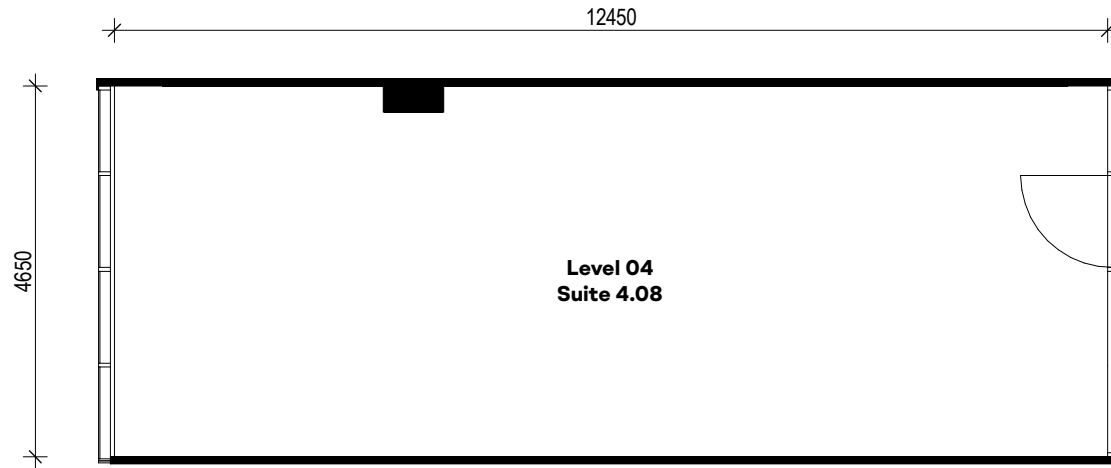
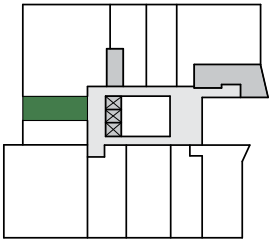




ORAN PARK

LPC HOUSE
3 FORDHAM WAY



Disclaimer: This plan is a guide only and does not constitute an offer or contract. Please note changes may be made during the development and areas, fittings, fixtures and specifications are subject to change without notice in accordance with the terms of the contract of sale. All parties must rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.



Level 4 Suite 4.08

58 sqm | 2 car spaces

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Looking for a smart commercial investment?

3 Fordham Way is the latest A-Grade compatible commercial space offered for sale or lease in Oran Park. Standing alongside the existing Oran Park Podium retail and commercial precinct, 3 Fordham Way is the latest addition to Oran Park's growing commercial hub.



Rooftop Terrace



| | |
|---------------------------------------|---|
| Car parking | All suites have parking allocation from the 250+ spots available |
| Breakout areas | Various areas available throughout the building including rooftop garden |
| Finish level | High quality finishes: 3 Fordham Way targets A-Grade building benchmarks |
| Sustainability | Planned to best practice green building design principles |
| Access to natural light | All suites are designed to capture the natural light |
| Availability | Available from 61sqm to whole floors |
| Centralised SW Sydney location | 3 Fordham Way offers you a front-row seat to Western Sydney's growth |
| Atrium entrance | Striking entrance and foyer to impress your clients |
| Open floor plan | Tenants have the flexibility to fit out to their exact requirements |
| Rooftop access | All tenants will have access to the roof top terrace |
| Large lifts | 3 Fordham Way is designed along A-Grade building standards including the lifts |
| Transport hub | Multiple transport modes at door |
| Bike storage and showers | Available for all suites |
| Loading dock | Services whole building |
| Ample street parking | Oran Park has been designed with an uncluttered master plan also reflected in the commercial area |

Indicative Layout

