GROWTHPOINT
PROPERTIES AUSTRALIA

570 SWAN STREET, RICHMOND

BOTANICCA 3

OFFICE FOR LEASE

A WORKPLACE THAT WORKS





EXECUTIVE SUMMARY

Tenancy 1 - 511sqm*
9 secure car parks

Tenancy 2 - 625sqm*
12 secure car parks

Proudly owned by Growthpoint Properties Australia

Dedicated shuttle bus from Hawthorn and Burnley Stations

PCA A-Grade Building

Multiple modes of transport on your doorstep

Market leading environmental ratings

Dedicated on-site building team including concierge

Hotel - style end of trip facilities, on-site wellness studio and basketball court

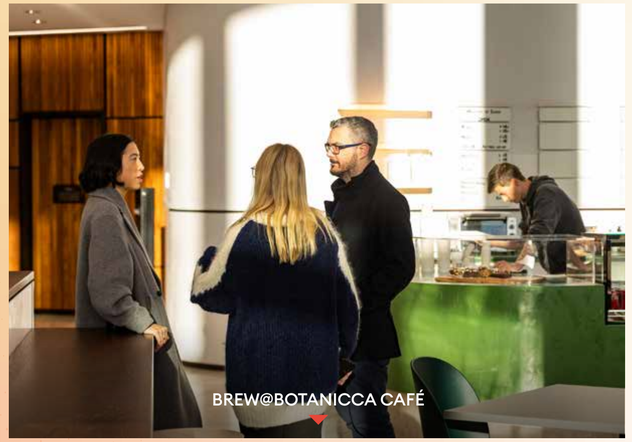
Ground floor café, and multiple food and beverage options within the precinct

*approx

BUILT ON SUCCESS

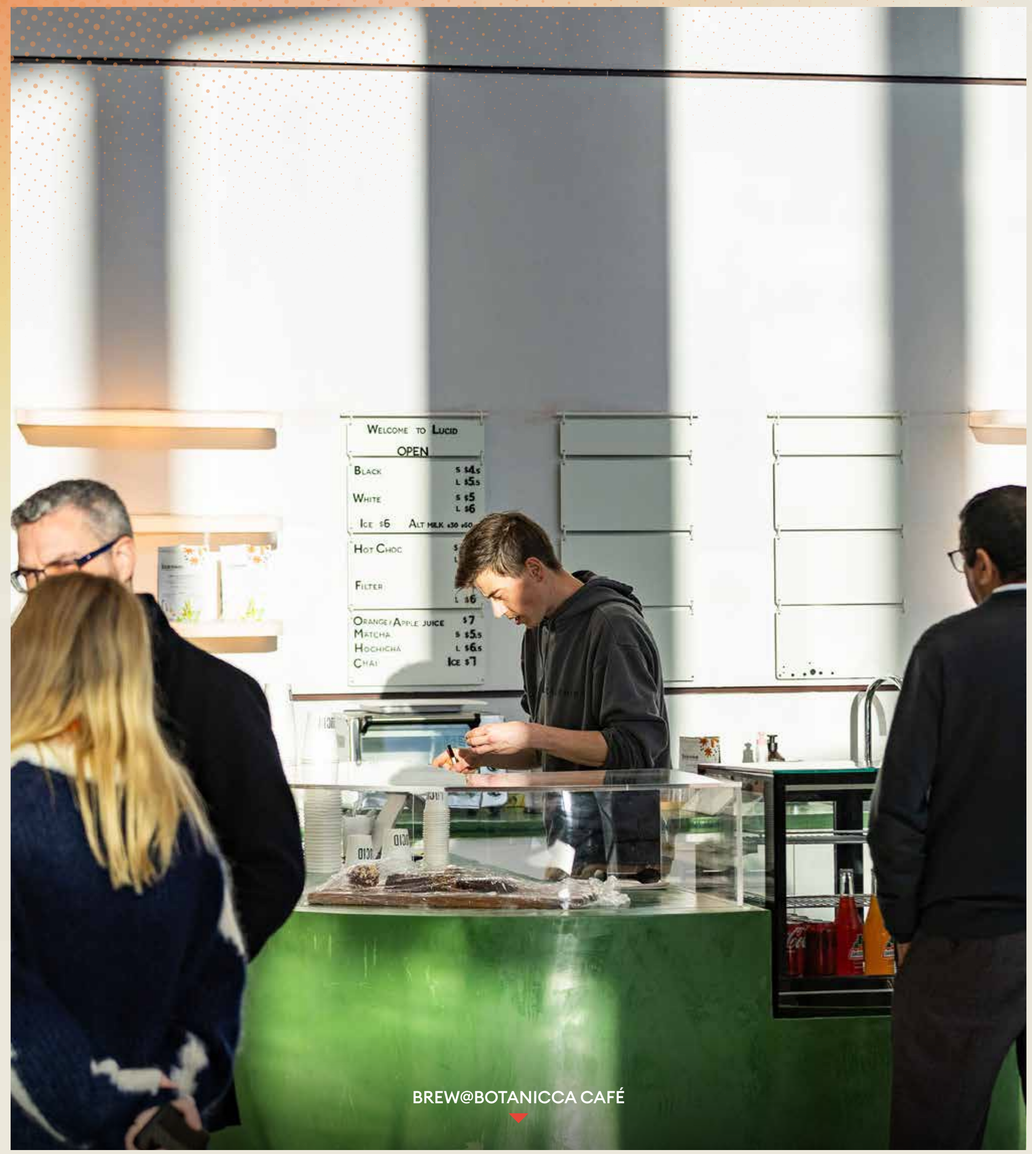
Designed by leading Australian architecture and design practice, Gray Puksand, the thoughtful spaces at Botanicca 3 span 20,000 sqm* across East and West buildings.

The vibrant Botanicca 3 features a on-site wellness studio, basketball court, dedicated concierge and café to start your day right. The extensive end-of-trip facilities include showers and bike storage, perfect for active commuters. Our secure ground floor parking features 22 electric car charging stations which reflects our commitment to sustainability within the building.



BREW@BOTANICCA CAFÉ

*approx



BREW@BOTANICCA CAFÉ



GROUND FLOOR LOBBY

9 TO THRIVE



NESTLED WITHIN A VIBRANT PRECINCT

Botanicca 3 is surrounded by an array of on-site hospitality venues. Once you arrive for the day, you won't have to leave. The precinct is enhanced by a 4.5-star Elements by Marriot Hotel, complete with comprehensive conferencing facilities, ideal for conferences and events.

THE COMMON CAFÉ AND BAR



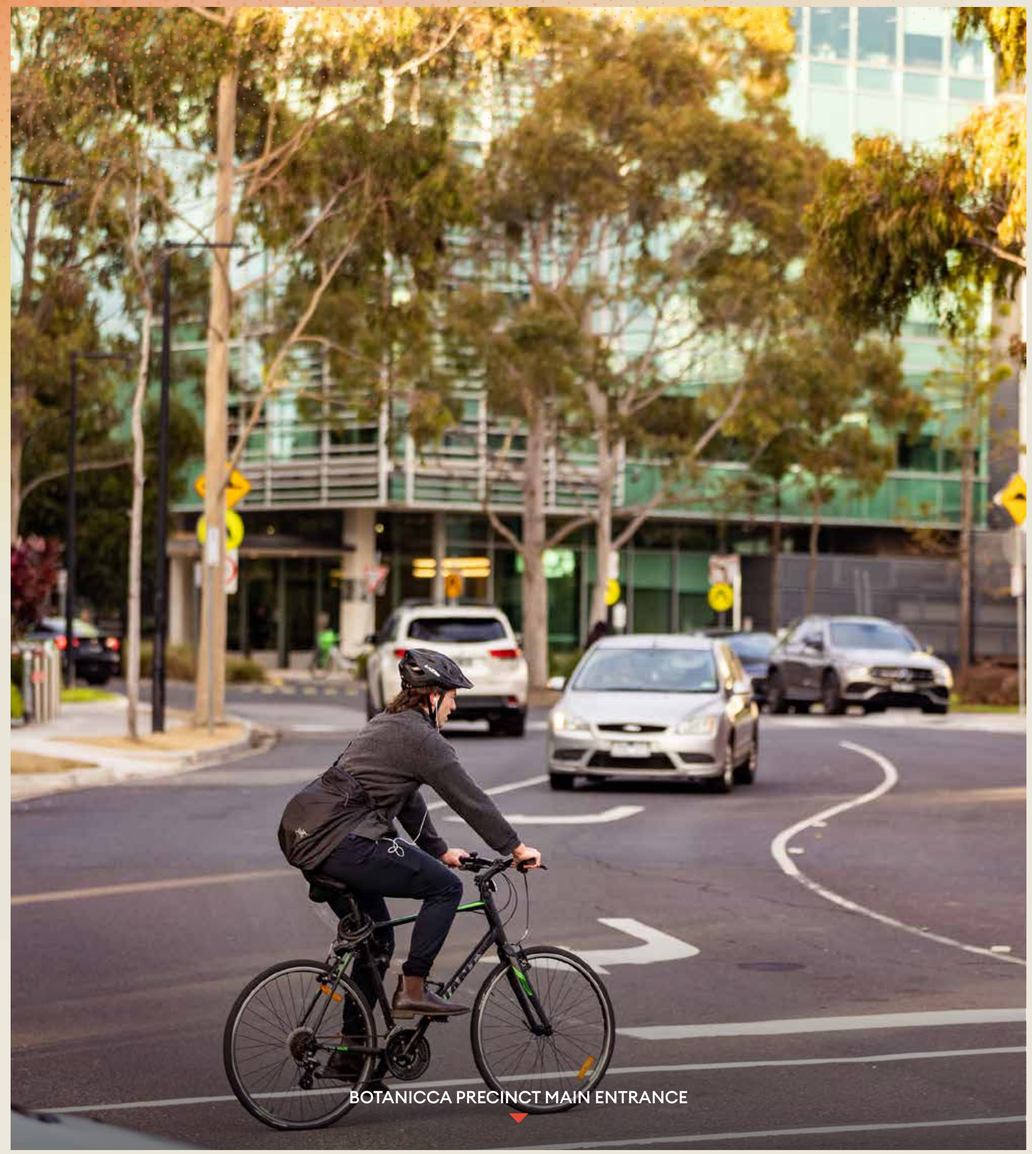
Train Line

Tram Line

Parkland

THE BOTANICCA PRECINCT

1. Cozy Corner Café
2. Common Café & Bar
3. Yarra Boulevard/Tram Super Stop
4. Element Melbourne Richmond Hotel (168 Rooms)
5. Shuji Sushi
6. Mint Lane Restaurant & Bar
7. Brew@Botanicca Café
8. Ate Cafè
9. Melbourne University Burnley Campus
10. Burnley Golf Course



BOTANICCA PRECINCT MAIN ENTRANCE



COZY CORNER CAFÉ



SHUJI SUSHI



ATE CAFÉ

THE BEST IN BUSINESS

Botanicca 3 is home to best-in-class tenants such as Bunnings, Siemens, Mitsubishi, and Propel Group. The convergence of these businesses creates a vibrant on-site atmosphere.

McArthur Community Care

FUJIFILM Value from Innovation

pmg

BUNNINGS warehouse

MITSUBISHI MOTORS

MIMCO

wsp

Opal.

POLITIX

SIEMENS

Fulton Hogan

TRENERY

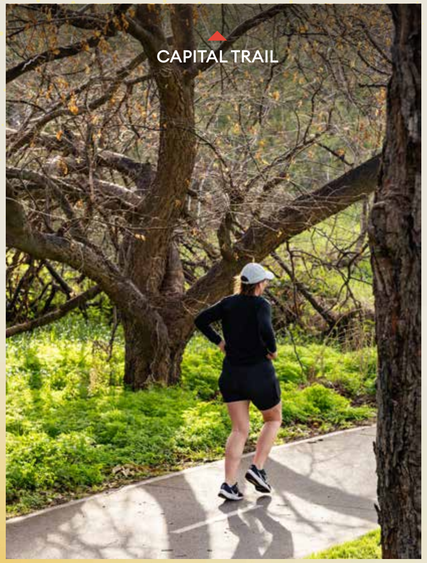
COUNTRY ROAD

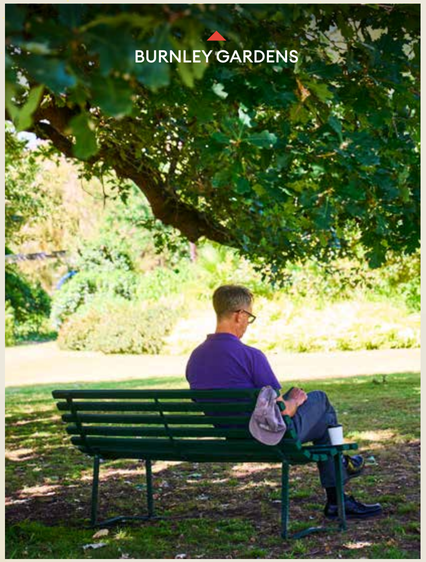
WITCHERY

PROPEL GROUP PTY LTD



YOU’RE GOING PLACES

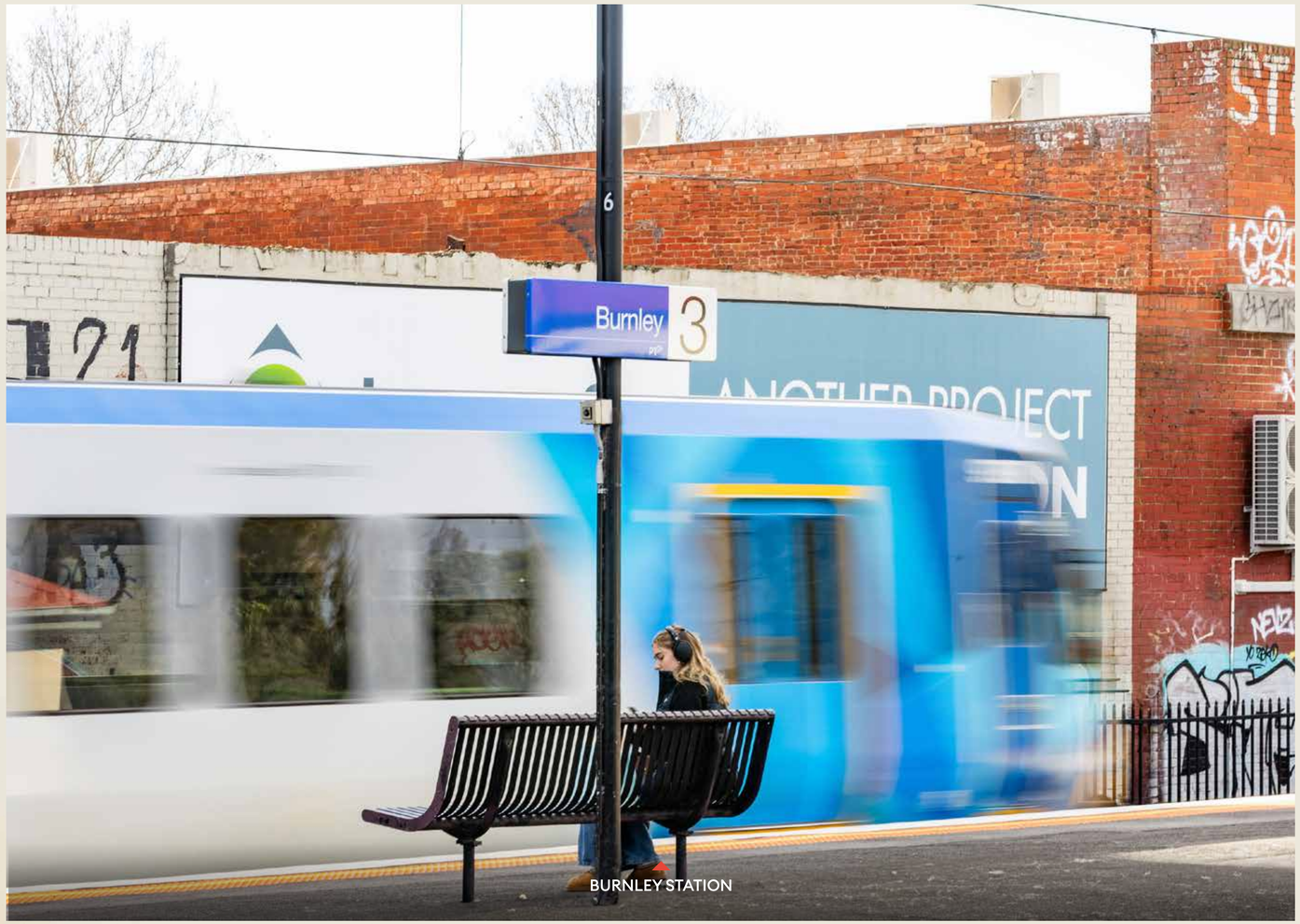

CAPITAL TRAIL


BURNLEY GARDENS

LOCATED IN BUSTLING RICHMOND

Botanicca 3 presents the perfect blend of accessibility and tranquillity. Located at the corner of Swan Street, it is bordered by the Yarra River and Burnley Gardens, providing a peaceful retreat amidst the urban landscape.

With Burnley Station just 800 metres away, Hawthorn Station 1.1 kilometres away, and a Super Tram Stop on your doorstep, Botanicca 3 ensures seamless connectivity to Melbourne’s public transport network. For drivers, its proximity to major arterials allows for quick and easy access to the CBD and beyond.



BURNLEY STATION



LOCATED IN BUSTLING RICHMOND

1. Burnley Gardens
2. The Grand Hotel Richmond
3. Barkly Gardens
4. Burnley Oval
5. Anytime Fitness
6. Bendigo Street Milk Bar
7. Capital City Trail
8. IGA Bridge Road
9. Epworth Hawthorn
10. Australia Post
11. IGA Burwood Road
12. Hawthorn Medical

- Dedicated Shuttle Bus
- Train Line
- Tram Line
- Monash Freeway
- Capital Trail
- Parkland



IT'S CENTRAL AND CONNECTED

1 TRAM STOP NO.70

100 metres

Burnley Station	3 mins
Richmond Station	7 mins
Sports Precinct	11 mins
CBD	17 mins

2 MAIN YARRA TRAIL

1 minute

Church Street	3 mins
Royal Botanic Gardens	21 mins
South Bank	27 mins
Victoria Gardens	8 mins

3 M1 FREEWAY

2 minutes

CBD	10 mins
Westgate Bridge	13 mins
Melbourne Airport	30 mins

4 BURNLEY STATION

1 km

Richmond Station	2 mins
Flinders Street Station	8 mins
Southern Cross Station	21 mins
Parliament Station	16 mins

5 HAWTHORN STATION

600 metres

Alamein Station	21 mins
Belgrave Station	58 mins
Lilydale Station	50 mins

6 SHUTTLE BUS

From Building 2

A shuttle bus runs every 30 minutes on morning and afternoon schedules to Hawthorn and Burnley Stations









OUR ON THE GROUND TEAM

“

Our team on the ground are really proud of all that Botanicca 3 has to offer - prime location, modern design, and exceptional amenities.

Our hands-on approach ensures that tenants have a great building experience day in, day out. Cibele, our dedicated concierge, greets everyone that walks into the building, supports tenants with maintenance, and has fantastic local area knowledge.

Through events, networking opportunities, and on-site amenities, our team strives to further enhance the sense of community among our tenants.

DAVID BATE
Senior Technical Facility Manager

TARA PHILLIPS
Senior Director, Portfolio Manager Property & Asset Management

NICHOLAS PILLON
Senior Property Manager

JLL



TENANT TESTIMONIAL

“

Moving to Botanicca 3 has been a game changer for our business. Our tenancy is spacious, light-filled and provides great opportunities for collaboration. Our team are spending more time in the office, and we’ve seen an overall uplift in productivity.

Our staff regularly make use of the amenities; between using the end of trip facilities, catching the shuttle to the train station, heading out to the basketball court for a break and attending the on-site wellness classes. And we certainly make great use of Cibele, our concierge - she is invaluable!

NATALIE GRIGG
Finance Manager

pmg

THE SUITE LIFE

LEVEL 2



TENANCY 1 - 511SQM*

Work Stations 43

Botanicca 3 offers high-quality, fully fitted spec suites architecturally designed for immediate occupancy.

Embracing the abundance of natural light, no point is more than 11 meters from a window, connecting your workforce to nature to increase enjoyment and productivity.

With a fitted suite available at 511 sqm* businesses can plug and play from day one.

*approx

Tenancy 1





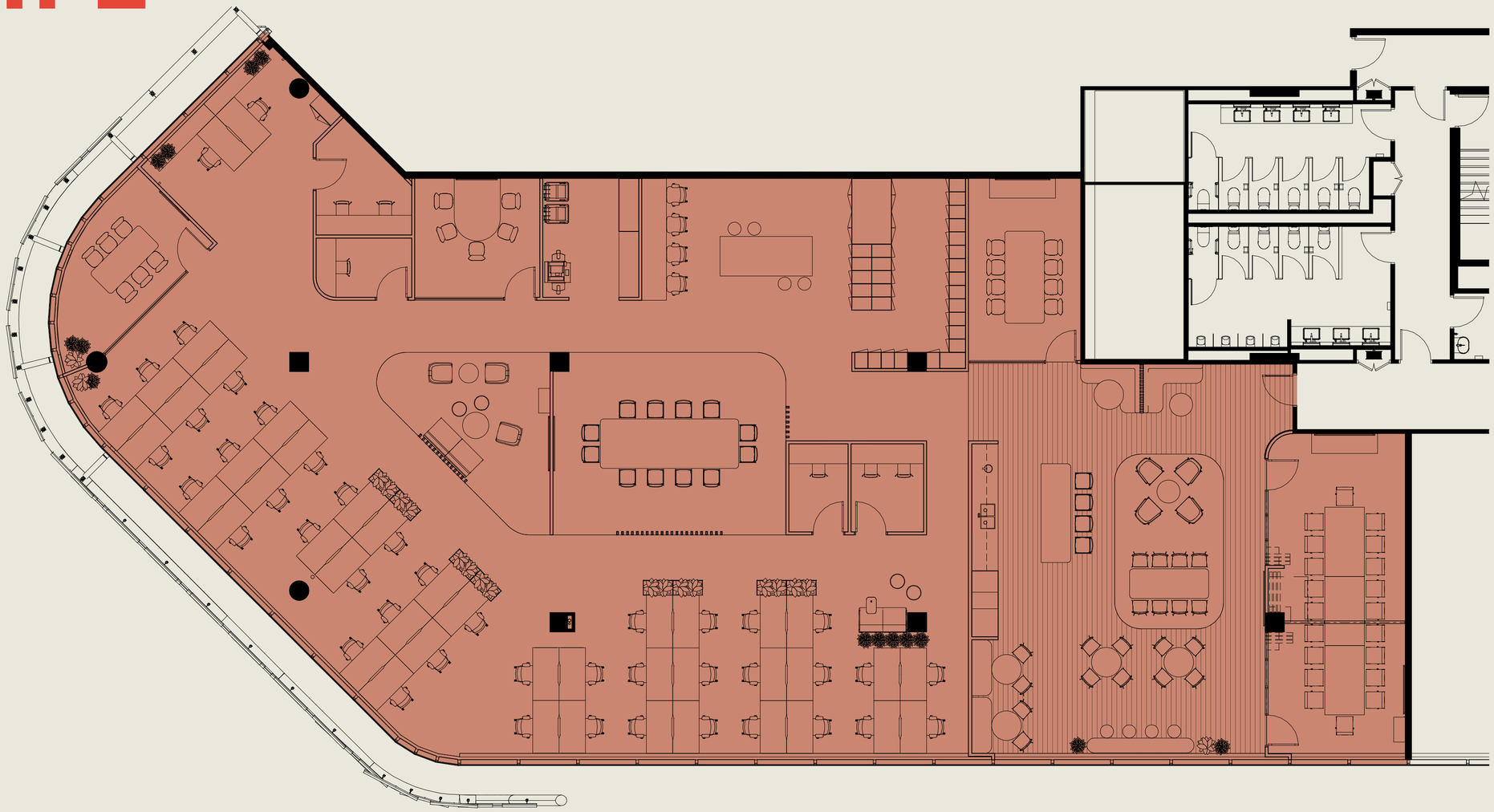




Level 2 internal fitout

THE SUITE LIFE

LEVEL 3



TENANCY 2 - 625SQM*

Work Stations 42

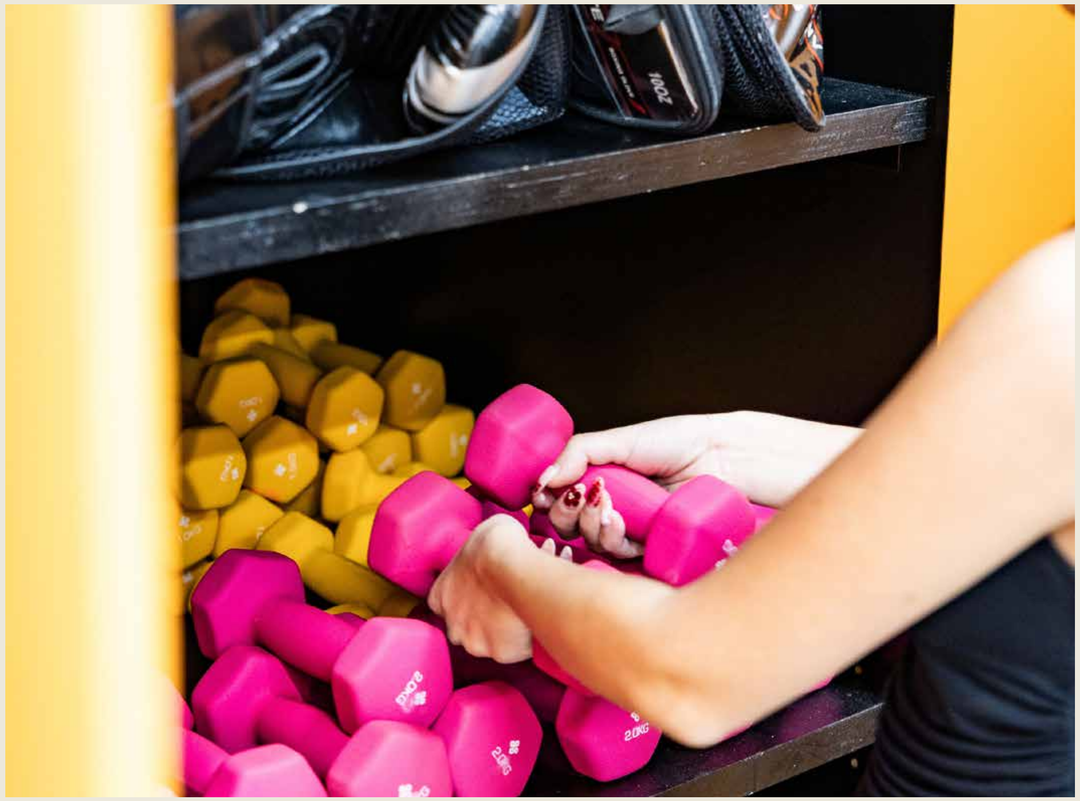
Botanicca 3 offers high-quality, fully fitted spec suites architecturally designed for immediate occupancy.

Embracing the abundance of natural light, no point is more than 11 meters from a window, connecting your workforce to nature to increase enjoyment and productivity.

With a fitted suite available at 625 sqm* businesses can plug and play from day one.

*approx

Tenancy 2








THE SHED

CREATING VALUE BEYOND REAL ESTATE

GROWTHPOINT PROPERTIES AUSTRALIA

Our vision is to create sustainable value in everything we do, by being the forward-thinking, trusted partner of choice.

Since 2009, we've been investing in high-quality Australian real estate. We directly own a portfolio of high-quality, modern office and industrial properties, and manage a portfolio of office, industrial and logistics, and retail and mixed-use assets for third-party wholesale syndicates and institutional investors through our funds management business.

We are an internally managed real estate investment trust (REIT), with a focused, passionate and agile team committed to delivering results together. We are dedicated to genuine, long-standing relationships, fostered through innovation, collaboration and the pursuit of being a great partner.

We are committed to operating in a sustainable way and reducing our impact on the environment and are proud to have achieved our Net Zero Target by 1 July 2025 across our directly managed, operationally controlled office assets and corporate activities.


2 CONSTITUTION AVENUE, CANBERRA


100 MELBOURNE ST, SOUTH BRISBANE


75 DORCAS ST, SOUTH MELBOURNE



GROWTHPOINT PROPERTIES AUSTRALIA

570 SWAN STREET, RICHMOND

BOTANICCA 3

FOR MORE INFORMATION CONTACT THE EXCLUSIVE AGENTS

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Creative by
Nose to Tail