

# Dorcias. at Domain

Office Space for Lease  
**75 DORCAS STREET**





Where  
business  
meets the  
Melbourne  
lifestyle



# Executive Summary



Walking distance to iconic Melbourne amenity



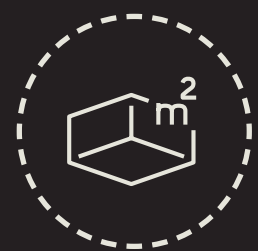
On-site ground floor cafe and sushi bar



City and bay views



48 carparks across 4 levels



4 tenancies available from 451 sqm - 963 sqm



Highly accessible location in close proximity to multiple modes of transport





# A thriving place, designed for ambitious business



**Dorcas at Domain was created for ambitious business by experienced workplace strategists, Growthpoint.**

Light-filled and generous 3,000 sqm floorplates benefit from a central atrium and some of the best views the city has to offer.

Six levels of office are serviced by a further four levels of basement carparking. End-of-trip facilities cater to those looking to ride or run before or during the workday, around one of the building's many surrounding tracks.





# Welcome to Melbourne's Domain Precinct

From great coffee, the Wells Street Asian Food Precinct to some of Melbourne's best dining - Dorcas at Domain has food for every day and budget.

## Quick Eats

1. Wells Street Precinct
2. Humbaba
3. The Original Cafe
4. Human Beans
5. The Left Handed Chef
6. Moonfishh

## Cafes

7. The Kettle Black
8. Clementine
9. St Ali
10. The Terrace
11. Jardin Tan

## Dining

12. The Olive Tree
13. Lucia
14. Castle Rose Wine Bar
15. Rising Sun Hotel
16. Bellota
17. Bistro Gitan
18. Botanical Hotel
19. Matilda 159
20. Gilson
21. Gardens House High Tea





# A gateway location to the best of Melbourne



National Gallery of Victoria



The Terrace

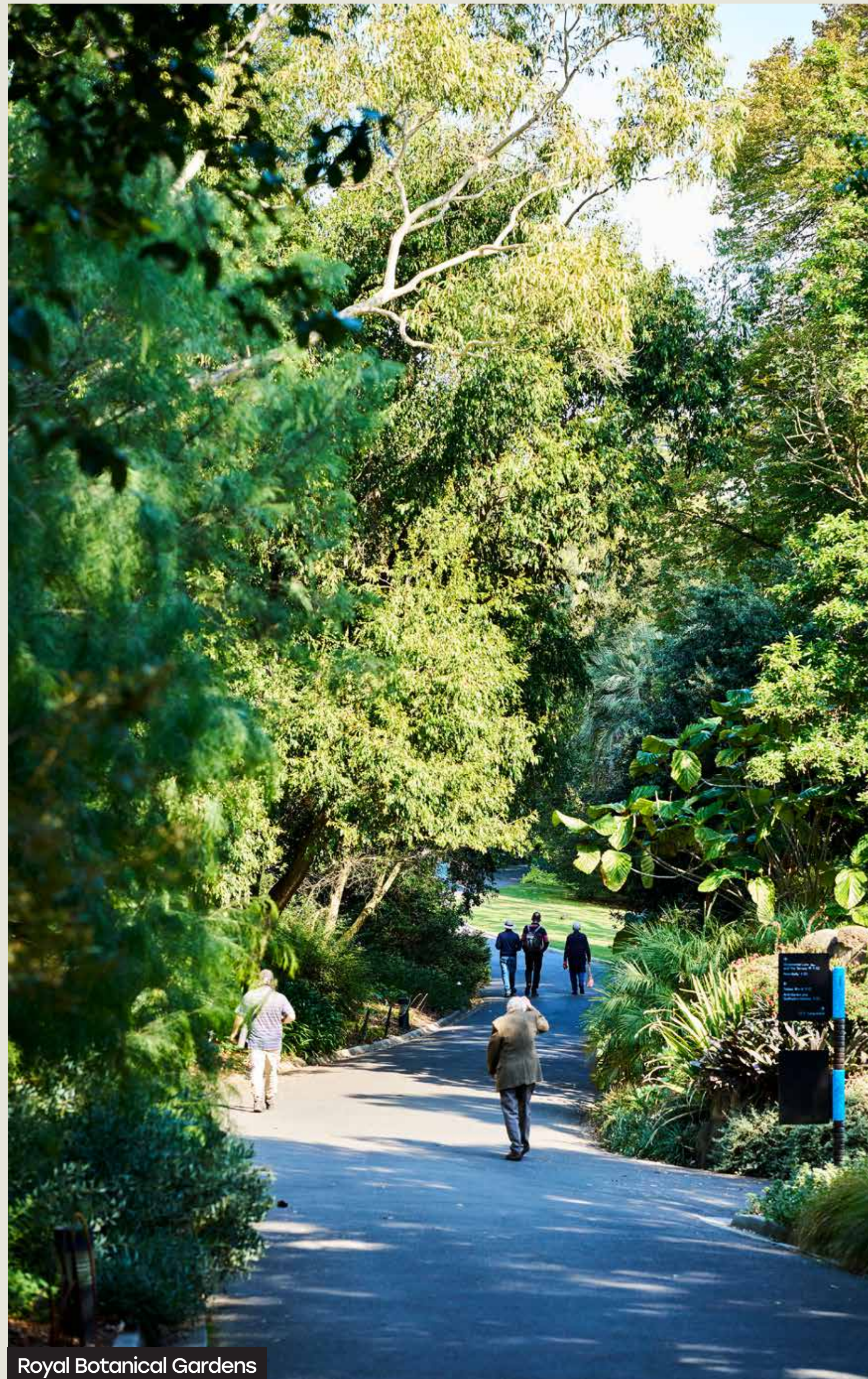
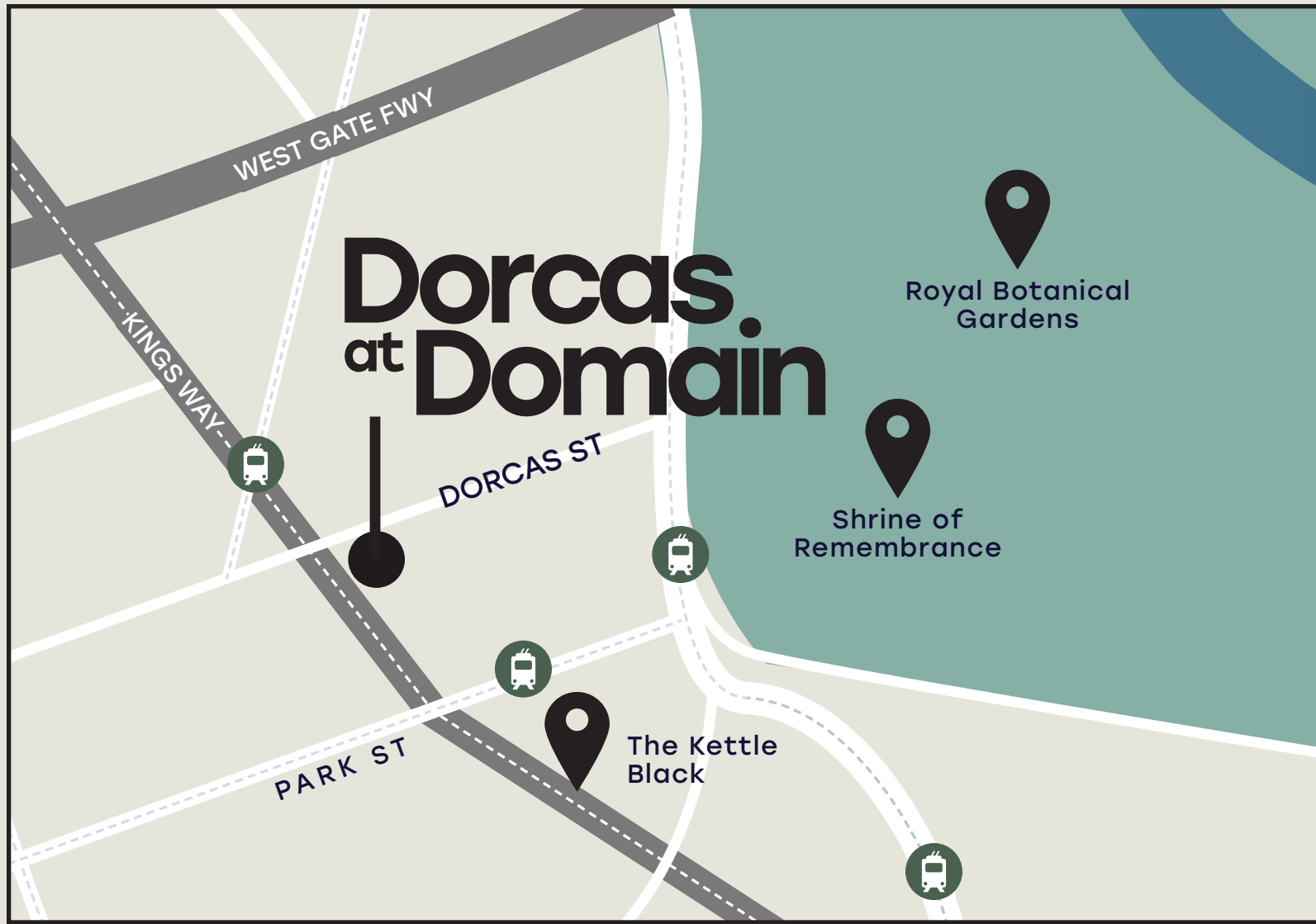


South Melbourne

**Melbourne's famed tree-lined Domain Precinct is anchored by the lush Royal Botanic Gardens and surrounded by water with the Albert Park Lake and Yarra River a stone's throw away.**

At the centre of Melbourne's cultural heartland, those more dramatically inclined are serviced by the Australian Ballet, Victorian College of the Arts, ACMI, NGV and Melbourne Theatre Company in the surrounds.





Royal Botanical Gardens

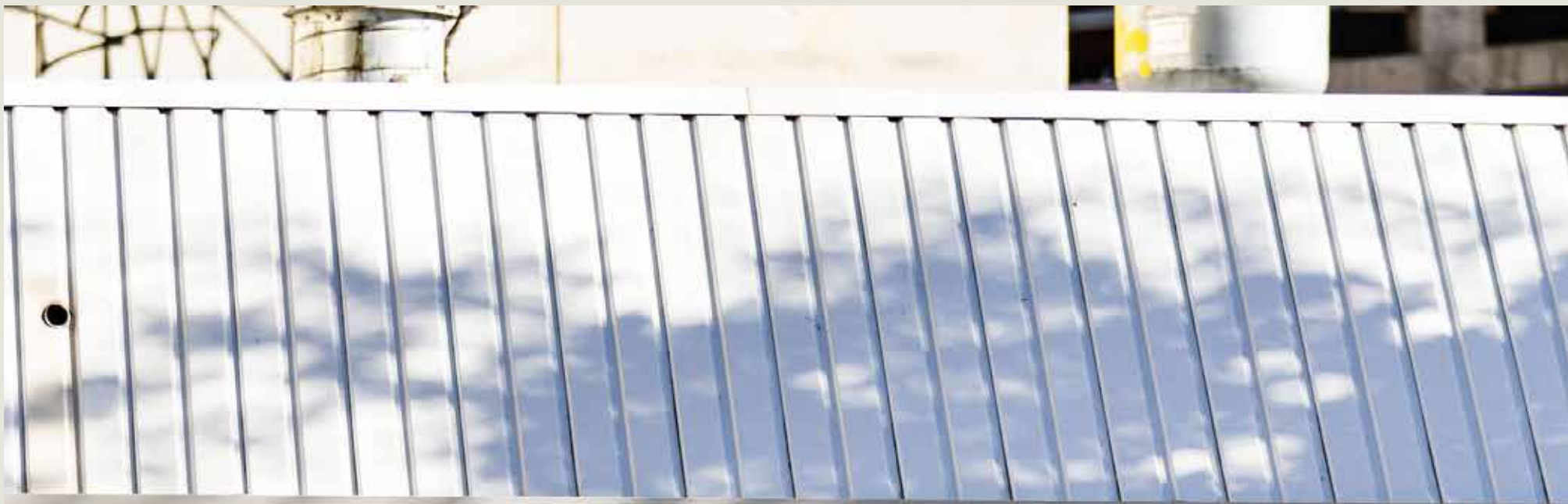


The Kettle Block

The Shrine of Remembrance



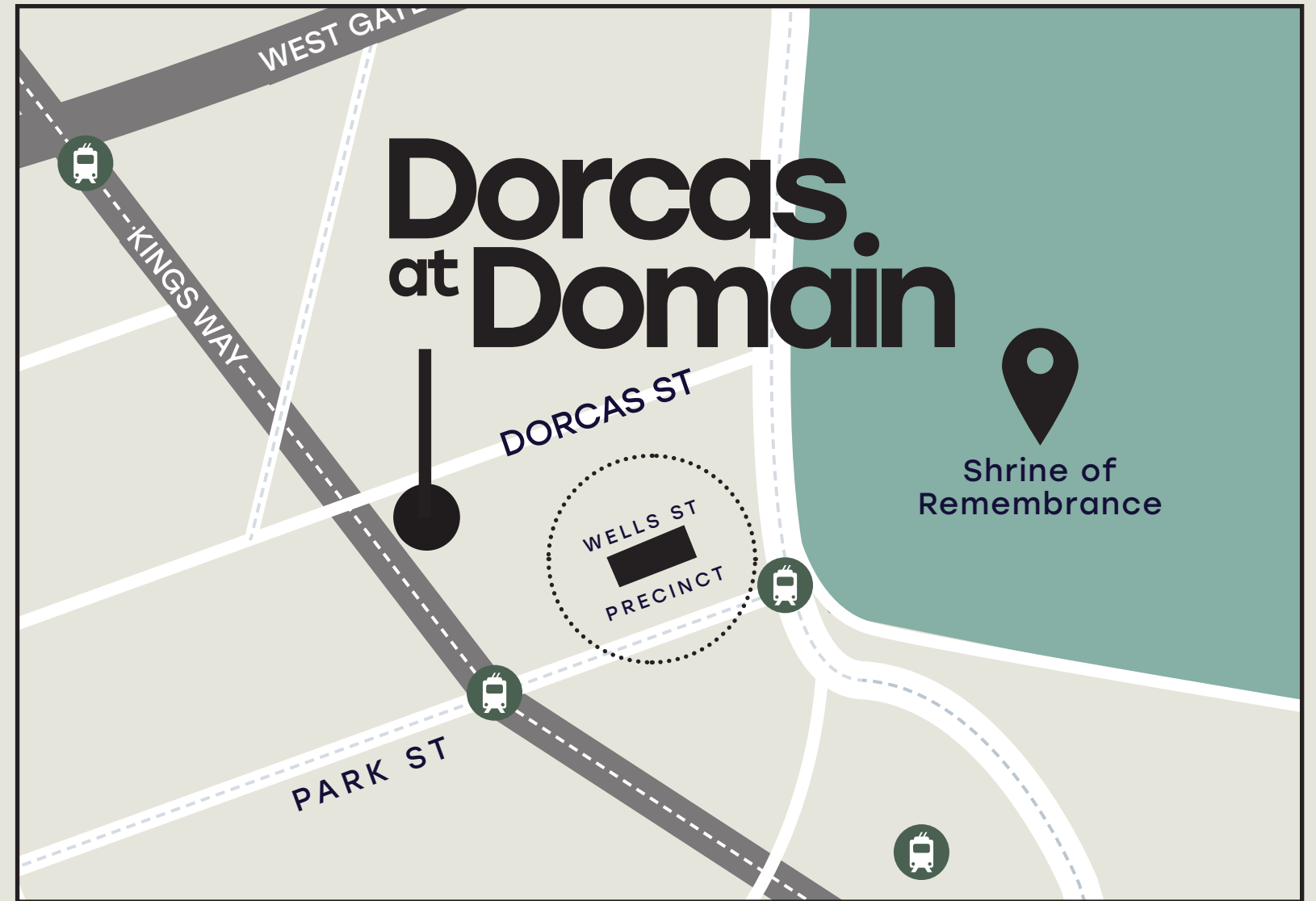




Kedai Satay

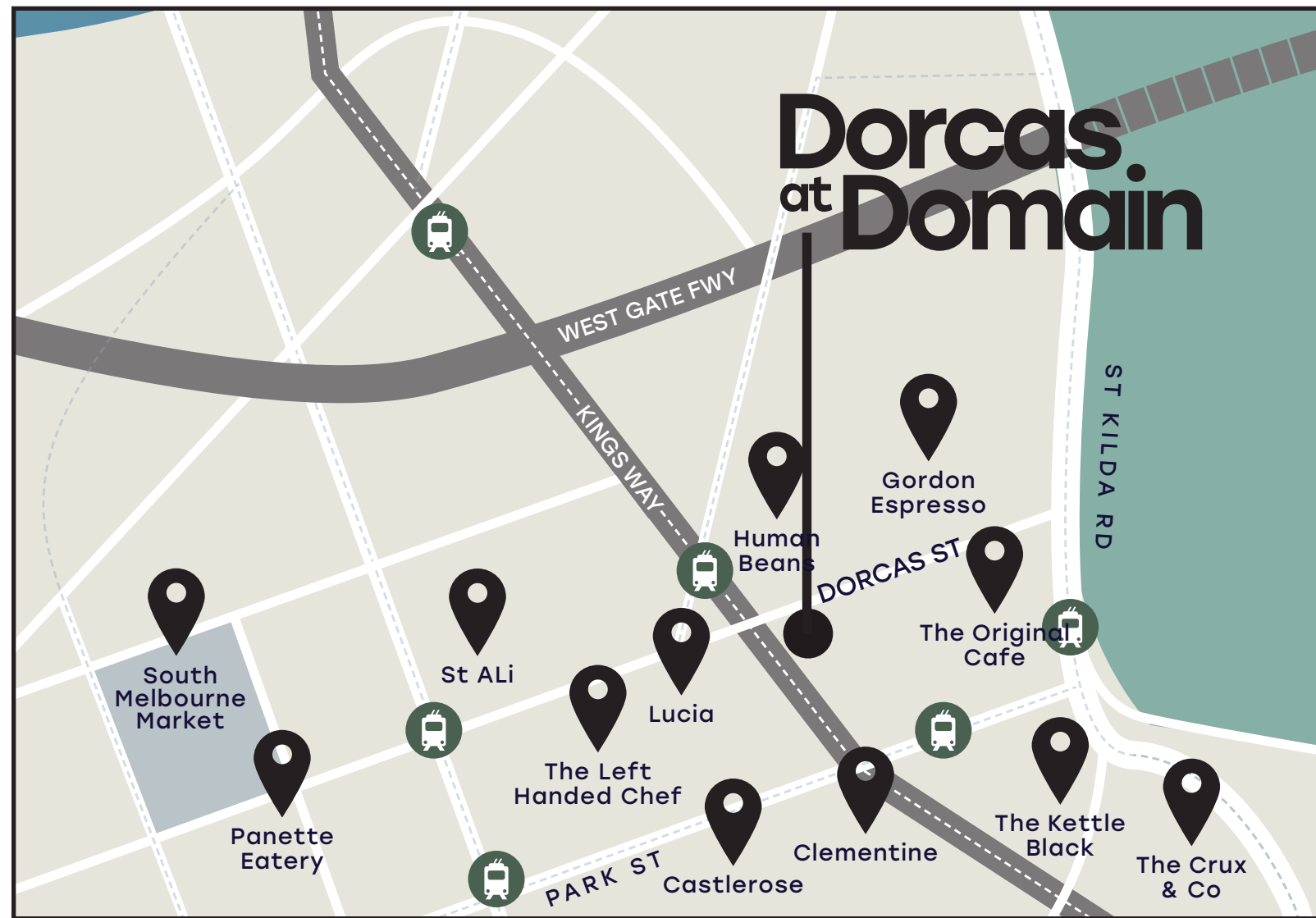


Peko Peko



Don Don Japanese



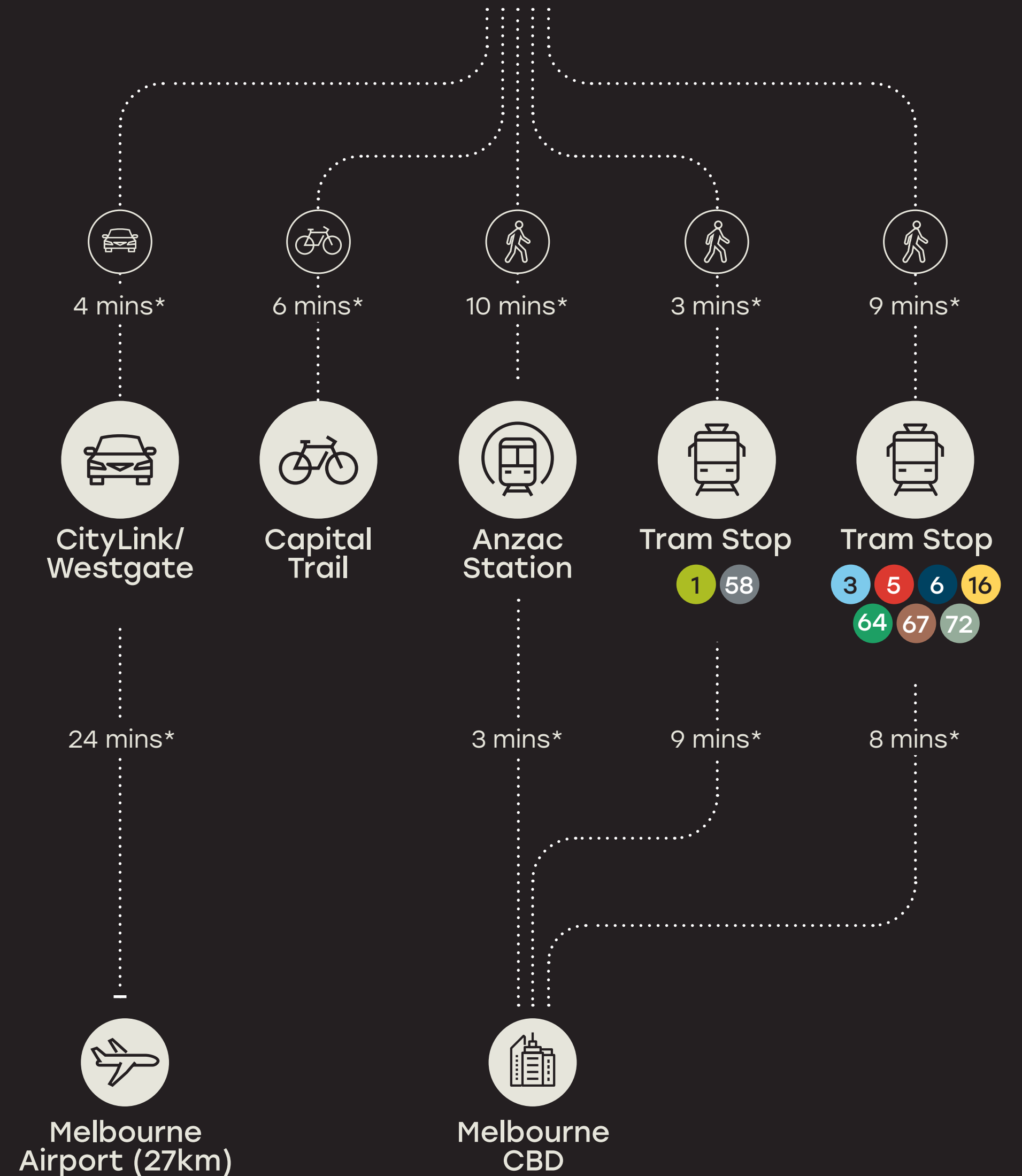




# Central & connected



## Dorcas. at Domain





# All aboard for Melbourne's new station



St Kilda Road Trams

**The Metro Tunnel Project is undoubtedly one of the most dramatic transformations the city has undertaken.**

Dorcas at Domain will benefit from direct access to one of the project's most central new stations – ANZAC.

The station will ease congestion on busy St Kilda Road and enhanced connectivity will reduce travel times for thousands of workers.



Artist Impression

Anzac Train Station





# On the move

Melbourne's most iconic running route circling the Botanical Gardens whilst running along the banks of Yarra, lies The Tan. Suitable to all athletic abilities, the track runs 3.8km long with a steep 30m stretch on 'Heartbreak Hill' along Anderson Street.



Albert Park Lake

Perfect to walk, jog and run - on your own, with your colleague or your furry little friend soak in the magnificent city skyline when you stop to catch your breath. Albert Park Track circles the scenic Albert Park Lake, home to sporting events and the iconic Australian Grand Prix, the track runs 5km long.



The Tan Track

## The Tan Track

**3.9km**  
Length

**49 mins**  
Walk time

**Easy**  
Difficulty

**41m**  
Elevation gain

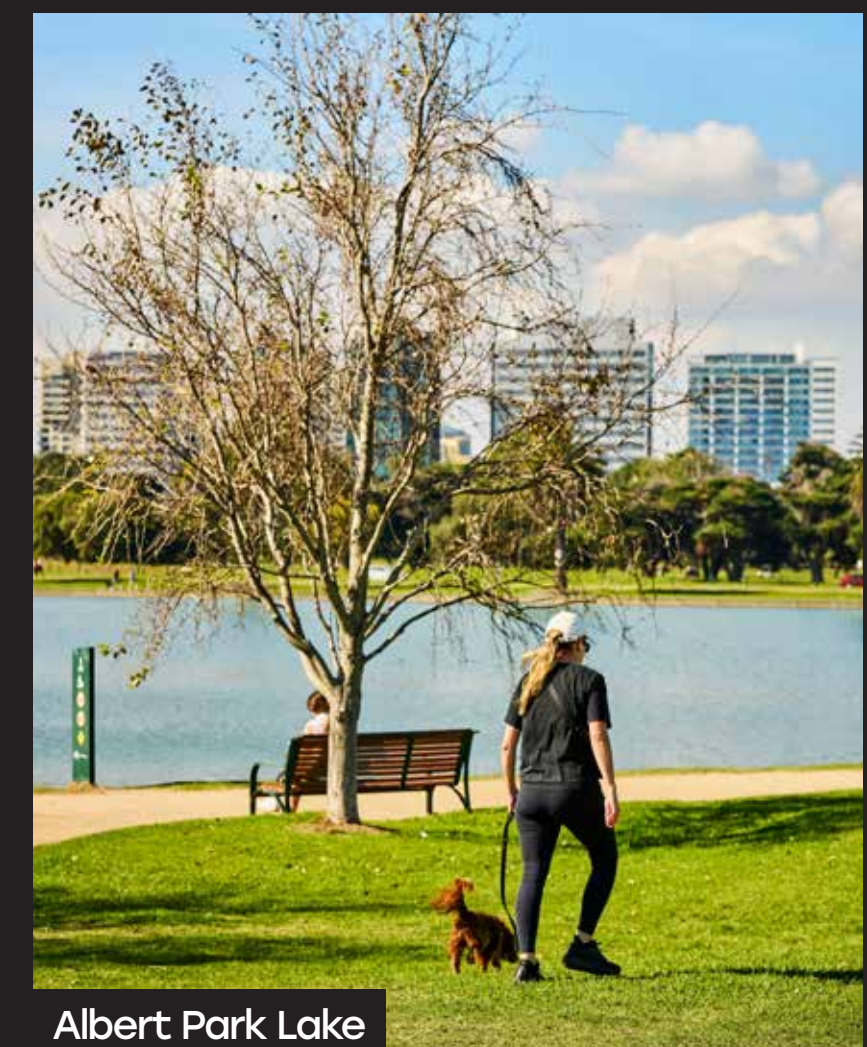
## Albert Park Lake

**4.8km**  
Length

**1 hour**  
Walk time

**Easy**  
Difficulty

**42m**  
Elevation gain



Albert Park Lake





👤 **Dorcas at Domain fosters a great work environment with a comfortable workspace, convenient location, and thoughtful amenities.**

It's a short walk or bike ride from The Tan and Albert Park Lake, which is perfect for a quick escape from the office for a refreshing walk or jog with Alfie during my lunch break."

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**Glen Blamey**  
Business Development Manager  
ADCO

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**Alfie**  
Office Dog  
ADCO



**ADCO**

Tenants since September 2016



📍 **We love the location because it fringes the city but remains close to our essential stakeholders.**

The space itself is very well-designed and functional, making Dorcas at Domain a comfortable place to work.

Having access to end-of-trip facilities in the building, and a variety of food options within walking distance is a real perk.”

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**Darren van Roon**  
FM Manager  
MONDELEZ AUSTRALIA

**Mondelēz**  
International

Tenants since October 2015







📍 **We moved into Dorcas at Domain last October from Port Melbourne. We're really happy with the new office space, it's offered such a boost for team morale.**

The building is close to several tram and train stations, making it a breeze to catch public transport into the office each morning.

It's been a really positive change for our staff, with most now using the train to get to the office instead of driving.

It's also much easier to meet with clients now being in such a central location, and there are so many great places to eat, drink and entertain nearby.”

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**Jenna Lambert**  
Managing Director  
MEDIA33

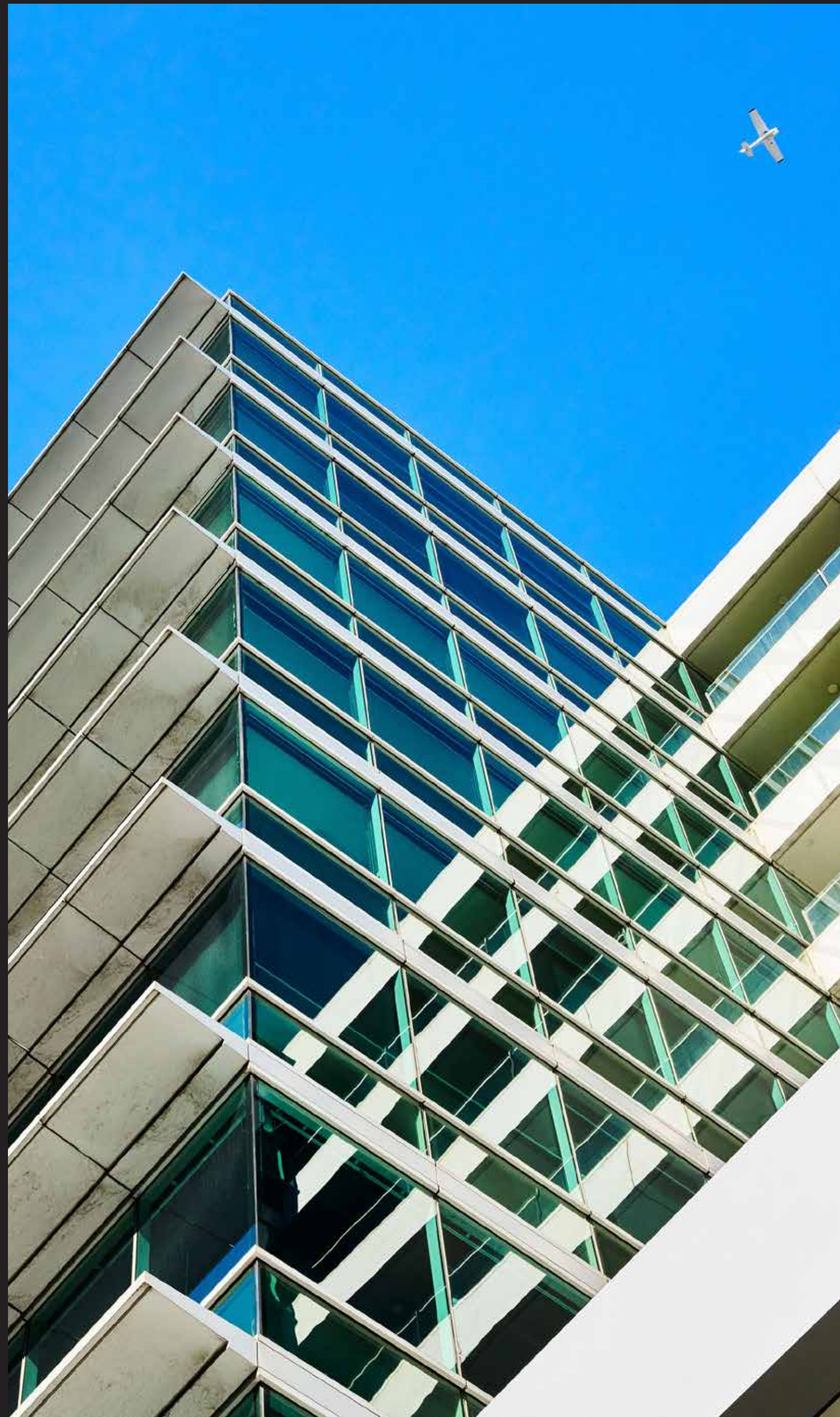
MEDIA 

Tenants since October 2023



# At the epicentre of dynamic business energy

Proximity to some of Melbourne's most dynamic business names not only enhances networking opportunities but also elevates the appeal of Dorcas at Domain, placing it at the heart of the neighbourhood's commercial landscape.



DAVID HICKS



ERICSSON



CROCMEDIA.



# Stack Plan

Level 10 **Mondelez Australia**

Level 9 **Mondelez Australia**      **ADCO Constructions**

Level 8 **4 Tenancies available from 460 - 3,096 SQM\***

Level 7 **Available for Lease<sup>^</sup>**

Level 6 **Available for Lease<sup>^</sup>**

Level 5 **Available for Lease<sup>^</sup>**

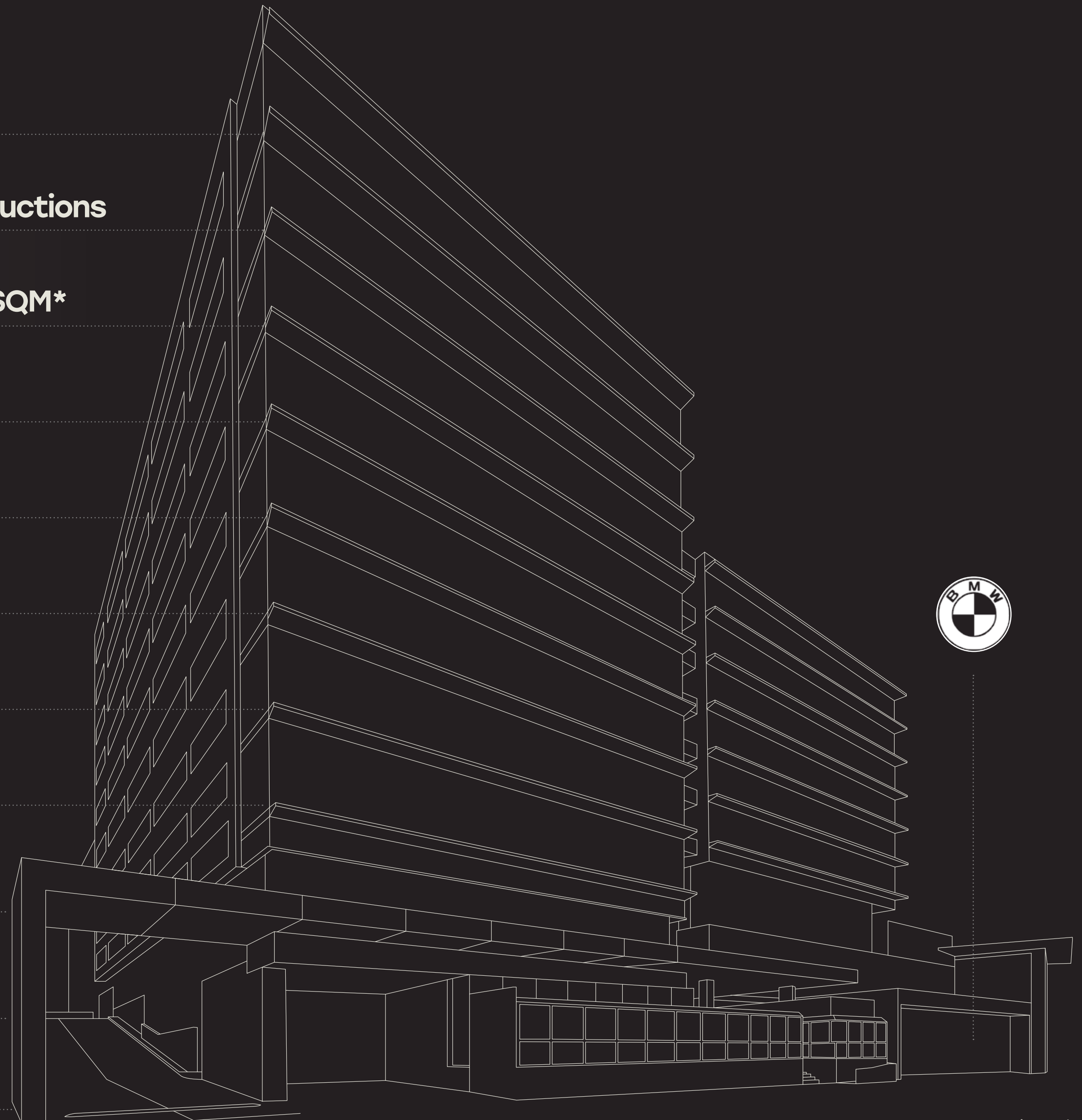
Level 4 **Media33**

Level 3

Level 2

Level 1

Ground **Tarator Cafe**      **Uomasa Japanese**  
**Opening Soon**      **Restaurant**



\*Approximately

<sup>^</sup>Subject to surrender of ANZ lease



Tenancy 1  
686m<sup>2</sup>

Tenancy 2  
451m<sup>2</sup>

Tenancy 4  
902m<sup>2</sup>

Tenancy 3  
963m<sup>2</sup>



# Level 8





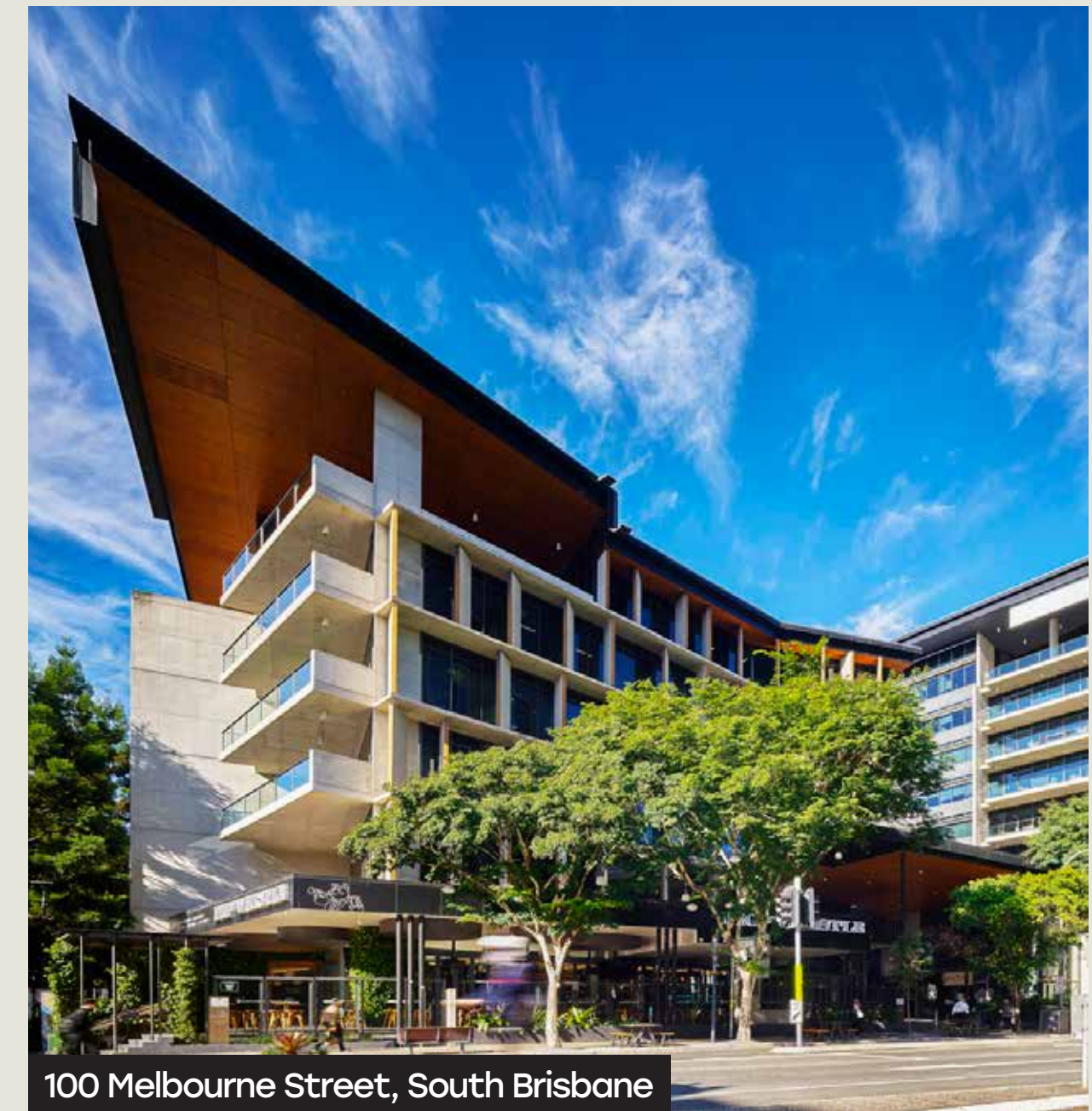
# Providing space for your business to thrive



100 Burwood Road, Hawthorn



Botanicca 3, 570 Swan Street, Richmond



100 Melbourne Street, South Brisbane

**For more than a decade, Growthpoint has been at the forefront of Australia's real estate investment with a vision to create spaces for people to thrive.**

Specialising in industrial and office properties, Growthpoint's directly owned property portfolio today is valued at \$5 billion<sup>^</sup>.

Its success is a testament to the company's commitment to meeting tenant's needs now and into the future. Strong environmental initiatives are at the forefront of every decision, recognised through Growthpoint's list of sustainability credentials.





# Dorcas. at Domain

75 DORCAS STREET

For more information contact the  
exclusive agents

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Creative by  
**Nose to Tail**