



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 and adjacent to RAAF Base Williamtown, 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.

Leasing opportunities are now available for uplifting office space. Development approval process is underway, with building completion targeted in 2025.



Designed to increase workforce engagement and productivity, Astra Aerolab offers a warm inviting working environment, 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 office space comparable with the best CBD locations on the eastern seaboard.

REDUCE YOUR CARBON FOOTPRINT

A built environment targeting a 5 star Green Star Buildings rating*. Astra Aerolab has sustainability at its core, embracing leading design, sustainable build practices and connection with the natural environment, while providing 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 YOUR 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.

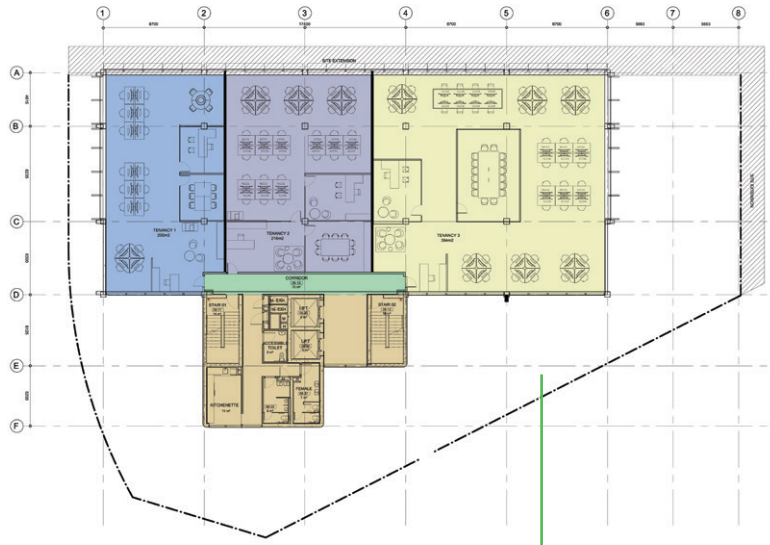
Surrounded by natural flora and fauna, take advantage of the many break-out spaces cross the precinct including wifi connectivity across the precinct. Distinctively designed, these 'pocket parks' offer workers access to a genuine work-life balance.

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



NOW LEASING UPLIFTING OFFICE SPACE

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Typical Multi-tenancy Layout

BUILDING AMENITIES

With expected completion in 2025 and early access for integrated fitout, let our experienced team design an exciting and efficient office space tailored to your requirements.

- Typical floors circa 800m² NLA divisible for tenants
- Office accommodation for circa 70 per floor, 450 for the building
- Green Star Building assessed and on track to receive 5 Green Star Rating
- Food & beverage facilities
- Serviced office space
- Storage space available
- Sustainably designed
- End of trip facilities
- Ample precinct parking

OUTSTANDING LOCATION

Astra Aerolab is based in the Hunter region, centrally located between scenic Newcastle and Port Stephens. Co-located with Newcastle Airport and adjacent to RAAF Base Williamtown, it offers unparalleled access to key destinations via plane and is just a two-hour drive north of Sydney.

As Australia's sixth largest city and biggest regional economy, Newcastle is rapidly evolving beyond its traditional industrial roots.

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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