



ORAN PARK

LPC HOUSE

3 FORDHAM WAY



Your new HQ at Oran Park

Work at the Park



A new opportunity to thrive in a growing population

Sydney's South West is booming. Expansion of commercial and residential population is set to continue with the planned South West Metro rail extension, providing fast and convenient access to and from Sydney CBD and Western Sydney Airport, connecting South West Sydney to the world.

New and existing residents are eager to establish an expanded local network of businesses to meet their needs and those of their families. These growing needs mean that your business has a unique opportunity to invest in the fastest-growing region in the state.

Join a thriving professional community at Oran Park. LPC House will be a prestigious new building with six floors of commercial offices, now available for sale or lease. The premises are centrally located in the heart of Oran Park, a master planned community that will continue to expand over the decades. Acquire early market share and invest in your business' future by becoming a pillar of the Oran Park community today.

Welcome to your new HQ in the heart of South West Sydney

LPC House is a premium, six-storey building designed with two core principles in mind: prestige for tenants and comfort for all who visit.

Arriving at LPC House, parking is a breeze, not a stressor. Three floors of underground parking cater for over 250 vehicles, with additional parking available at street level.

A sweeping open atrium foyer with a restaurant/cafe buzz makes for an impressive entrance, with elevators leading to a sunny rooftop garden and entertaining space complete with stunning views.

From the moment you arrive, it's evident that this is a space designed to make people feel nurtured. Extra care has been taken to maximise exposure to natural light and ensure accessibility for all.



Any area of business, any configuration of space

At 3 Fordham Way, your company will benefit from as well as contribute to the growth of residential, commercial and industrial businesses within Oran Park.

Office space is currently available for sale and lease. Suites start at 61sqm and extend through to entire floors with a flexible footprint.

Offices can be tailored to suit your needs and business culture: meeting rooms, impressive foyers, open plan workspaces, breakout areas and any configuration imaginable.

This stunning building has been designed by award winning architects Allen Jack + Cottier and constructed by renowned builders Richard Crookes Constructions.

Naming rights are currently available, so you can make your mark on both the building and the Oran Park community.

LPC HOUSE
3 FORDHAM WAY

Employees and tenants who prefer to ride or run to work will appreciate thoughtful facilities such as on-site bike lockers and showers.



A workplace for modern, healthy living

As an integral marquee of Oran Park, LPC House offers all the perks of a modern, master planned town.

Within walking distance from your new office you'll find the Podium shopping centre, Woolworths, cafes and restaurants, retail businesses and more – all conveniently located for your practice's employees and clients.

We've designed purpose-built environments for those serious about

their fitness, as well as those looking for relaxing leisure time. Oran Park is home to acres of carefully planned and cultivated parklands and greenspace, with a mix of parks, sports fields, walking and bike trails.

The Oran Park Leisure Centre is currently under construction and includes a 50m indoor pool, multi-use sporting courts and an expansive gym, providing an all-weather health and fitness option for you and your team.

The new centre of a connected world

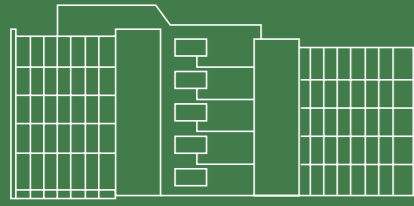
Oran Park is around 60mins south west of Sydney's CBD, and situated close to the proposed Bradfield City, one of three major city centres that form NSW's inter-connected vision of the future.

Other population hubs in close vicinity include Campbelltown (15mins), Parramatta (45mins) and Liverpool (20mins).

Scheduled for completion in 2026, Western Sydney Airport is around 15mins away, which means you can leave your desk and check into a flight during a short taxi ride – a great option for those who frequently travel for work (or play). Plus, once the planned Oran Park Metro Station completes construction, you'll be able to simply cross the road and catch the train to the airport or city.



In good company



TRN House

Sitting alongside LPC House is its sister building, the newly constructed TRN House. Now sold out, TRN House has brought many new businesses into the area.

At around 10,000sqm TRN House has created additional opportunities and strengthened the commercial hub of Oran Park and the Town Centre.



Podium Retail Centre

Oran Park's Town Centre is growing dramatically over the next few years, with major extensions to the Podium Shopping Centre substantially increasing the retail and commercial offering. These planned extensions also include a 12-storey residential apartment building on top of the shopping centre, a 4-storey commercial building and an expanded food court.

As well as the expanded range of both major and speciality retailers, the Event Group are expanding into Oran Park with the Atura Hotel; a 184 bed, urban lifestyle hotel. This will provide many hospitality and associated jobs in the area.



Employment Zone

The Oran Park Employment Zone, located in the north west portion of the Oran Park Precinct, is a dynamic employment area of well-considered design.

Businesses benefit from positioning along the Northern Road - the main road leading to the future Bradfield City and Western Sydney Airport, around 15mins away. The Employment Zone will provide a mix of General Industrial, Light Industrial, warehouse and retail land of various sizes and types.

To date this area has attracted gyms, a tavern, fast-food, service station, fire station and storage companies - all of which benefit and contribute towards this thriving community.



Medical Precinct

The proposed Oran Park Medical Precinct will include the final stage of the Oran Park Integrated Health Hub (IHH), a three-stage project developed in conjunction with South Western Sydney Local Health District to address and support the medical needs of the South West community.

Oran Park Medical Precinct will consist of a multistage outpatient private hospital including specialist consultants such as oncology, chemotherapy and other low acuity and ambulatory care conditions.

The Medical Precinct will complement the local public hospital network as well as interface and support the existing medical services.



Western Sydney Airport

Opening for international flights in 2026



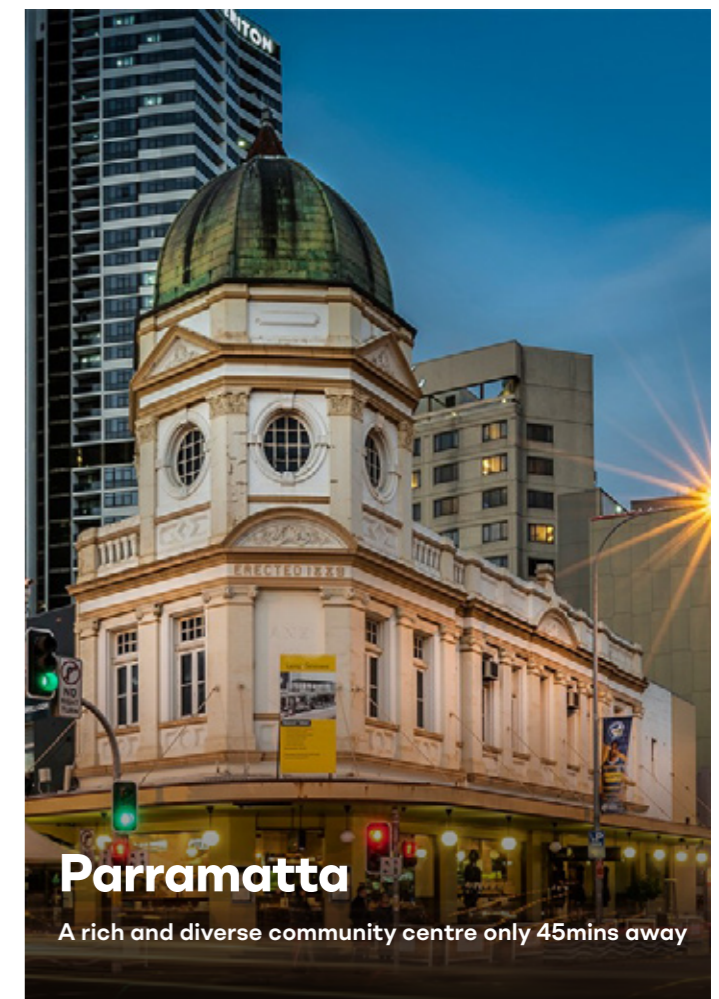
Employment Zone

Creating employment opportunity across the whole of Oran Park



Bradfield City Centre

Construction on 'Australia's Newest City' scheduled to start later in the year



Parramatta

A rich and diverse community centre only 45mins away

Take advantage of South West Sydney's current and future growth

The population of the Local Government Area of Camden is projected to grow to 241,172 new residents by 2041. Employment growth projections are equally robust, currently with over 40,000 jobs in the LGA.



The opportunity is clear: a young, energised workforce are moving to Oran Park and Camden LGA to live, work and start families – and their needs will increase over the coming decades.





ORAN PARK

Grow your business by joining a growing community

LPC House is truly destined to become a commercial hub of integrated businesses that generations of residents and professionals alike can come to rely on.

Don't miss out on the opportunity to secure your business' place in this vibrant community today, and well into the future.

Get in touch today.

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