

Dorcas. at Domain

Office Space for Lease
75 DORCAS STREET



Where
business
meets the
Melbourne
lifestyle

Executive Summary



Walking distance to iconic Melbourne amenity



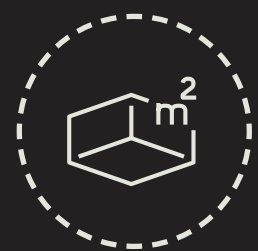
On-site ground floor cafe and sushi bar



City and bay views



Over 500 carpark spaces across four levels



Tenancies available from 457.1 sqm–972.3 sqm



Highly accessible location in close proximity to multiple modes of transport



Dorcas.
at **Domain**

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



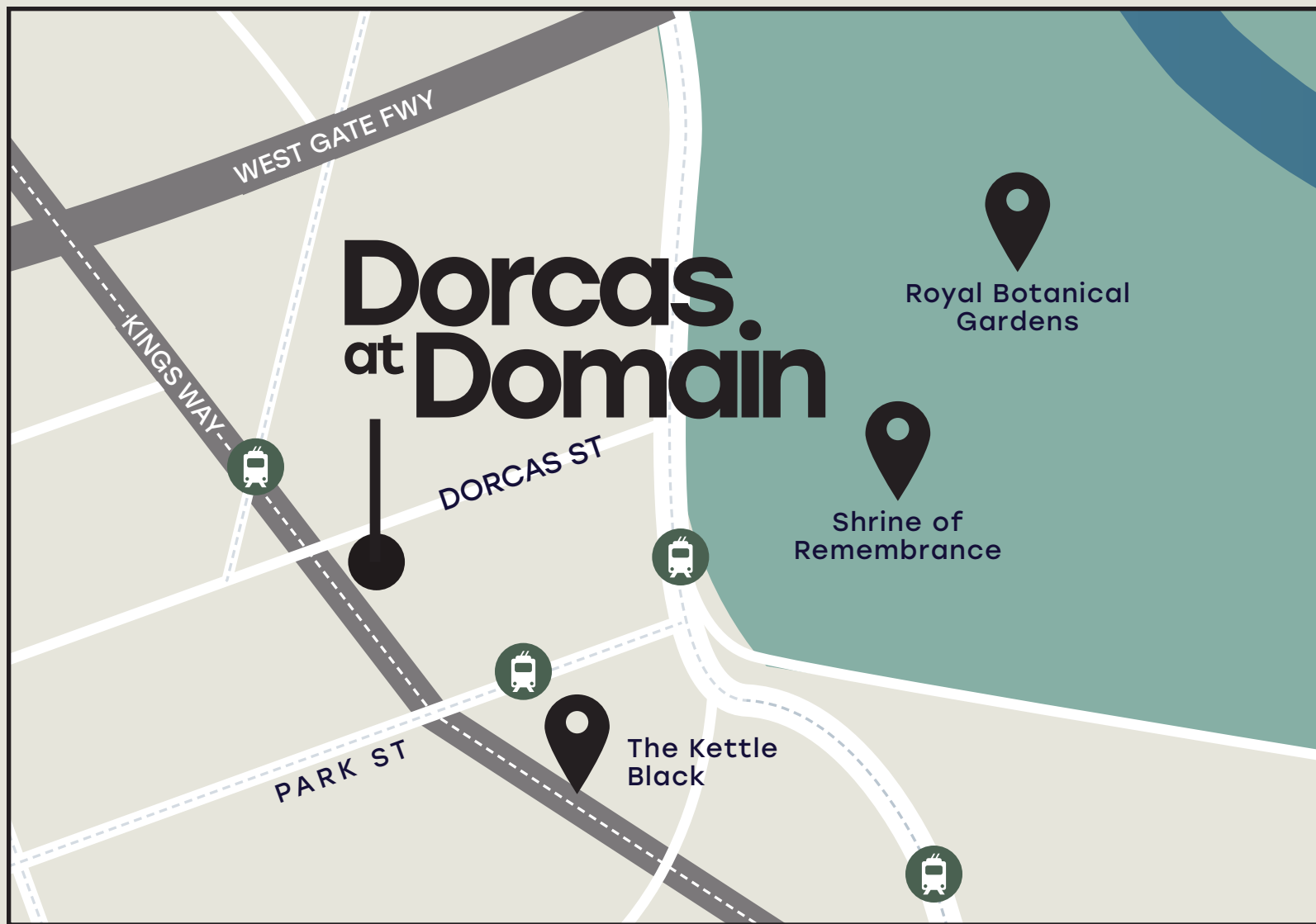
The Terrace



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

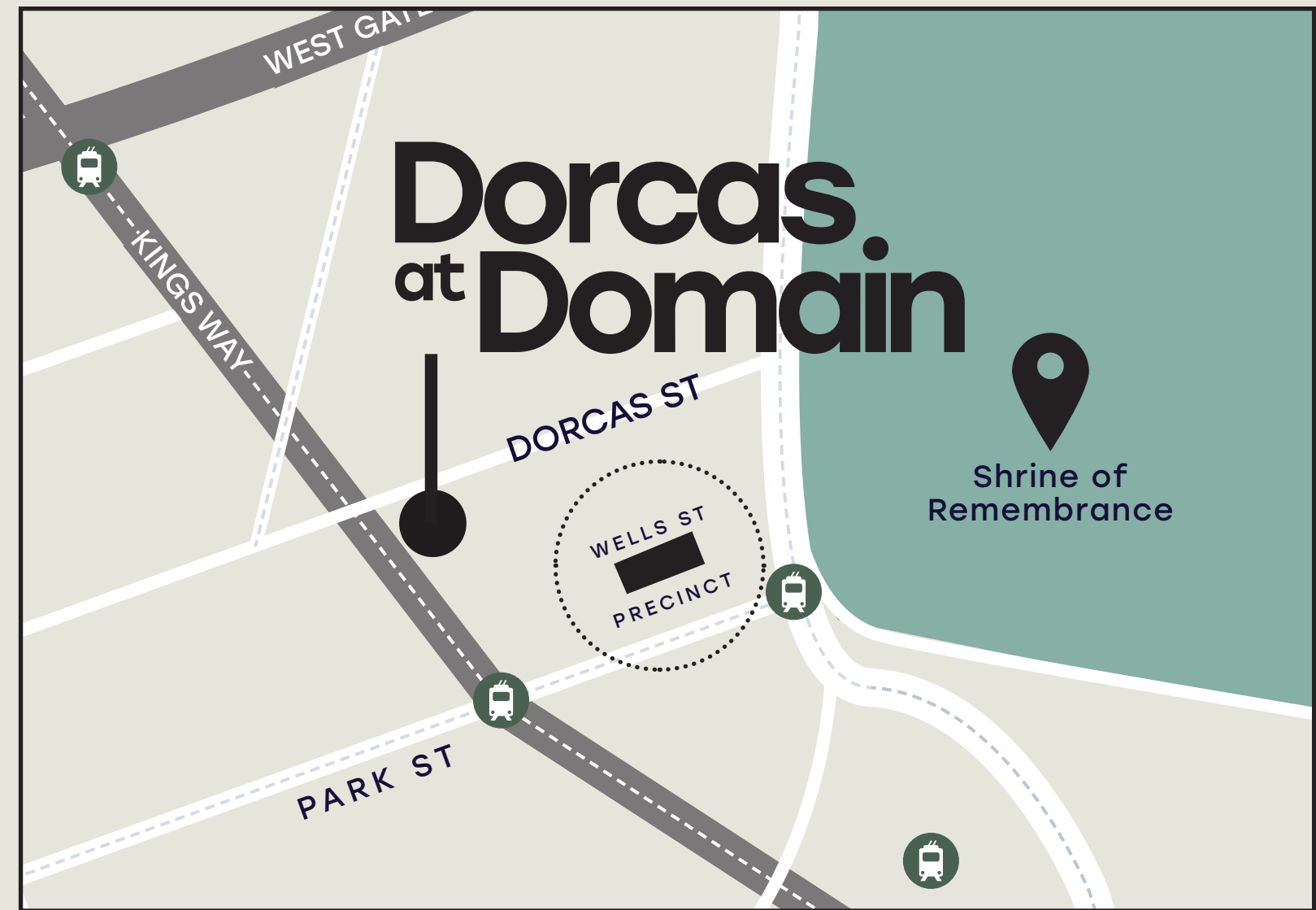




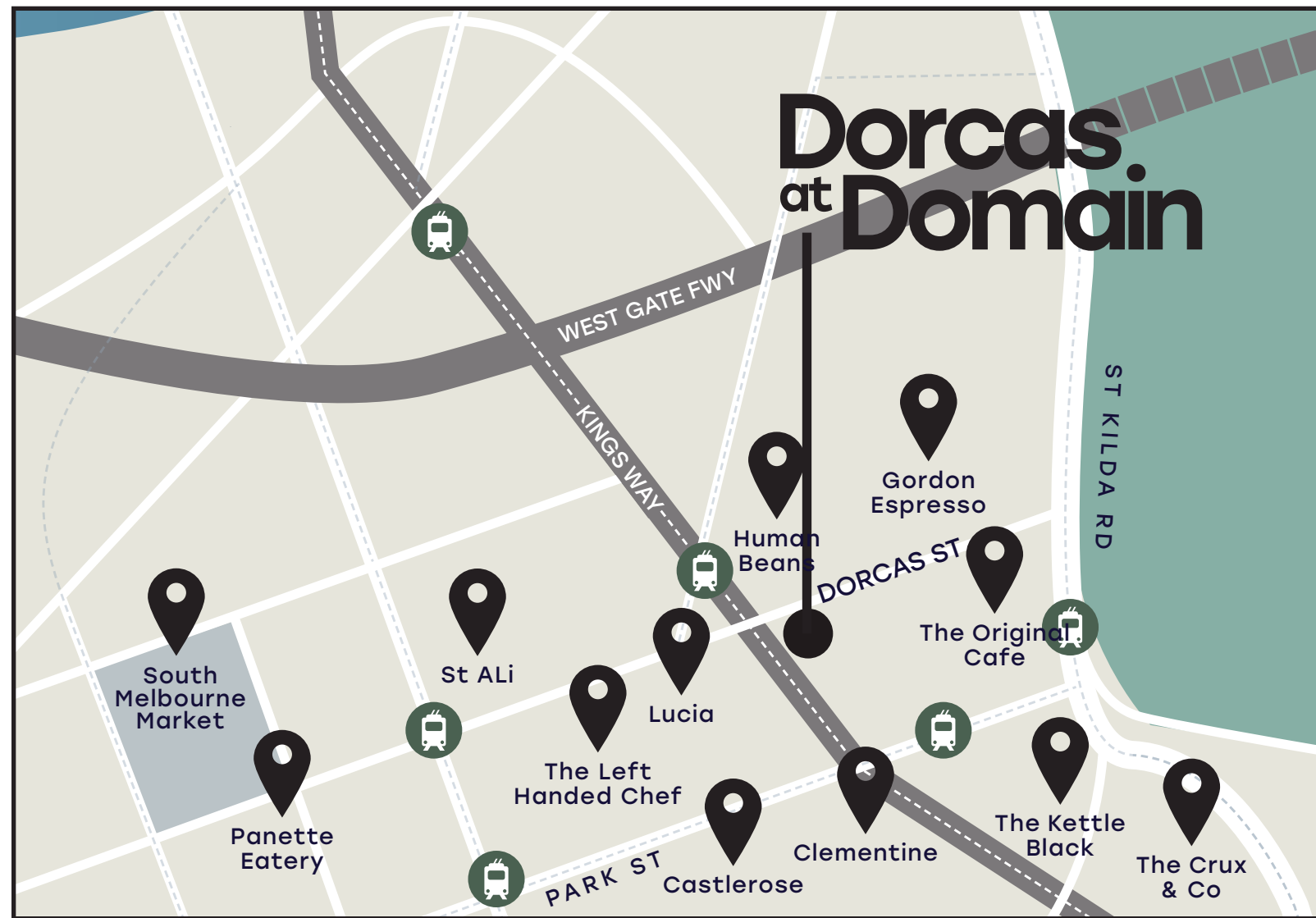
Kedai Satay



Peko Peko



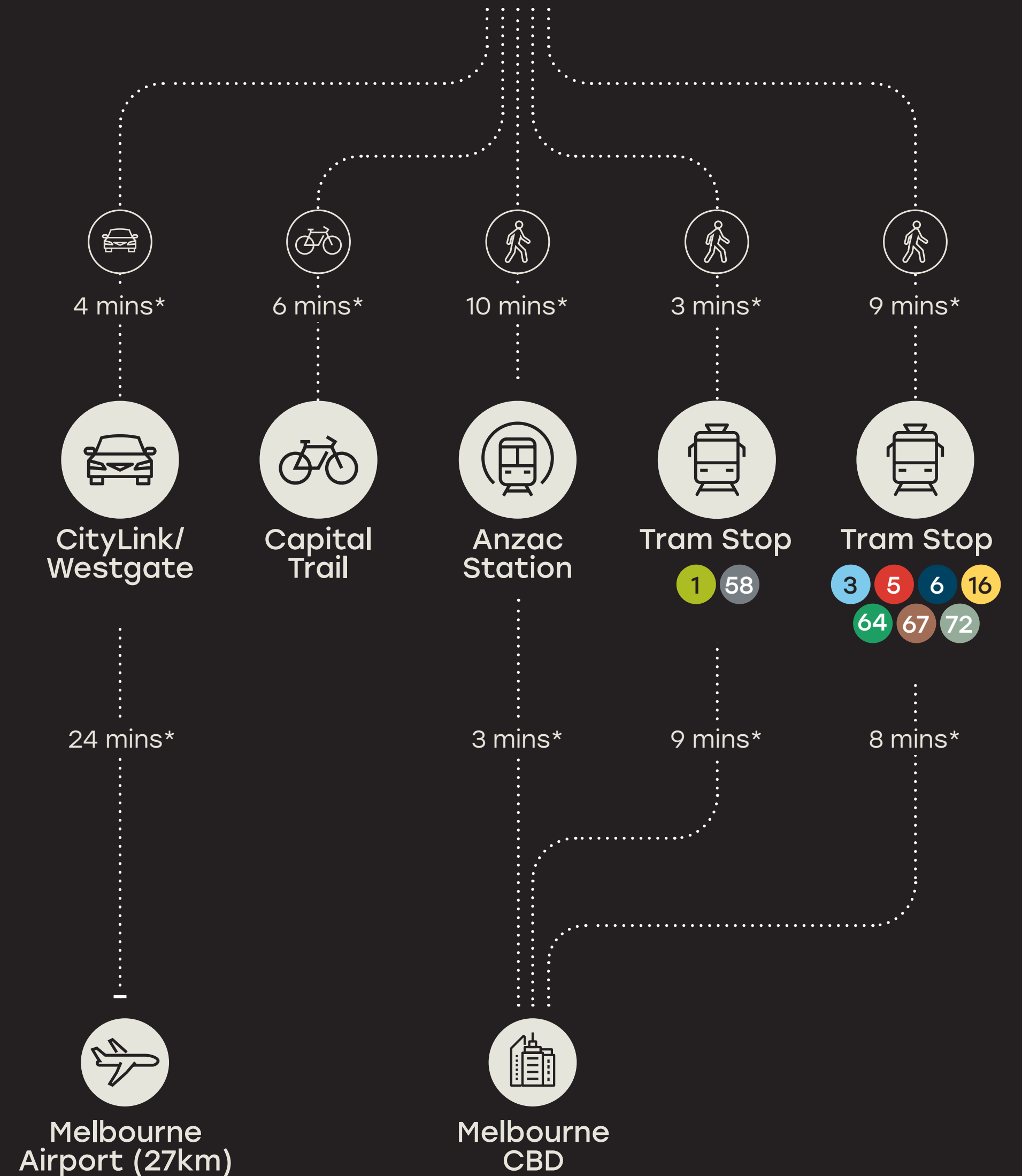
Don Don Japanese



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

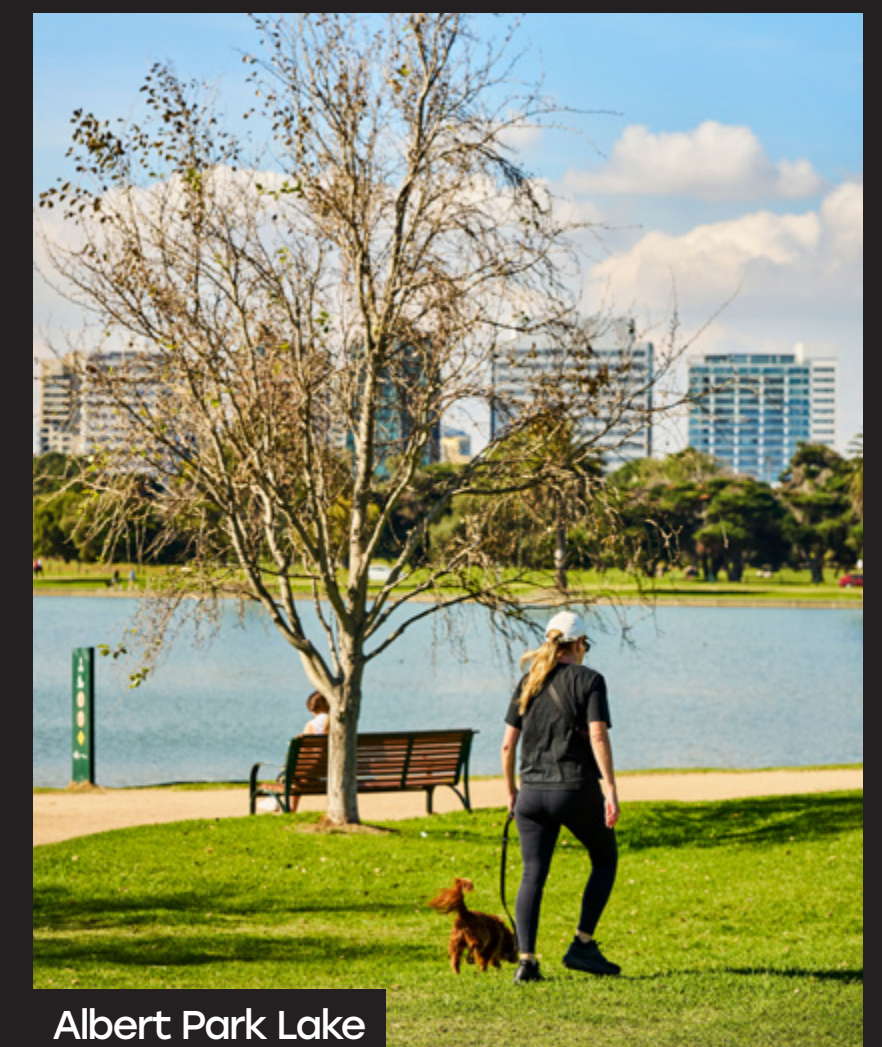
3.9km Length
49 mins Walk time

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.”

Glen Blamey
Business Development Manager
ADCO

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.”

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.”

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.



Stack Plan

Level 10 **Mondelez Australia**

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

Level 8 **4 Tenancies available from 457.1 – 972.3 SQM**

Level 7 **Available for Lease[^]** **– 3,096 sqm**

Level 6 **Available for Lease[^]** **– 3,095 sqm**

Level 5 **Available for Lease[^]** **– 4,457 sqm**

Level 4 **Media33**

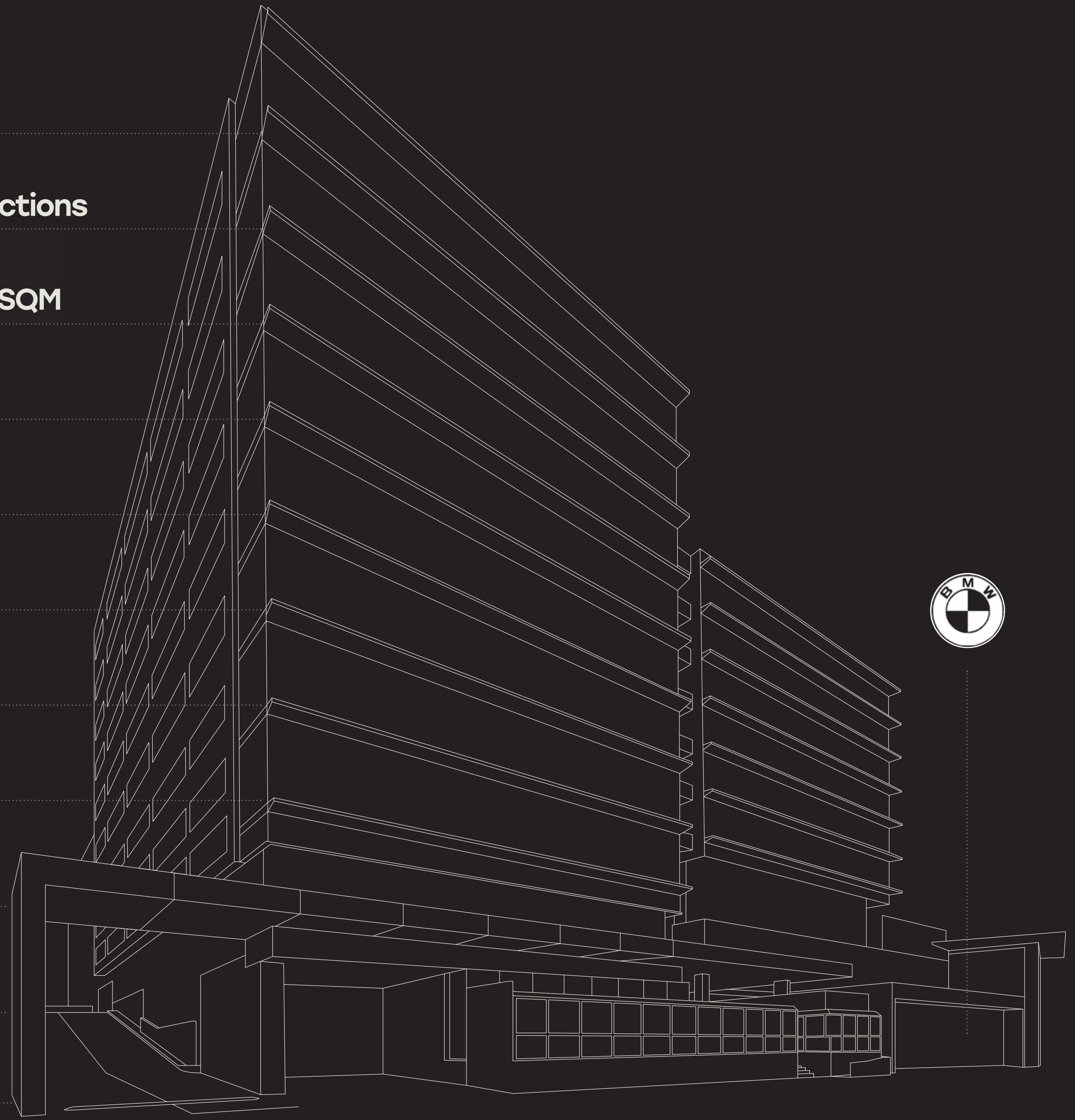
Level 3

Level 2

Level 1

Ground **Tarator Cafe**

Uomasa Japanese Restaurant



[^]Subject to surrender of ANZ lease



Level 8



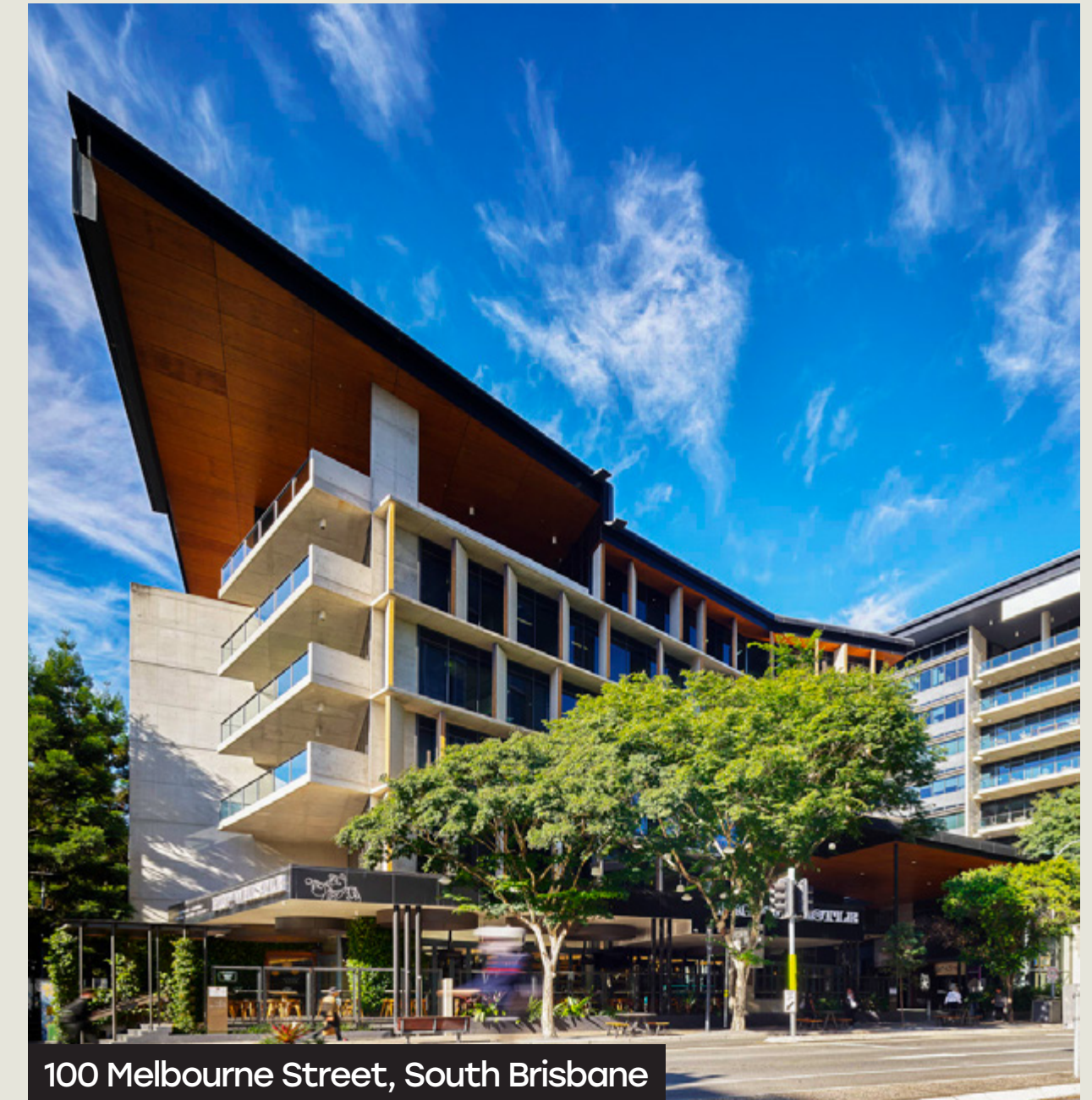
Providing space for your business to thrive



109 Burwood Road, Hawthorn



Botanica 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 \$4.4 billion[^].

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.

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Creative by
Nose to Tail