

109
Burwood Rd
HAWTHORN

**OFFICES
FOR LEASE**



Provence Café | On-site

An **Established** Commercial Building in a Coveted Lifestyle Destination

109 Burwood Road is an exceptional workplace featuring an expansive, exclusive terrace which provides uninterrupted views of Melbourne's city skyline.

Offering ample on-site parking, the flexibility to divide floors, and the added charm of a ground floor Provence café, 109 Burwood Road is well positioned to cater to diverse business needs.

Positioned prominently in a hyperconnected locale, 109 Burwood Road's brand new, rejuvenated third spaces provide opportunities to connect and collaborate with your team and guests.

Executive Summary



Move-in ready
opportunity



Excellent public
transport access and
links to **Monash** and
Eastern Freeways



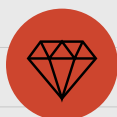
5 Star
NABERS Energy



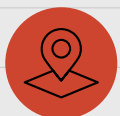
On-site ground floor
café, with on-premises
bakery



823 sqm Level 4 suite
available



Brand new
refurbished lobby
and **bathrooms**



Located in **Hawthorn's**
commercial centre



35 Secure onsite parking



Level 4 large, exclusive
terrace with city views



Prominent signage on
the corner of **Burwood**
Road and **Power Street**



Less Workday Commute, More Workday Connection



Hawthorn Station | 200m*



Provence Café | On-site



Tram Stop | 50m*

Sitting on the prominent corner of Burwood Road and Power Street in Hawthorn, 109 Burwood Road offers matchless convenience.

Embrace the outdoors with St James Park within a mere 5-minute stroll or peruse the best of Hawthorn's food scene on vibrant Glenferrie Road – just 10 minutes away.

With Body Fit and Anytime Fitness across the road, a ground floor café, and nearby amenities like IGA, 109 Burwood Road affords unparalleled work life balance.

Seamlessly connected, 109 Burwood Road boasts proximity to Hawthorn Station, a tram stop at the doorstep, and easy access to the Monash and Eastern freeways.



St James Park | 450m*

109 Burwood Road, Hawthorn



Smart Street Reserve



Mason Street Playground



Fashoda Street Reserve



17



St James Park



Tram Route 75

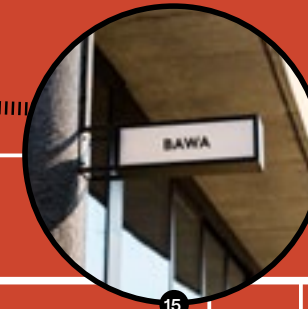
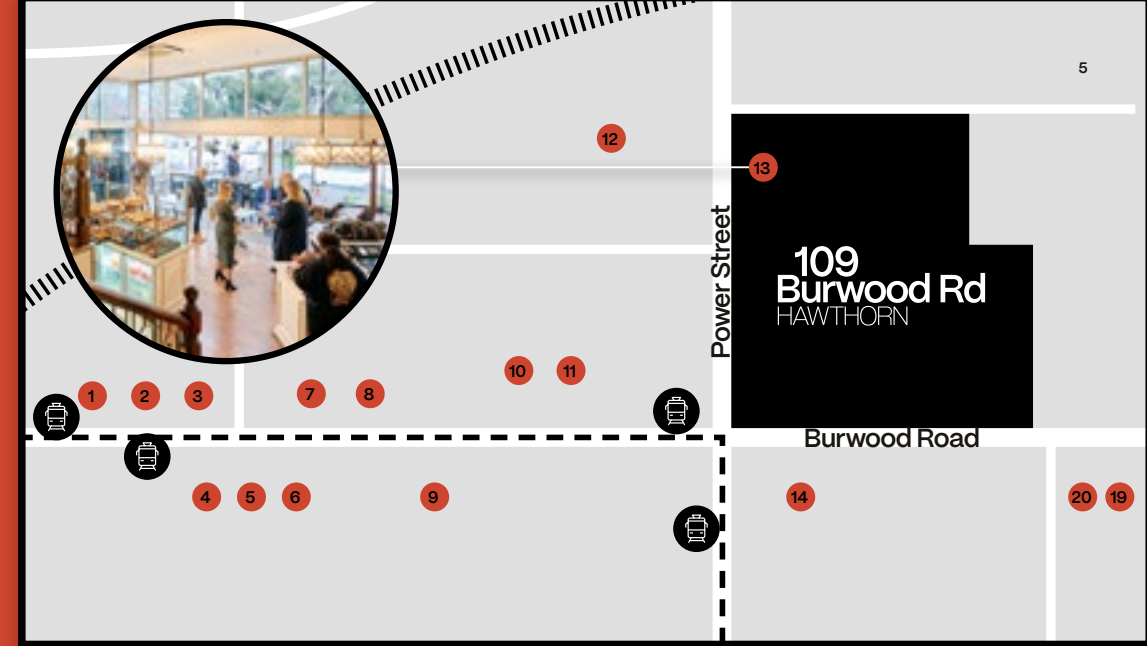
Hawthorn Station | 350m*



Tram Route 75

109 Burwood Rd
HAWTHORN

Power Street

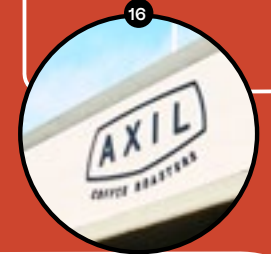


15

Glenferrie Station | 850m*



Glenferrie Road



16

18

Hawthorn's Commercial Centre

Tram Line

|||||||
Train Line

Food & Beverage

1. Radium
2. Alley Hens
3. Gibson's Wine Bar
4. Feekah Cafe
5. Bake Me Cake Me
6. Mother Dough & Wine Bar
7. Elgin Inn Hotel

8. Double Zero Pizzeria
9. Renaissance Hawthorn Square
10. Soto Collective
11. Herbe Cafe
12. Momoco Sushi
13. Provence Cafe
14. Rubika Cafe
15. Bawa Cafe

16. Axil Coffee Roasters
17. Barton Milk Bar
18. Santoni Pizza & Bar


Health & Fitness

19. BFT Fitness
20. Anytime Fitness

 Grace Park

 Glenferrie Road Retail Precinct

109 Burwood Rd HAWTHORN

 Provence Cafe

 Tram Stop

Burwood Road

Power Street







In Good Company

Some of Australia's best brands, spanning all industries – from tech, through to consulting and retail – call Hawthorn home. Many of whom are based out of 109 Burwood Road.

In the mix are businesses like ASX listed packing manufacturer, Orora Group; business solutions powerhouse Xero; and major retailers like Bed, Bath N' Table and Clark Rubber.

They are all looking to capitalise on the most well-serviced suburban office market in Melbourne.



109 Burwood Rd, Hawthorn



109 Burwood Rd, Hawthorn



41 Burwood Rd, Hawthorn

BED BATH N' TABLE



255 Burwood Rd, Hawthorn

192 Burwood Rd, Hawthorn



109 Burwood Rd, Hawthorn



260 Burwood Rd, Hawthorn

Studio Doherty

108 Power St, Hawthorn



12 Elizabeth St, Hawthorn

Mazzei.

109 Burwood Rd, Hawthorn

prensa 

5 Burwood Rd, Hawthorn



109 Burwood Rd, Hawthorn

CreativeCubes.Co

600 Glenferrie Road, Hawthorn



39 Burwood Rd, Hawthorn

RUFUS & COOPER

2-8 Lynch St, Hawthorn



Views, Vibes and Vibrant Lifestyle Amenity

With premium retail amenities on your door step, level 4 tenancy offers 35 secure on-site car parks and exclusive use of the large terrace with city views.





Provence Café | On-site



St James Park | 450m*



Axil Coffee Roasters | 650m*



Brand New Bathrooms

Discover 109 Burwood Road's recently refurbished bathrooms.

Eco-Solutions Meet Modern Workspace

109 Burwood Road harmoniously blends cutting-edge eco-solutions with the demands of the modern workplace.

A dynamic building where sustainability and productivity come together, setting the standard for the future of work.



NABERS
Water

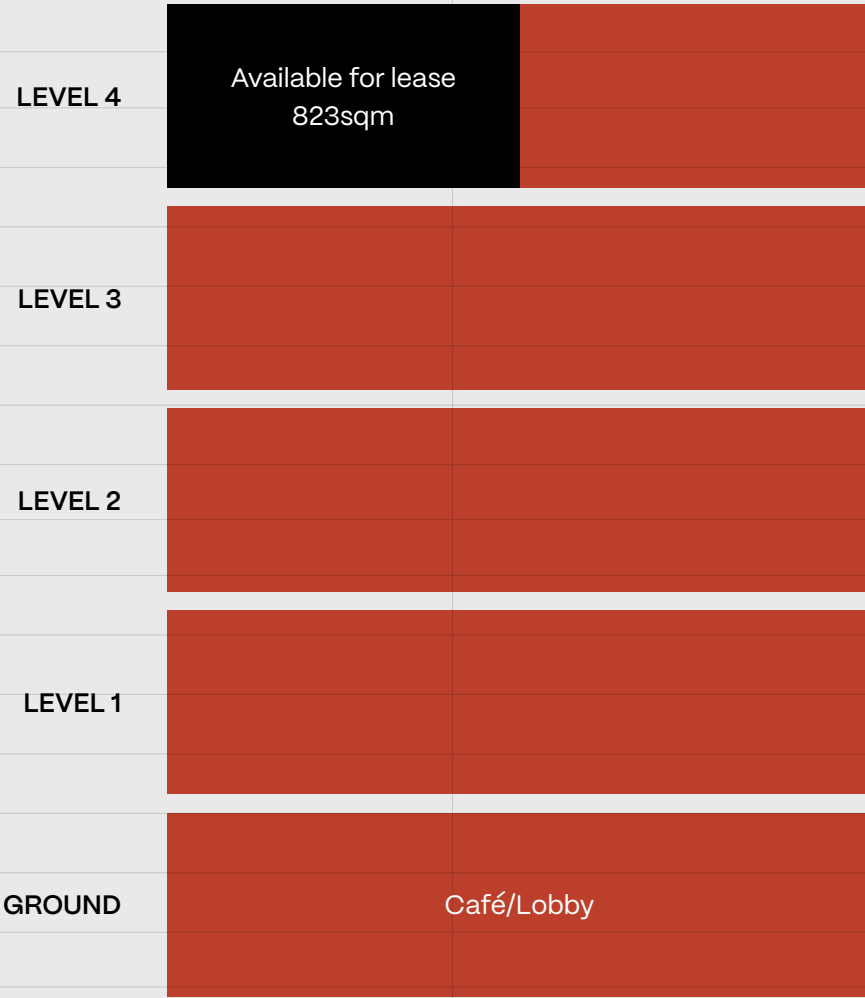


NABERS
Indoor



NABERS
Energy

Stackplan



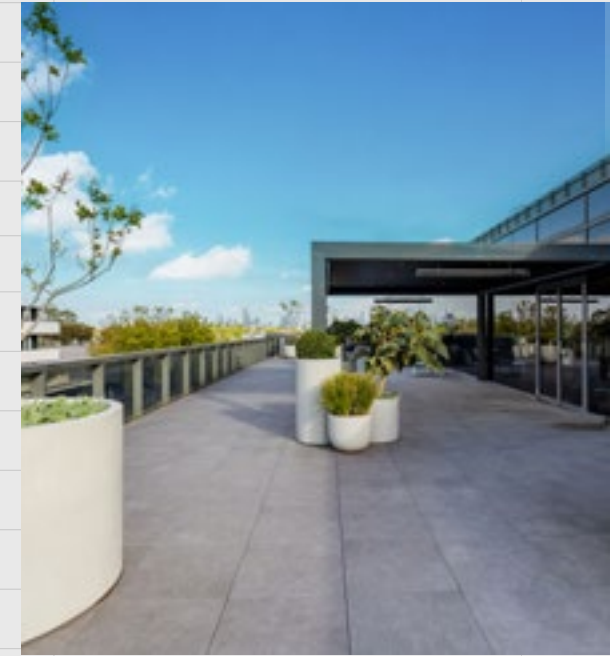
Level 4 Tenancy 2

TENANCY SIZE
823sqm

POWER STREET



BURWOOD ROAD



Welcome Area	1
Boardroom 16p	1
Boardroom 10p	1
Meeting Room 6p	2
Office 4p	2
Office 3p	5
Office 2p	1
Kitchen	1
Breakout	1
Collab Zone	1
Workstations	90



141 Camberwell Road, Hawthorn East



Botanicca 3, 570 Swan Street, Richmond

75 Dorcas Street, South Melbourne



Why Growthpoint

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 \$5.4 billion¹ total assets under management of high-quality modern office and industrial properties, and manage a portfolio of office, industrial and logistics, and retail assets for third-party wholesale syndicates and institutional investors through our funds management business.

We are committed to operating in a sustainable way and are on track to achieve our net zero target².



¹As at 31 December 2024

²Across our directly owned office assets and corporate activities



GROWTHPOINT
PROPERTIES AUSTRALIA



109 Burwood Rd HAWTHORN

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the Exclusive Agents

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