

75

DORCAS STREET

SOUTH MELBOURNE

Melbourne

Colliers

OFFICE NOW LEASING

JLL



REDESIGNED & REIMAGINED.

A NEW OFFICE, A NEW WAY OF WORKING NOW LEASING.

Step up from where you are, and step into an office that is truly inspiring.

Grow your operation in a market leading building that has been revitalised and reimagined to amplify its already strong credentials.

Set in a highly accessible and strategic location, you'll benefit from an office that doesn't compromise on providing the very best for the modern workforce.

75 Dorcas Street has impeccable features that are seldom seen. The kind which send it well and truly into the highly prized A-Grade list.



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STANDOUT BUILDING FEATURES.



A-Grade Building & Office Accommodation



Generously proportioned floorplates



Set within a generously proportioned building of 24,136 sqm NLA / 9,632 sqm block size



Between St Kilda Road & South Melbourne in a highly accessible location with prominent frontage to Kings Way



Abundant natural light for relaxed working & sweeping bay & city views



Huge 691 space car parking providing ample tenant parking plus public parking on site.



Join other major tenants including ANZ Banking Group, Mondelez (Cadburys) and ADCO



Stroll to parks, trams & the new Anzac Station (opening 2025)



2 x 1.5MVA diesel generators providing full back-up tenancy power in the event of an emergency



500m from the M1 Citylink Freeway



Superior EOT facilities





REFURBISHED & READY TO MOVE IN.

FULLY FITTED, MOVE IN NOW AND SAVE ON REFURBISHMENTS.

Save on your initial fit-out, interior design and refurbishment by taking advantage of what's already in place, or by implementing your own vision on top. Some of the standout features within this prestigious address include:



Immaculately refurbished, redesigned & reimagined



Highest quality fittings, and workstations at-the-ready



Modern, spacious meeting rooms / zoom room



Large breakout & active space options



Light & bright with city views



3,000 sqm super-sized floorplates offering outstanding flexibility

With space to move and grow, and with features that extend well beyond your floor, including the city fringe location itself and hotel-style EOT facility downstairs, you'll have countless options on how you and your employees choose to work and where.

SUSTAINABILITY ACROSS EVERY SQUARE METRE.

STRONG ENVIRONMENTAL CREDENTIALS.

While you work hard at 75 Dorcas, you'll also be enjoying a space that's satisfyingly gentle on our environment.

The north facing balcony as well as large floor to ceiling glass windows let abundant natural light in all day long.

Additional Sustainable Features:



5 star NABERS water rating



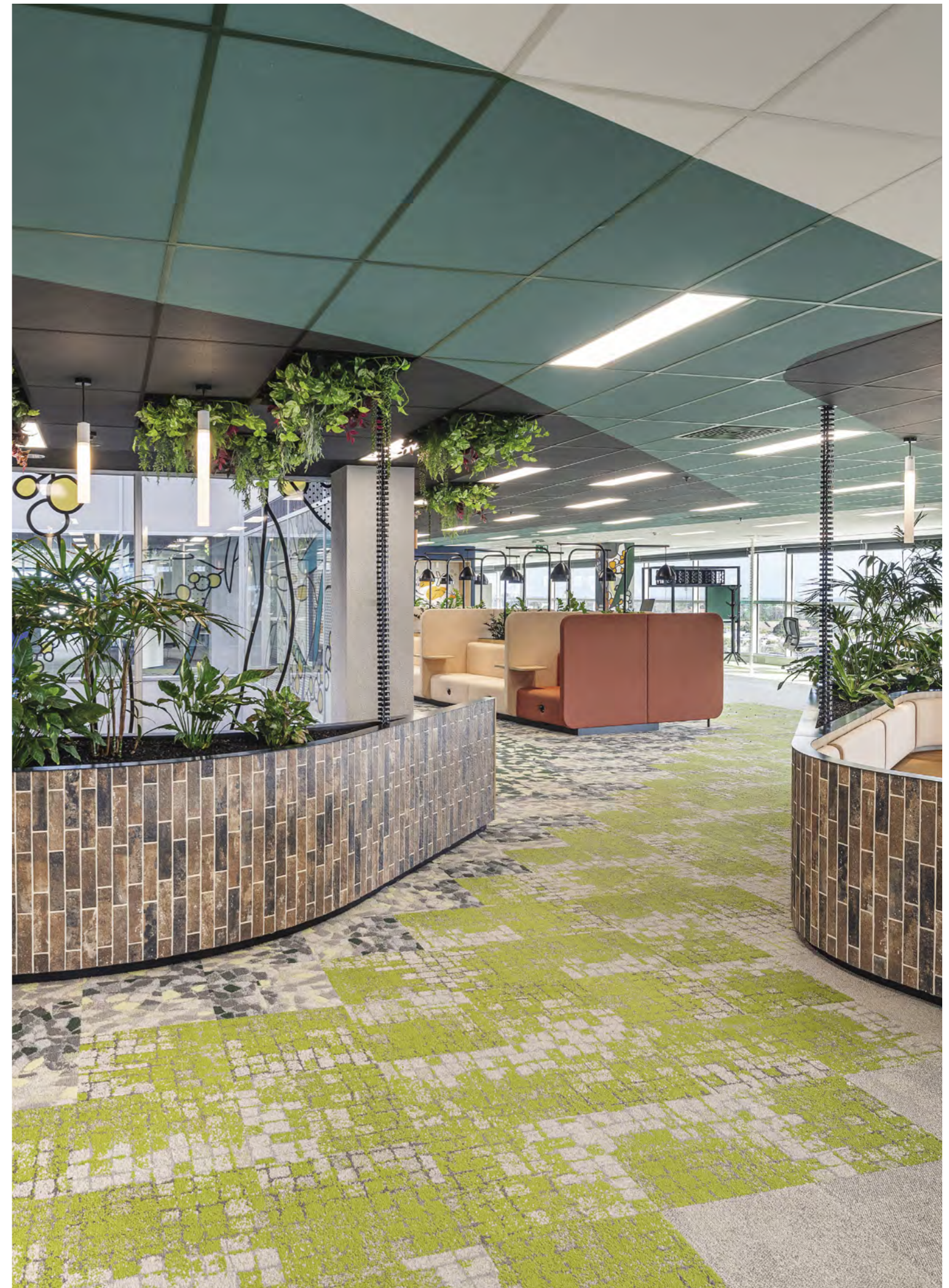
4.5 star NABERS indoor air-quality rating



Rooftop solar



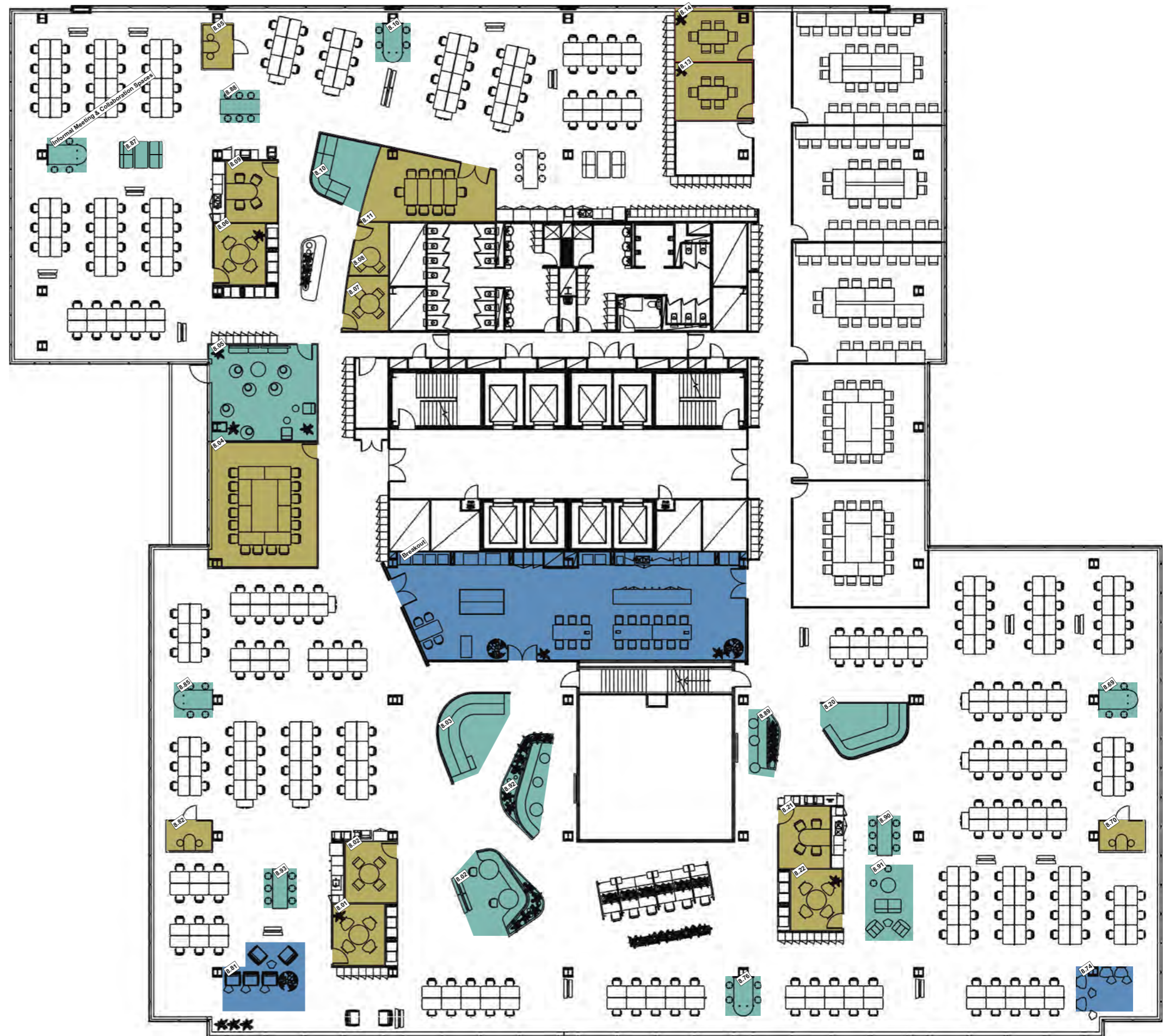
Electric vehicle charging stations





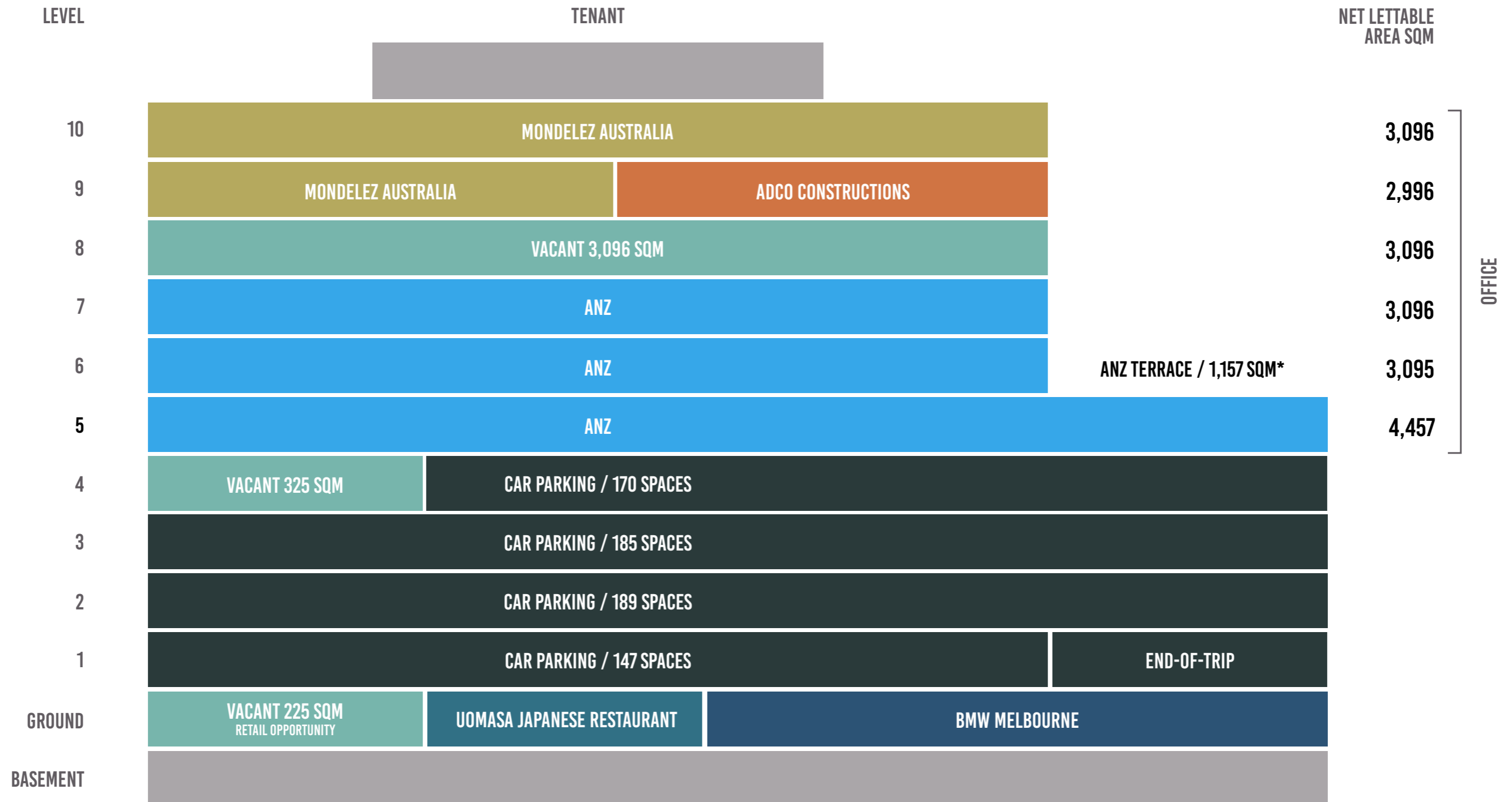


TYPICAL OFFICE FITOUT



- BREAKOUT SPACE
- ENCLOSED COLLABORATION SPACE
- INFORMAL MEETING & COLLABORATION SPACE

STACK PLAN



CROWN TOWERS

MERCEDES BENZ
MELBOURNE

STURT STREET
RESERVE

KINGS BUSINESS
PARK

ARTS PRECINCT

ALEXANDRA
GARDENS

75
DORCAS STREET
SOUTH MELBOURNE



SMARTLY LOCATED.

STROLL TO SOME OF MELBOURNE'S BEST KEPT SECRETS.

The incredible location is apparent the moment you take in the views. Quite simply, you are amongst some of the best parts of Melbourne's eateries, parks, transport and arts precincts, all without the grind of being in the middle of the CBD.

At Dorcas Street, you gain easy, effortless access to City and Suburbs without the stress.

The Shrine and its leafy gardens and lawns are just a short stroll away. The Arts Centre, Melbourne CBD shopping and Southbank are a brief tram ride. The foodie delights of the renowned South Melbourne Market are right on your doorstep.

Lunch or informal catch ups with colleagues or clients close by are made easy, you're surrounded by some of the best places to get a coffee in Melbourne, if not Australia.







TRANSPORT WITHIN EASY REACH.

Being geographically accessible is a must for both employees and customers alike, and the location here is second to none. Nestled between Kings Way and St Kilda Road, 75 Dorcas Street is effortlessly convenient for all forms of transport, being close to Rail, Trams and major Roads & Arterials.

-  Flinders Street Station 1.6km
Southern Cross Station 2.3km
South Melbourne Light Rail Station 1.2km
Anzac Railway Station 700m
Corner Albert & St Kilda Roads. (Opens 2025)

 **1 Tram East Coburg - South Melbourne Beach**

 **58 Tram West Coburg - Toorak**
Kings Way / Sturt Street Stop 270m
Shrine / St Kilda Road Stop 400m

-  **Westgate (M1) Freeway Onramp 700m**
-  St Kilda Road 400m
Toorak Road 1.2km
Bay Street Port Melbourne 2.6km
Beaconsfield Parade / Kerferd Pier 3km
Start of Dandenong Road 3.5km
Start of Nepean Highway 3.6km

ALBERT PARK
LAKE

LAKE SIDE
STADIUM

MSAC

75
DORCAS STREET
SOUTH MELBOURNE

PARK STREET

DORCAS STREET

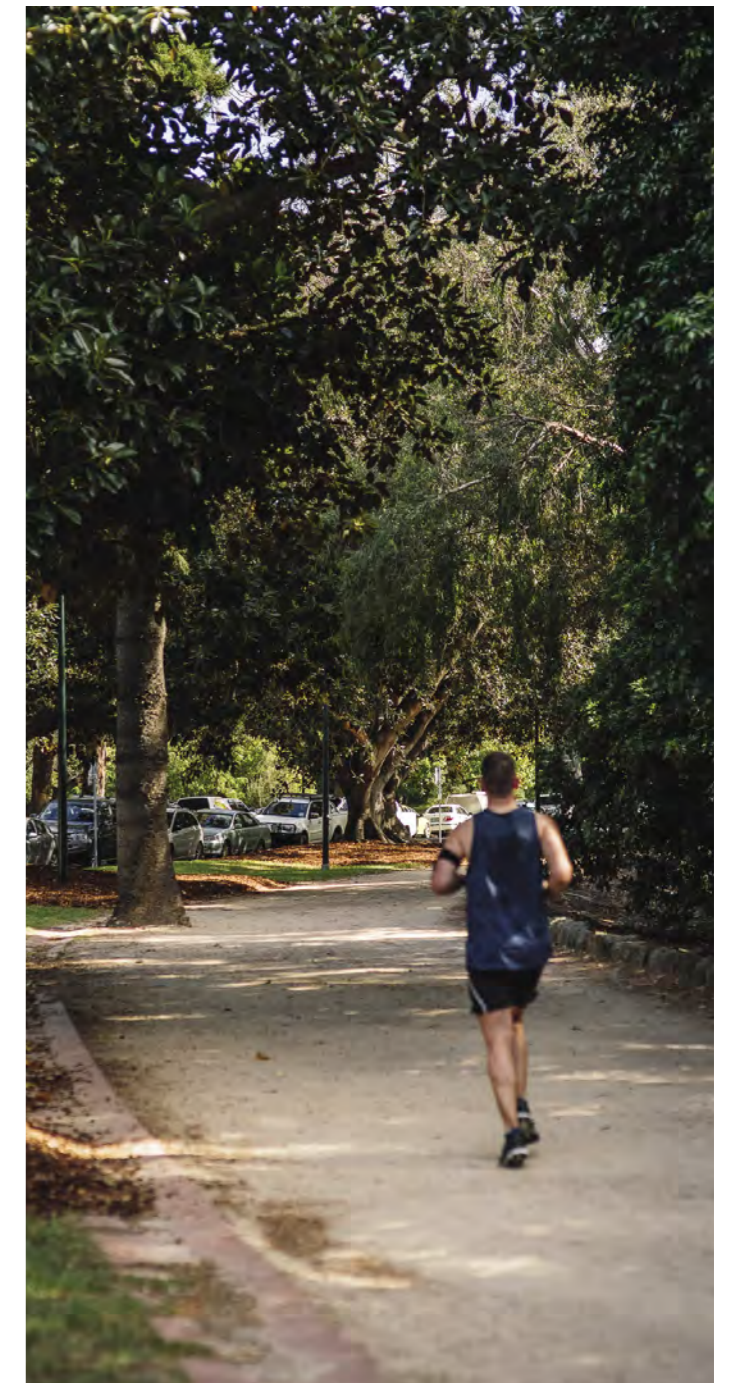
KINGS WAY



HEALTH, HAPPINESS & HOSPITALITY.

FROM LAPS TO LUNCHING, WELLNESS AND AN ABUNDANCE OF AMENITY.

The best thing about Dorcas Street? You're just minutes from the Tan for a jog, The Botanical Gardens for a stroll and St Kilda Road's bike lanes for commuting. If you enjoy food, the best of South Melbourne's cafes are also close-by. Not to mention all the outstanding fresh produce of the South Melbourne Market.



ABOUT GROWTHPOINT.

GROWTHPOINT
PROPERTIES AUSTRALIA



Growthpoint provides space for you and your business to thrive. Since 2009, we've been investing in high-quality, modern office and industrial properties across Australia. We actively manage our portfolio and invest in our properties, ensuring they meet our tenants' needs now and into the future. Our funds business manages funds, on behalf of third-party investors, that invest in office, retail and mixed-use properties and debt investments across value-add and opportunistic strategies.

We are committed to operating in a sustainable way and reducing our impact on the environment. We are targeting net zero by 2025 across our 100% owned on balance sheet operationally controlled office assets and corporate activities. Growthpoint Properties Australia (ASX: GOZ) is a real estate investment trust (REIT), listed on the ASX, and is part of the S&P/ASX 200.





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