

141 Camberwell Road,
Hawthorn East, Camberwell Junction

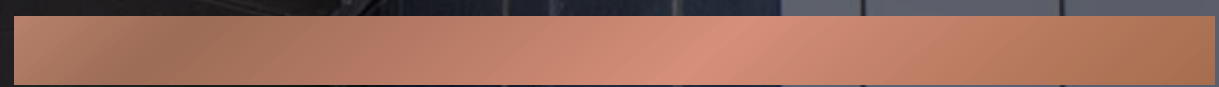
FOR LEASE

CAMBERWELL VILLAGE

GROWTH-POINT
PROPERTIES AUSTRALIA



CV



In a Class of Its Own





Setting the
standard for
commercial office
in Melbourne's
inner east

EXECUTIVE SUMMARY



1,256sqm*
Available



Prime Retail Offering

Major shopping complexes and the Burke Road retail strip provide tenants with a neighbourhood feel and a range of amenities



Exceptional Car Parking

70 secure on-site car parking bays



Stunning 360 degree, Uninterrupted Views

Of Melbourne CBD and South Eastern Suburbs



Excellent Connectivity

Train stations, tram routes and major arterials ensure 141 Camberwell Road's connectivity and convenience



Significant On-Site Amenity

Quality End of Trip facilities, gym*, onsite facilities manager, retail and F&B offerings are features that ensure 141 Camberwell Road stands apart



Major Activity Centre

In close proximity to Camberwell Junction, the major activity centre provides a focal point for services, employment, housing and public transport



Campus Style Floorplates

Allow tenants large, campus style floor plates to create a community feel within their tenancy



MAIN LOBBY



MAIN ENTRANCE

CAMBERWELL TRAIN
STATION — 600M*

CAMBERWELL PLACE
SHOPPING CENTRE

CAMBERWELL
MARKET

CAMBERWELL
SHOPPING PRECINCT

CAMBERWELL CENTRAL
SHOPPING CENTRE

CAMBERWELL
JUNCTION

C
V

BURKE ROAD

HAROLD STREET

PORTER STREET

MONTEATH AVENUE

CAMBERWELL ROAD

RIVERSDALE ROAD



LOCATION

141 Camberwell Road abuts the Camberwell Junction shopping precinct and is within walking distance to the affluent Burke Road retail strip. Major retailers such as Coles, K-Mart, Woolworths and Aldi are all within walking distance from the property.

Connectivity to the location is also convenient with Camberwell Train Station only 600m* from the site. Camberwell Station services the Lilydale, Belgrave and Alamein lines with trains every 5 minutes to the CBD. The nearest tram stop servicing three routes is only 270m* and the nearest major arterial city link being 2.6km* from the site.

This combination of amenity and connectivity is highly desirable for tenants and is one of the reasons why 141 Camberwell Road is so highly sought after.



Dulux



Love Athletica
LIGHT YEARS



Dan Murphy's



snap fitness^{24/7}



MECCA

LAURENT
Passion. Quality. Tradition.

COTTON:ON

ANZ

ANYTIME FITNESS

coles

LIQUORLAND

Westpac

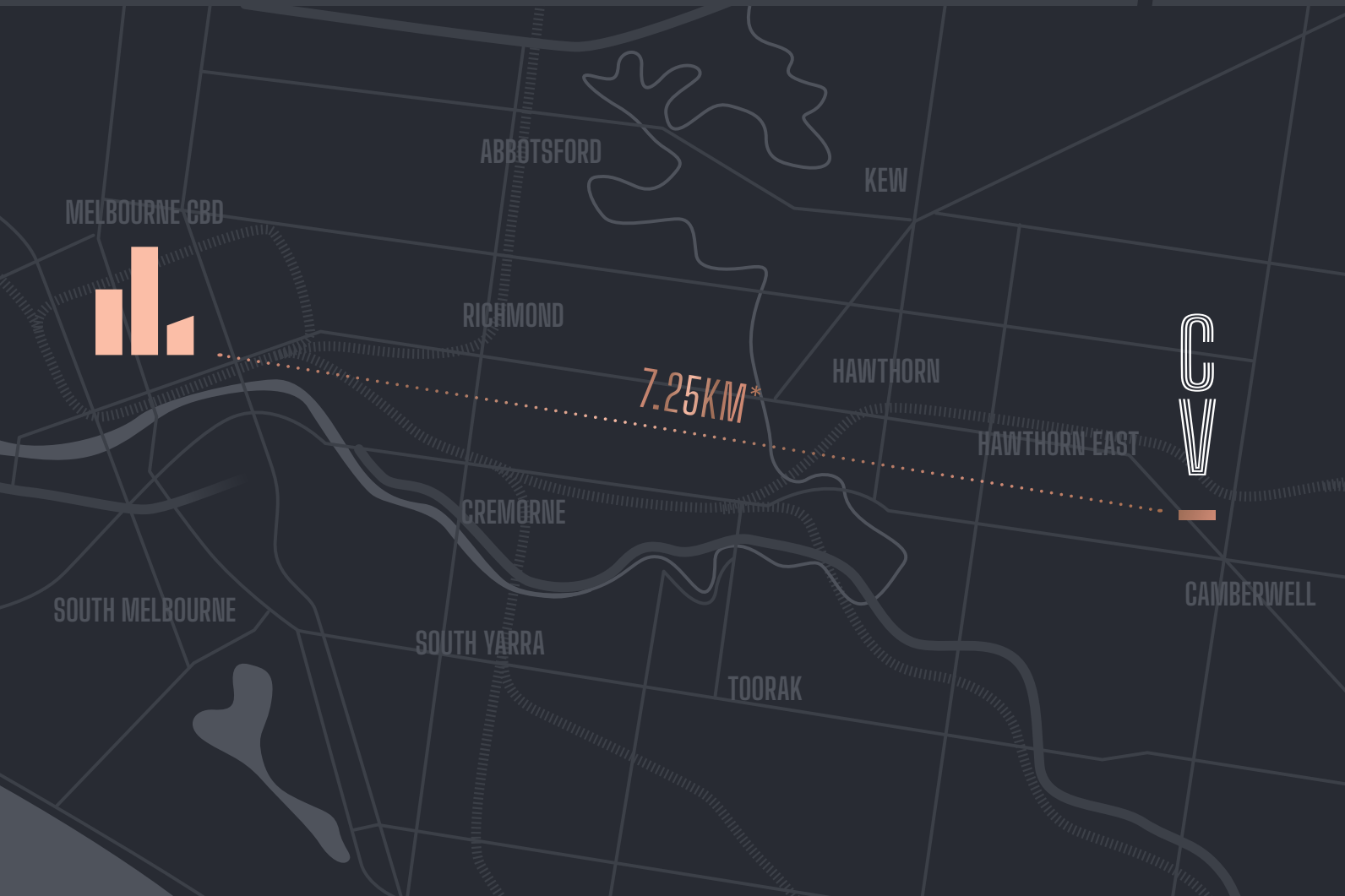
YOUNG'S
WINE ROOMS

VILLAGE CINEMAS

nab

CAMBERWELL MARKET — 680M*

jetts
TheMeat & WineCO



KEY DISTANCES

Camberwell Train Station	600m
Nearest Tram Stop	270m
Nearest Major Arterial Citylink	2.6km
Coles	230m
Woolworths	500m
Rivoli Cinema	220m
Aldi	500m
Officeworks	500m
K-Mart	450m
Fritsch Holzer Park	450m

PERFECTLY POSITIONED



PART OF CAMBERWELL'S BUSTLING RETAIL PRECINCT



NEARBY MANY CAFÉ AND CONVENIENCE OFFERINGS



WELL SERVICED BY ALL PUBLIC TRANSPORT OPTIONS



ONLY 100M* FROM CAMBERWELL
PLACE SHOPPING CENTRE



SET AMONGST A PLETHORA OF DINING OPTIONS



SURROUNDED BY NATIONAL BRANDS



ALL MAJOR BANKS WITHIN WALKING DISTANCE



A STONE'S THROW FROM THE RENOWNED CAMBERWELL JUNCTION



ELEVATOR LOBBY



ON SITE CAFÉ

PREMIUM BUILDING SERVICES



HIGHLY SOUGHT-AFTER END OF TRIP FACILITIES AND ON-SITE GYM



EFFICIENT, HIGH QUALITY FITOUT



ECLAT, A UNIQUE, HUMAN-CENTRED FLEXIBLE WORKSPACE



QUALITY F&B OFFERING ON-SITE



HIGHEST STANDARD OF FINISHES OF ANY BUILDING IN THE INNER EAST



EXCEPTIONAL CAR PARKING RATIO



OFFICE FITOUT



TEST FIT

LEVEL 2 - FULL FLOOR

TENANCY 1 - 1,256sqm*

Waiting	1
14p Boardroom	1
8p Meeting	1
6p Meeting	2
4p VC Room	2
3p Meeting	1
Focus Room	5
Wellness Room	1
Kitchen & Breakout	1
Office	2
Open Meeting	5
Print / Utilities	2
Hot Desks	6
Work Stations	114

MONTFATH AVENUE



PORTER STREET

CAMBERWELL ROAD

MEET YOUR NEIGHBOURS

Miele

ECLAT

Property Planning
Australia

**SIEMENS
Healthineers**

BFT

RUMOUR
HAS IT

SALON
STUDIOS

**DES
IGN
CEO**



PROVIDING SPACE FOR YOUR BUSINESS TO THRIVE



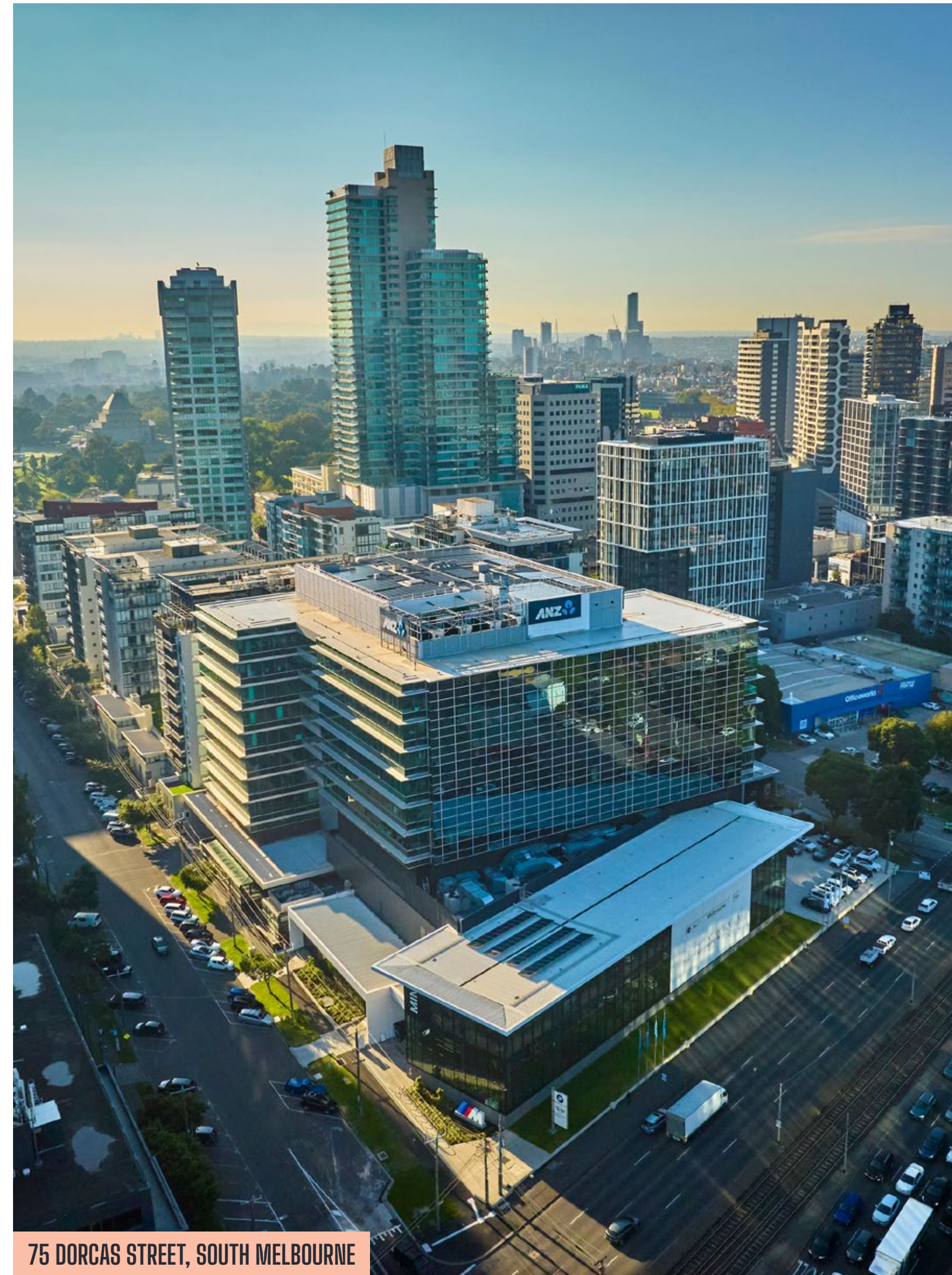
Growthpoint provides spaces for you and your business to thrive. Since 2009 we've been investing in high-quality Australian real estate.

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



75 DORCAS STREET, SOUTH MELBOURNE



BOTANICA 3, 570 SWAN STREET, RICHMOND



109 BURWOOD ROAD, HAWTHORN

GROWTHPOINT
PROPERTIES AUSTRALIA



**FOR MORE INFORMATION
CONTACT THE EXCLUSIVE AGENTS**

LemonBaxter

Josh Tebb

josh.tebb@lemonbaxter.com.au

+61 414 755 881

Mario Nobrega

mario.nobrega@lemonbaxter.com.au

+61 414 355 822

CBRE

Anthony Park

anthony.park@cbre.com.au

+61 403 967 501

Gianni Macdonald

gianni.macdonald@cbre.com.au

+61 478 849 644

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