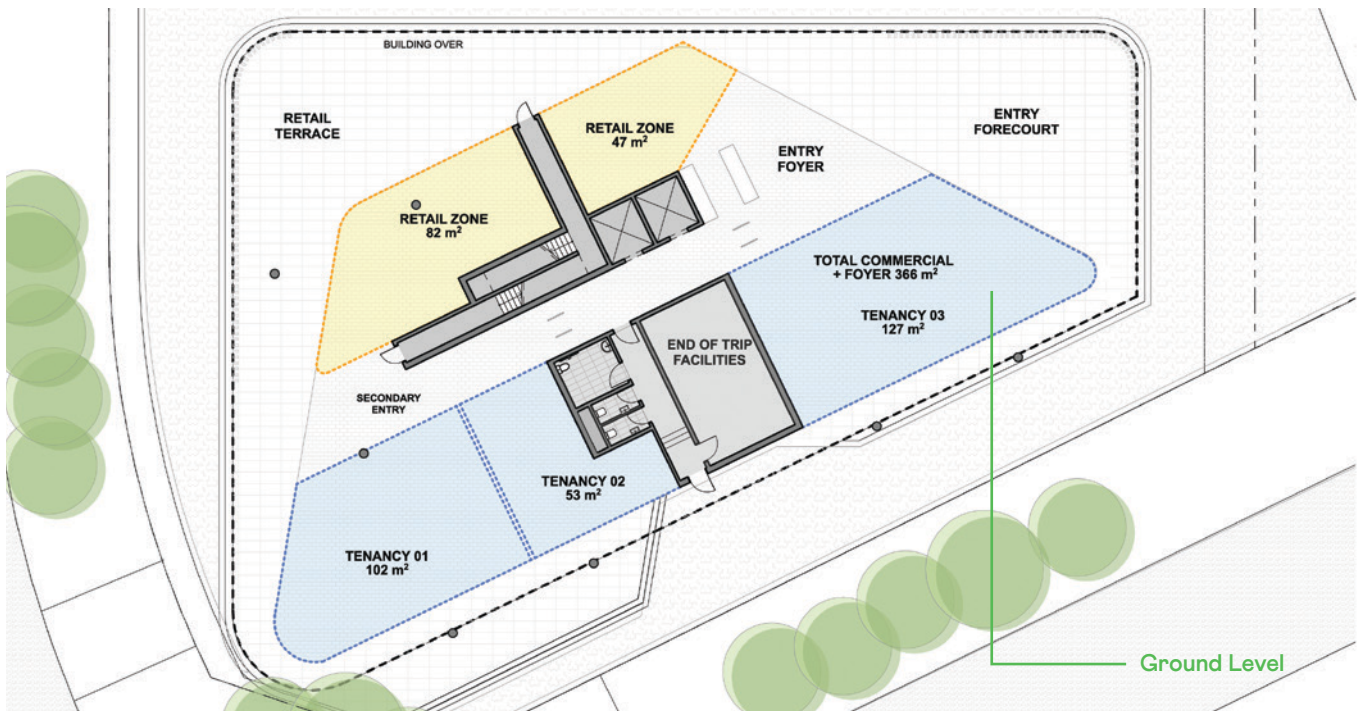
Astra Aerolab is a place optimised for people.

Designed to foster a healthy and connected workforce, its light filled office space and natural environment makes it a perfect place to think, connect and relax.

Surrounded by natural flora and fauna, take advantage of the many break-out spaces across the precinct. Distinctively designed, these 'pocket parks' offer workers access to a genuine work-life balance.

Scoring well above the Australian average for liveability, Astra Aerolab is a master planned estate located just 30 minutes from beautiful Newcastle and just a 2 hour drive from Sydney.

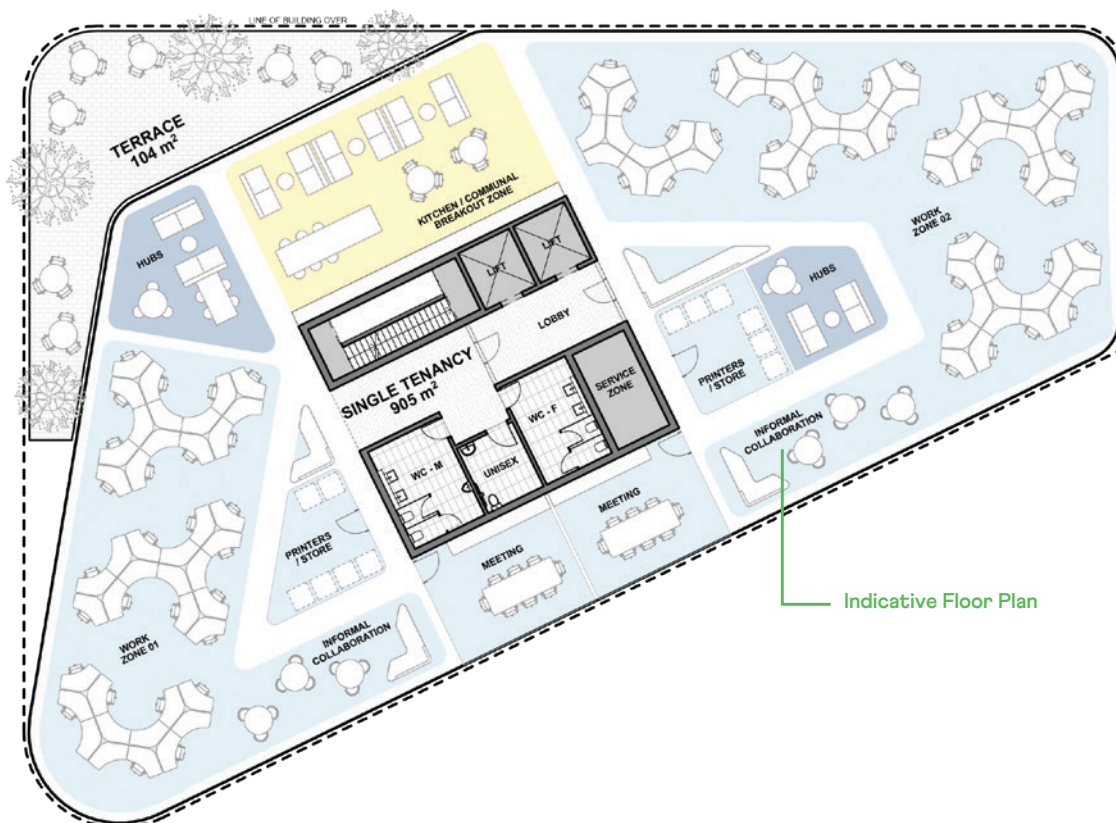




BUILDING AMENITIES

With expected completion in 2023 and early access for integrated fitout, let our experienced team design an exciting and efficient space for your next move.

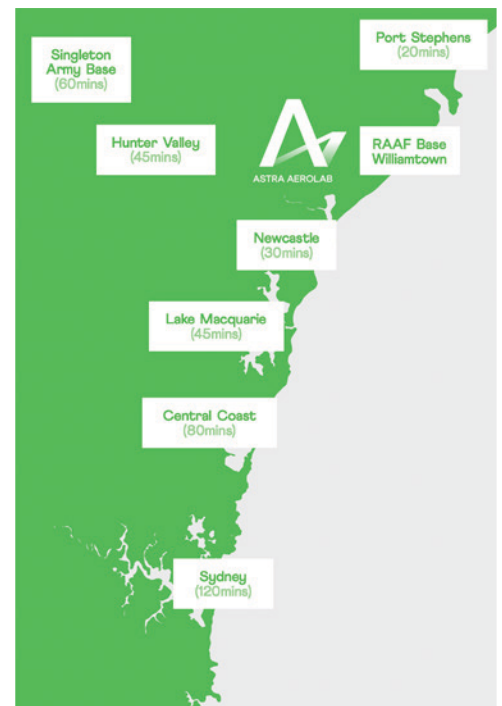
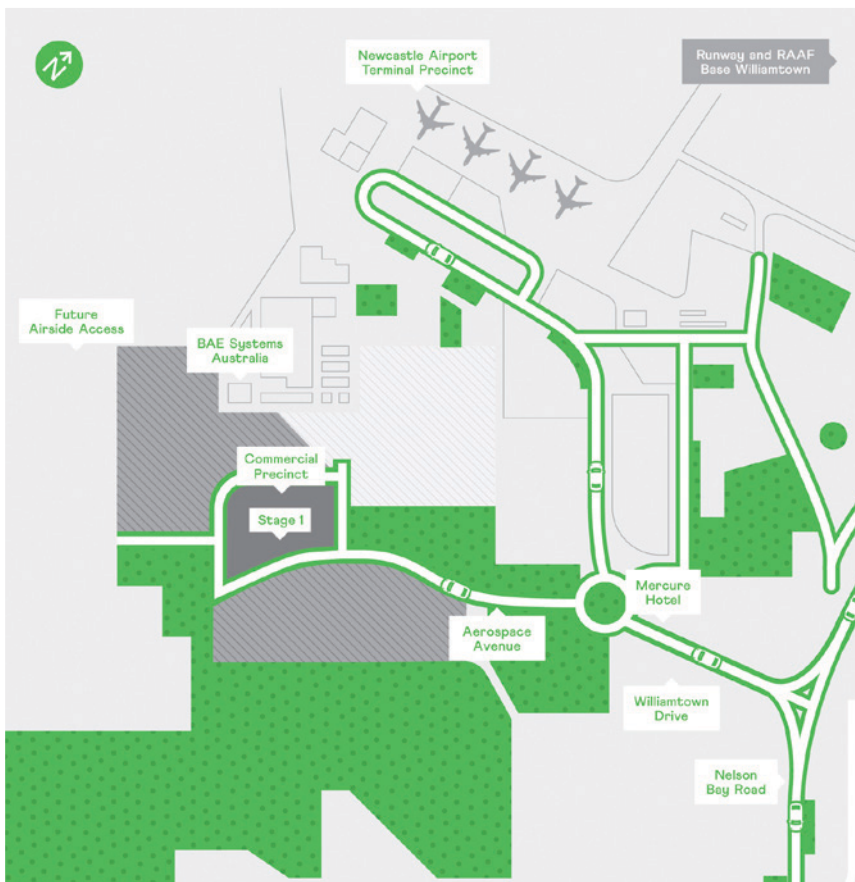
- Typical floors circa 800m² NLA divisible for tenants
- Retail / F&B / services
- Serviced office space
- Storage for lease
- Roof top terrace
- 5 Star Green Star design & 6 Star NABERS
- PCA Grade A
- Ample parking for staff and visitors
- Ride share facilities area
- End of trip facilities – including public toilets and showers



OUTSTANDING LOCATION

Astra Aerolab is based in the Hunter region, centrally located between scenic Newcastle and Port Stephens. It sits adjacent to Newcastle Airport and RAAF Base Williamtown and is just a two-hour drive north of Sydney.

Astra Aerolab is connected to crucial road, rail, seaport and air networks. This includes direct access to the M1 Motorway, Pacific and New England Highways, providing a gateway to Northern New South Wales and the metropolitan hubs of Sydney, Brisbane and Melbourne.



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