



570 SWAN STREET, RICHMOND

BOTANICCA³

OFFICE FOR LEASE

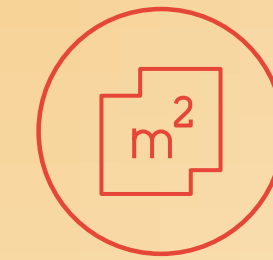
**A
WORKPLACE
THAT
WORKS**



BOTANICCA 3



EXECUTIVE SUMMARY



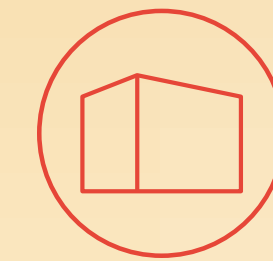
Tenancy 1
511sqm*
7 secure car parks



Proudly owned
by Growthpoint
Properties Australia



Dedicated shuttle bus
from Hawthorn and
Burnley Stations



PCA A-Grade Building



Market leading
environmental ratings



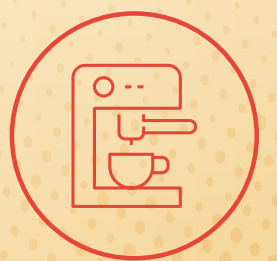
Multiple modes of
transport on your
doorstep



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

BOTANICCA³



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.



*approx






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.



-  Train Line
-  Tram Line
-  Parkland

BOTANICCA³



3

6

1

4

5

7

8

2

9

10

SWAN ST



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 Lucid 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

Botanica 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

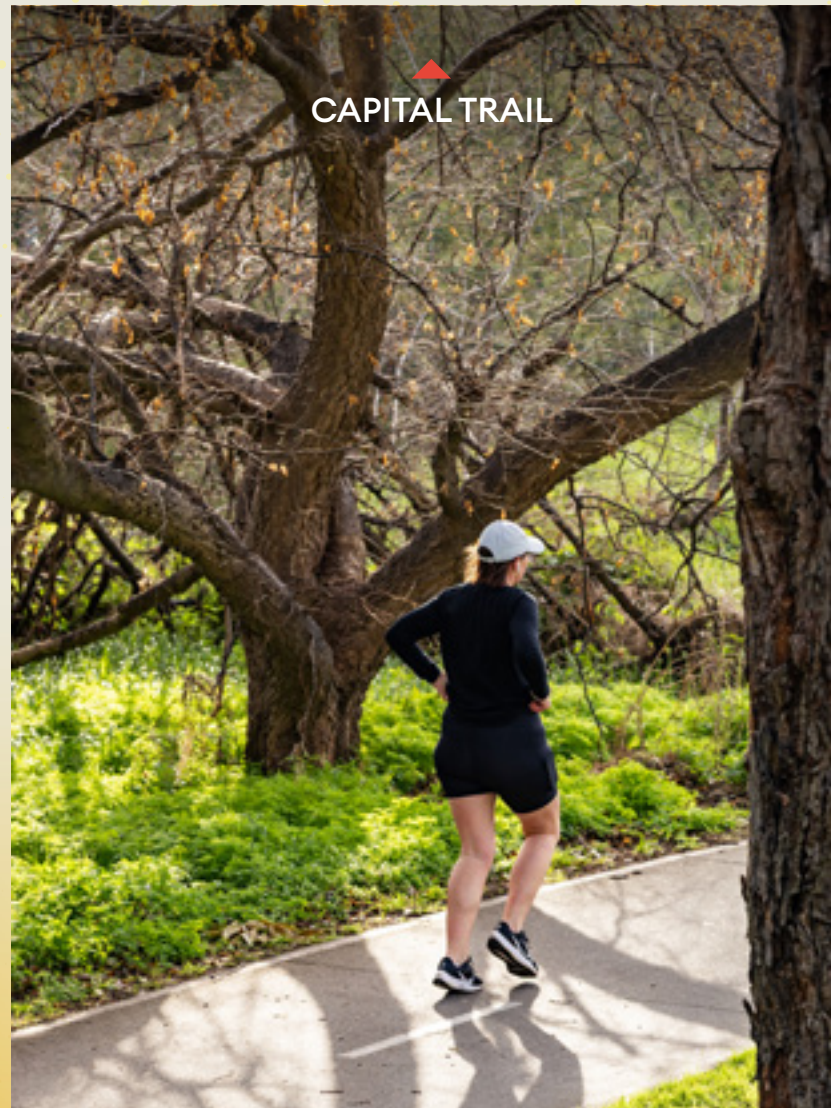
COUNTRY ROAD

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



TRAM STOP NO.70

100 metres

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



BURNLEY STATION

1 km

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



MAIN YARRA TRAIL

1 minute

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



HAWTHORN STATION

600 metres

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



M1 FREEWAY

2 minutes

CBD	10 mins
Westgate Bridge	13 mins
Melbourne Airport	30 mins



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. Tim, 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





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 Tim, our concierge - he is invaluable!

NATALIE GRIGG
Finance Manager



THE SUITE LIFE



TENANCY 1 - 511sqm*

Work Stations 43

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

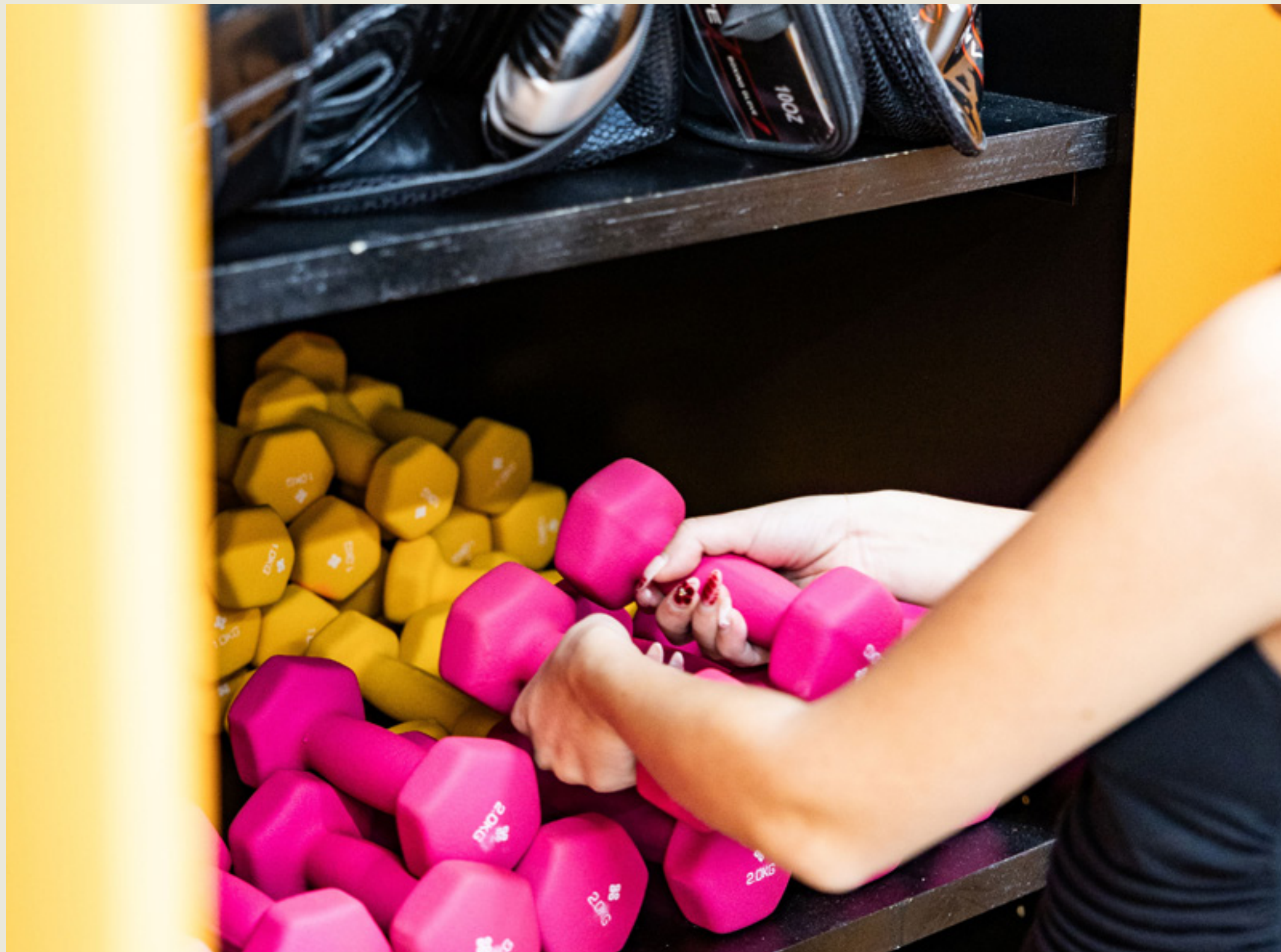
Embracing the abundance of natural light, no point is more than 11 meters from a window, connecting your workforce to nature to increase enjoyment and productivity.

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

*approx



*Indicative internal fitout



PROVIDING SPACE FOR YOUR BUSINESS TO THRIVE

75 DORCAS ST,
SOUTH MELBOURNE



Growthpoint provides spaces for you and your business to thrive. Since 2009 we've been investing in high-quality Australian real estate.

Today, we have \$6.0 billion total assets under management¹ - 57 high-quality, modern office and industrial properties, valued at approximately \$4.4 billion.

¹As at 30 June 2024
²Across our directly owned office assets and corporate activities

We also manage a further nine assets, valued at \$1.6 billion, through our funds management business, which invests in office, retail and mixed-use properties.

We are committed to operating in a sustainable way and are on track to achieve our net zero target by 1 July 2025²



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BOTANICCA³

FOR MORE INFORMATION CONTACT
THE EXCLUSIVE AGENTS



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Creative by

Nose to Tail