

MONASH KNOWLEDGE PARK

BUILDING B

The high performance
knowledge precinct





A SMART BUILDING IN A SMART PRECINCT

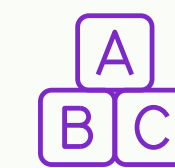
MONASH UNIVERSITY



EXECUTIVE SUMMARY



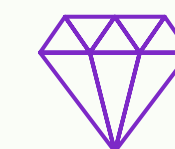
5.5 NABERS rating



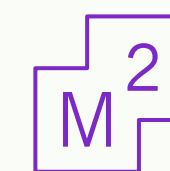
On-site childcare amenity



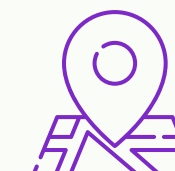
100 reserved, secure and undercover car spaces. With undercover connection through to the building ground floor lobby



A-Grade five level office building



1,842sqm* (Level 5) available, with flexibility for whole-floor or split-floor tenancy



Highly accessible location in close proximity to major freeways and arterial roads



A PLUG AND PLAY WORKPLACE IN MONASH KNOWLEDGE PARK

BUILDING OVERVIEW

Monash Knowledge Park offers fully fitted suites benefiting from natural light and an abundance of built-in amenity. 5 Green Stars and a 5.5 NABERS rating make this one of the highest quality office buildings within the Monash Knowledge Precinct. Close access to East Link and the Monash Freeway provides an easy trip for employees from all corners of Melbourne.

The building offers an undercover multi-deck car park, while end-of-trip services cater to those planning to ride or run to the office. Move in to this highly efficient whole fully fitted light filled floor.





◀ Monash University

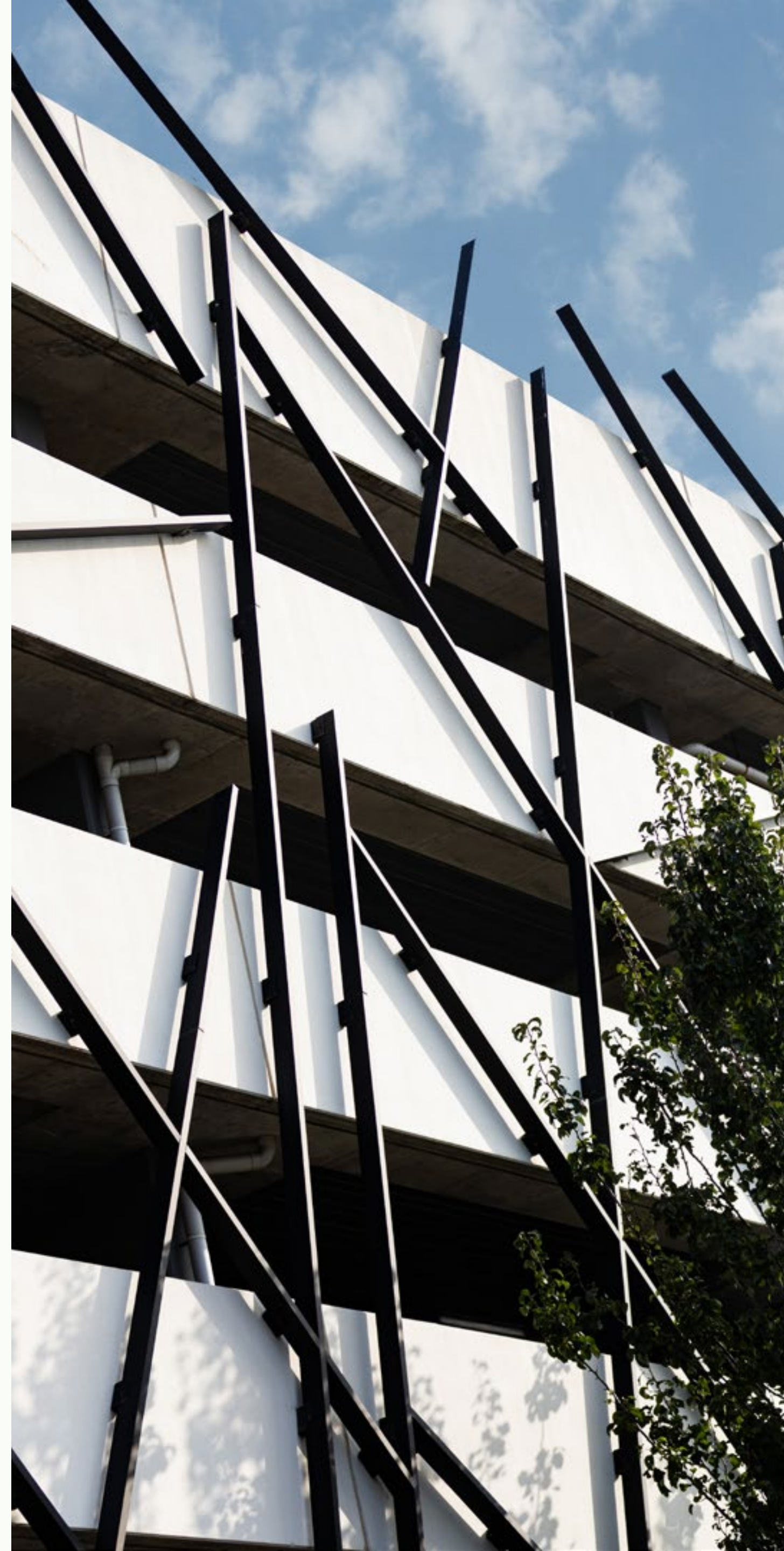
Victorian Heart Hospital ▼



MELBOURNE'S SECOND LARGEST EMPLOYMENT DISTRICT

Monash Knowledge Park is at the heart of the City of Monash and the demographic centre of Melbourne.

Home to world's most renowned educational and research institutions like Monash University, Australian Synchrotron and Victorian Heart Hospital, it is Victoria's second largest employment destination, second only to the CBD itself.



STEEPED IN BIG BUSINESS ENERGY

Surrounded by leading academic institutions and major business players, Monash Knowledge Park thrives as a hub for life sciences innovation. With a focus on research, development, and collaboration, it fosters enhanced networking opportunities across biotech, medtech, and pharmaceutical sectors, all within a dynamic and diverse commercial landscape.





▲ Little V Cafe



◀ On site cafe - The Meating House



▲ Monash University Clayton campus



▼ Australian Synchrotron



▲ Victorian Heart Hospital



◀ CSIRO Clayton



MELBOURNE CBD (24.9KM*)

MONASH STATION SRL

BOX HILL CBD (13KM*)

MONASH UNIVERSITY CLAYTON CAMPUS

VICTORIA HEART HOSPITAL

AUSTRALIAN SYNCHROTRON

BLACKBURN ROAD

MONASH KNOWLEDGE PARK

BUILDING B

NANTILLA ROAD

WELLINGTON ROAD



BUNNINGS NOTTING HILL

CARLSON AVENUE RESERVE



BLACKBURN ROAD

FERNTREE GULLY ROAD

NOTTING HILL



SUBURB DOOP

JOHN MARSHALL RESERVE



SPRINGVALE ROAD

MONASH FWY

WELLINGTON RD



MULGRAVE

FREGON RESERVE

FREEWAY RESERVE

PRINCES HWY



STACK PLAN

Level 6 **BSN Medical Australia - 1,842 sqm**

Level 5 **Available April 2026 - 1,842 sqm**

Level 4 **PFD Foods - 1,842 sqm**

Level 3 **Monash University - 1,842 sqm**

Level 2 **Monash University - 1,842 sqm**

Level 1 **Monash University - 1,842 sqm**

Ground Floor **Monash University - 101 sqm**



FLOOR PLAN

LEVEL 5 - WHOLE FLOOR



1,842 SQM*	
Boardroom 20p	1
Boardroom 12p	1
Meeting Room 8p	1
Meeting Room 6p	3
Office 1p	11
Collab Zone	3
Breakout	2
Kitchen	1
Welcome Area	1
Workstations	122

*approx



▲ Breakout spaces for collaboration



▲ Spacious boardroom



Contemporary
kitchen facilities ▶



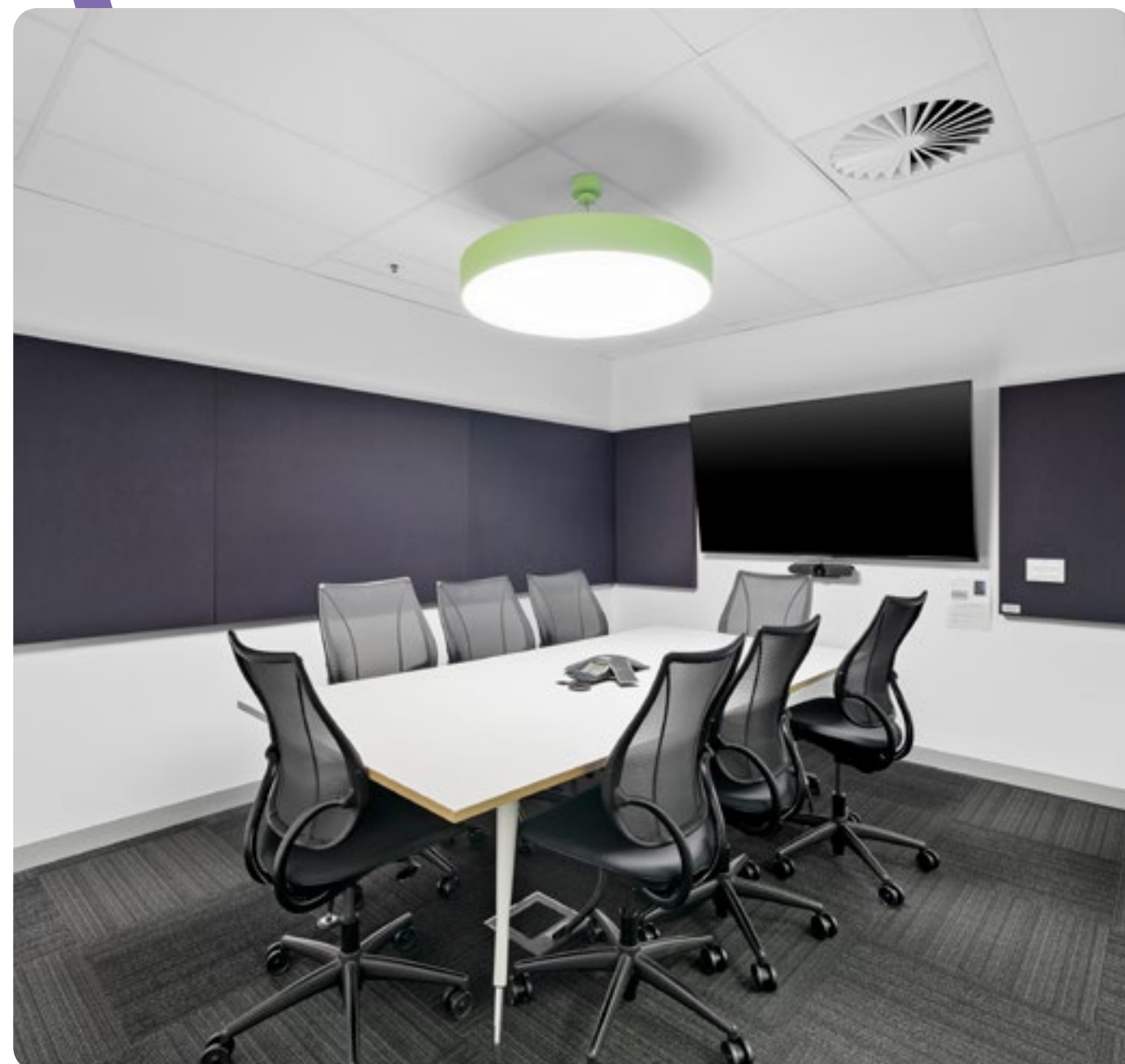
▶ Modern lobby space
with waiting area.



▲ Light filled office floor



▲ Spacious kitchen amenities



8 person
boardroom



Open plan
collaboration spaces



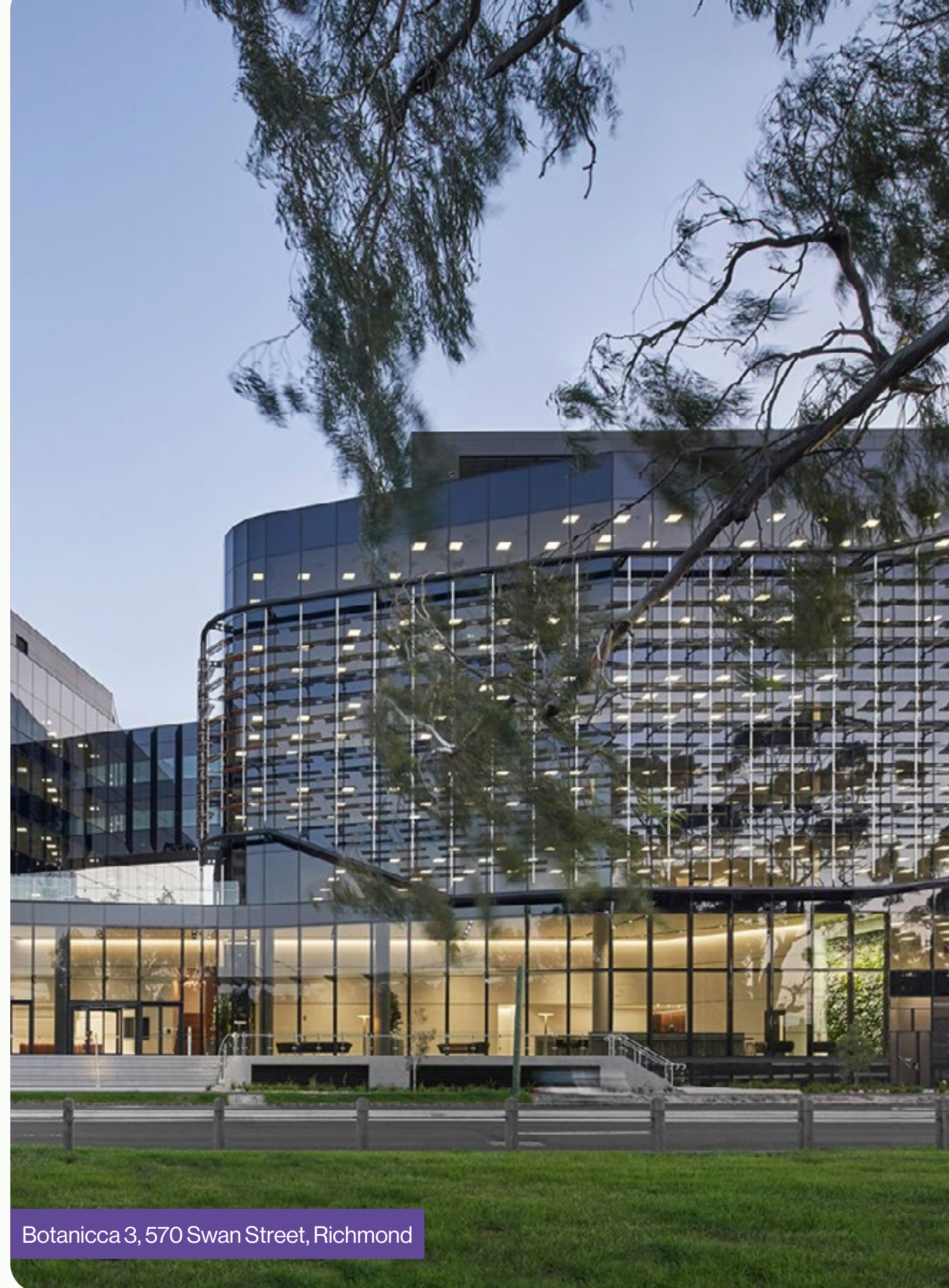
Providing space for your business to thrive

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.





For more information contact the Exclusive Agents



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