

141 Camberwell Road,  
Hawthorn East, Camberwell Junction

FOR LEASE

# CAMBERWELL VILLAGE

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GROWTH-POINT  
PROPERTIES AUSTRALIA



A low-angle photograph of a modern building with a glass and metal facade. The building's lines are sharp and geometric, with a mix of dark grey panels and reflective glass windows. In the foreground on the left, there are out-of-focus green leaves from a tree. Overlaid in the center of the image is a large, stylized logo consisting of the letters 'C' and 'V' in a copper or orange color. The 'C' is formed by three parallel lines, and the 'V' is also formed by three parallel lines. Below the letters is a solid horizontal bar of the same color.

CV

# In a Class of Its Own





Miele

DR MONIQUE RYAN

DR MONIQUE RYAN

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

PFD

# EXECUTIVE SUMMARY



**463.4sqm\***  
**Available**



**5 Star**  
**NABERS**



**Exceptional**  
**Car Parking**

50 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



**Prime Retail**  
**Offering**

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



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

PORTER STREET

CAMBERWELL ROAD

RIVERSDALE ROAD

MONTEATH AVENUE

HAROLD STREET



# 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



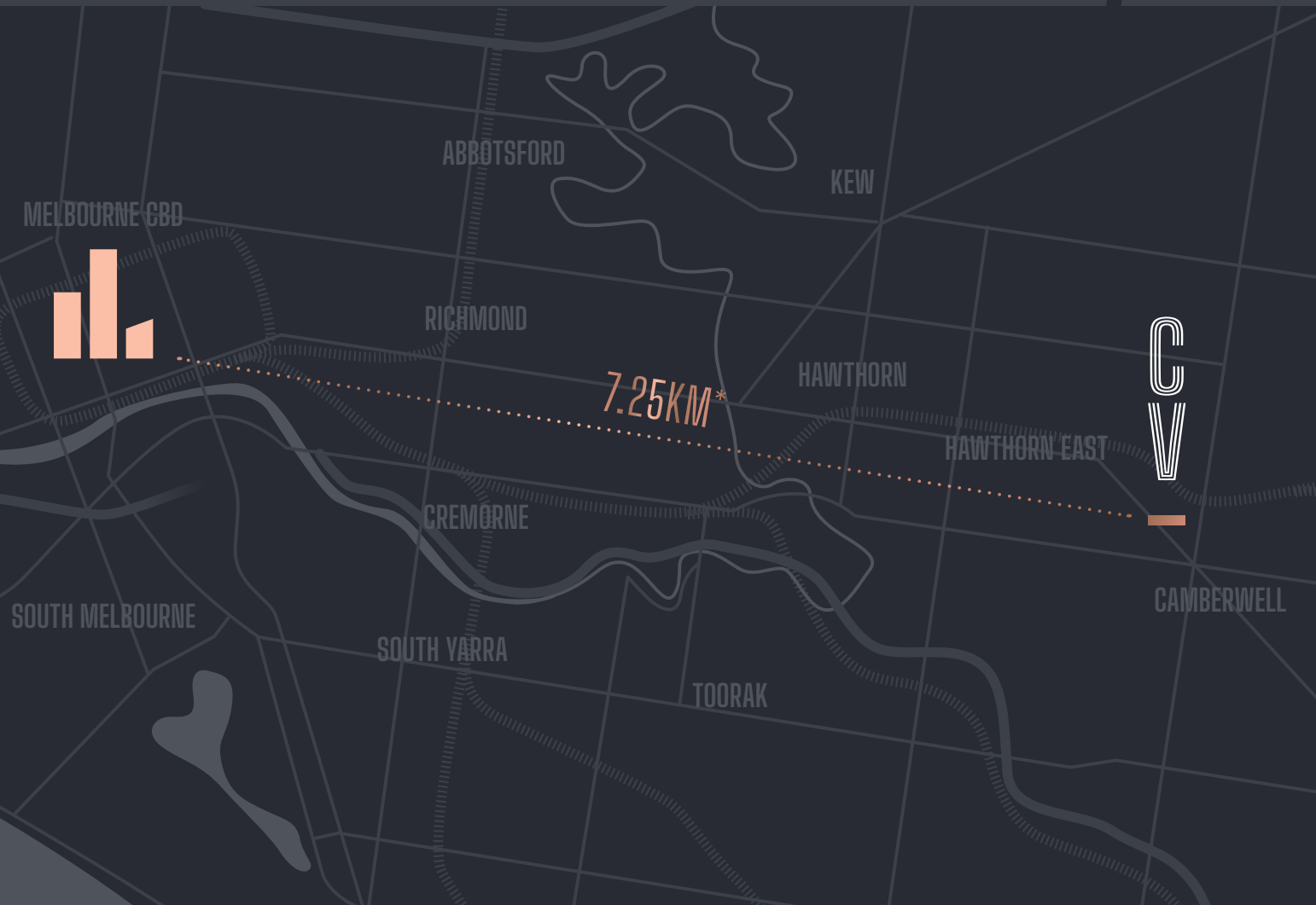
MECCA

LAURENT  
Person. Quality. Tradition.

COTTON:ON



CAMBERWELL MARKET — 680M\*



## 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



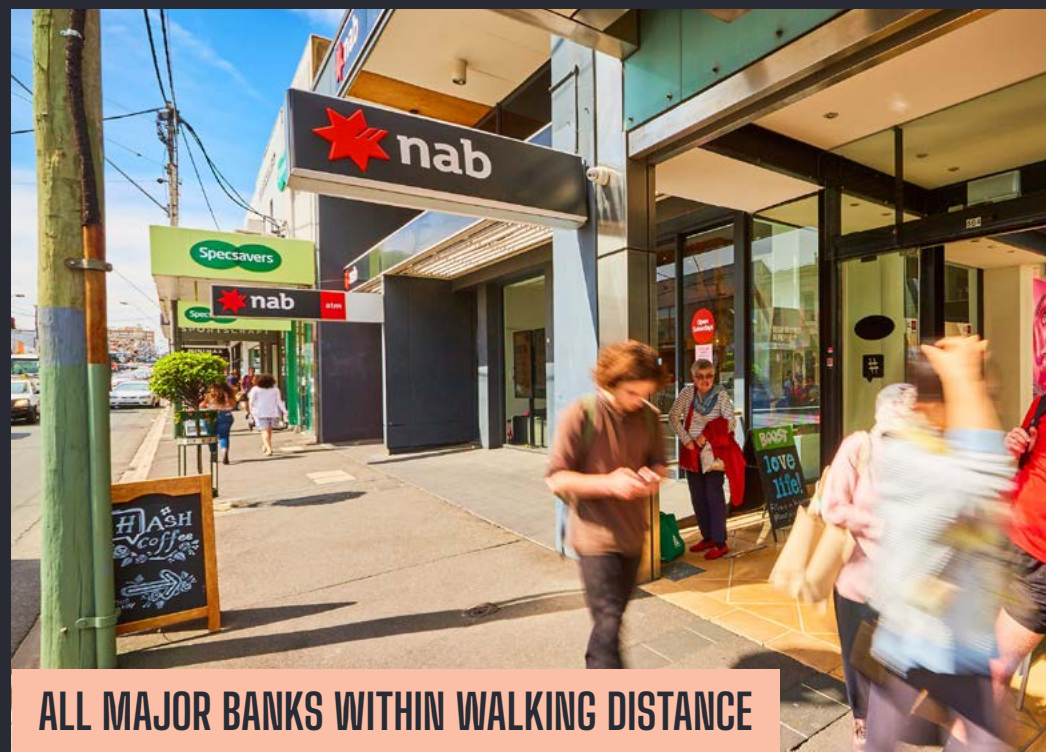
ONLY 100M\* FROM CAMBERWELL  
PLACE SHOPPING CENTRE



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

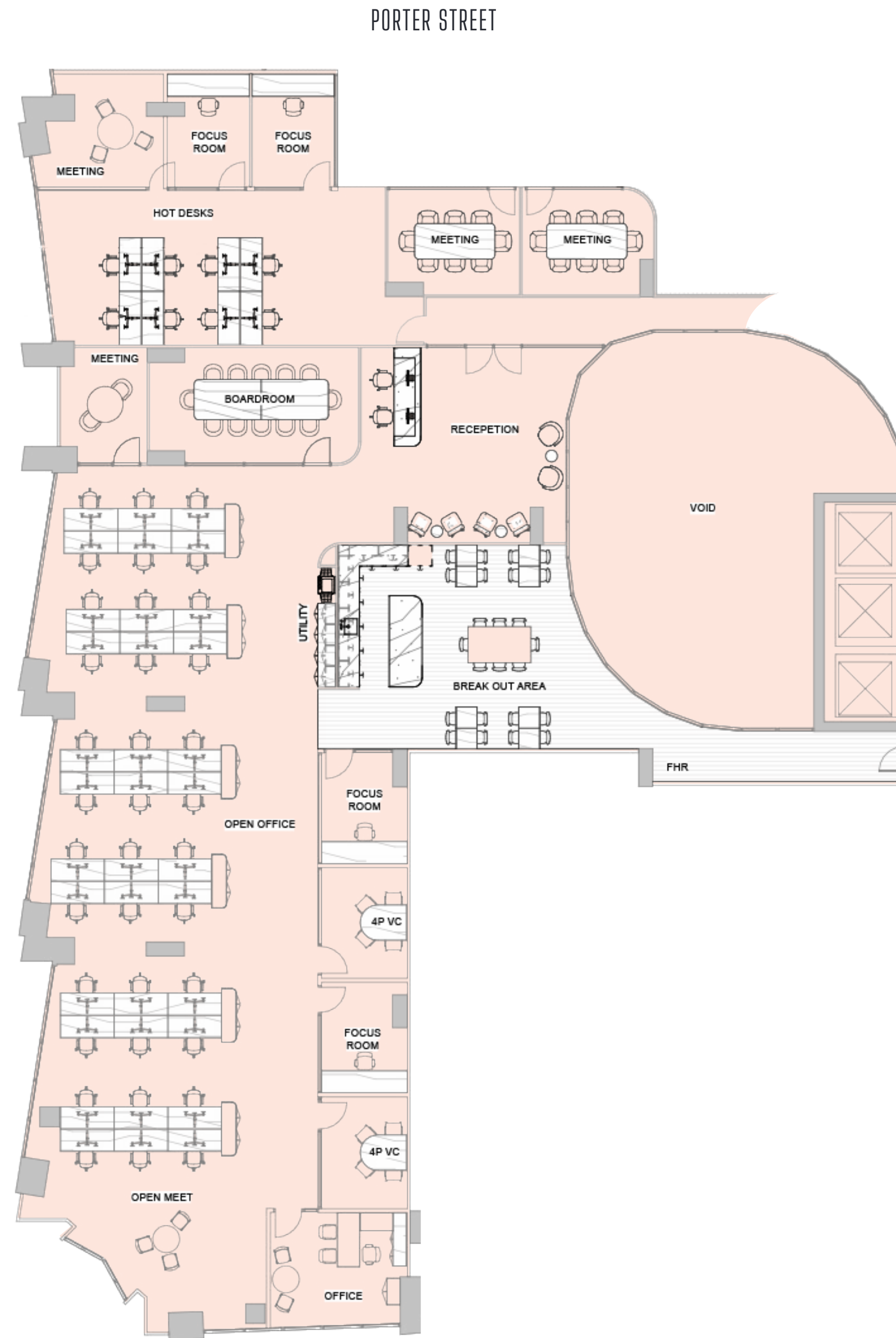


# TEST FIT

## PART LEVEL 2 - 463.4sqm\*

Workstations	36
Focus Rooms	4
6 pp Meeting	2
Reception	1
Breakout Area	2
12 pp Boardroom	12
3 pp Meeting Room	1
4 pp Meeting Room	2

MONTFETH AVENUE



CAMBERWELL ROAD

# MEET YOUR NEIGHBOURS

**Miele**

**ECLAT**

Property Planning  
Australia

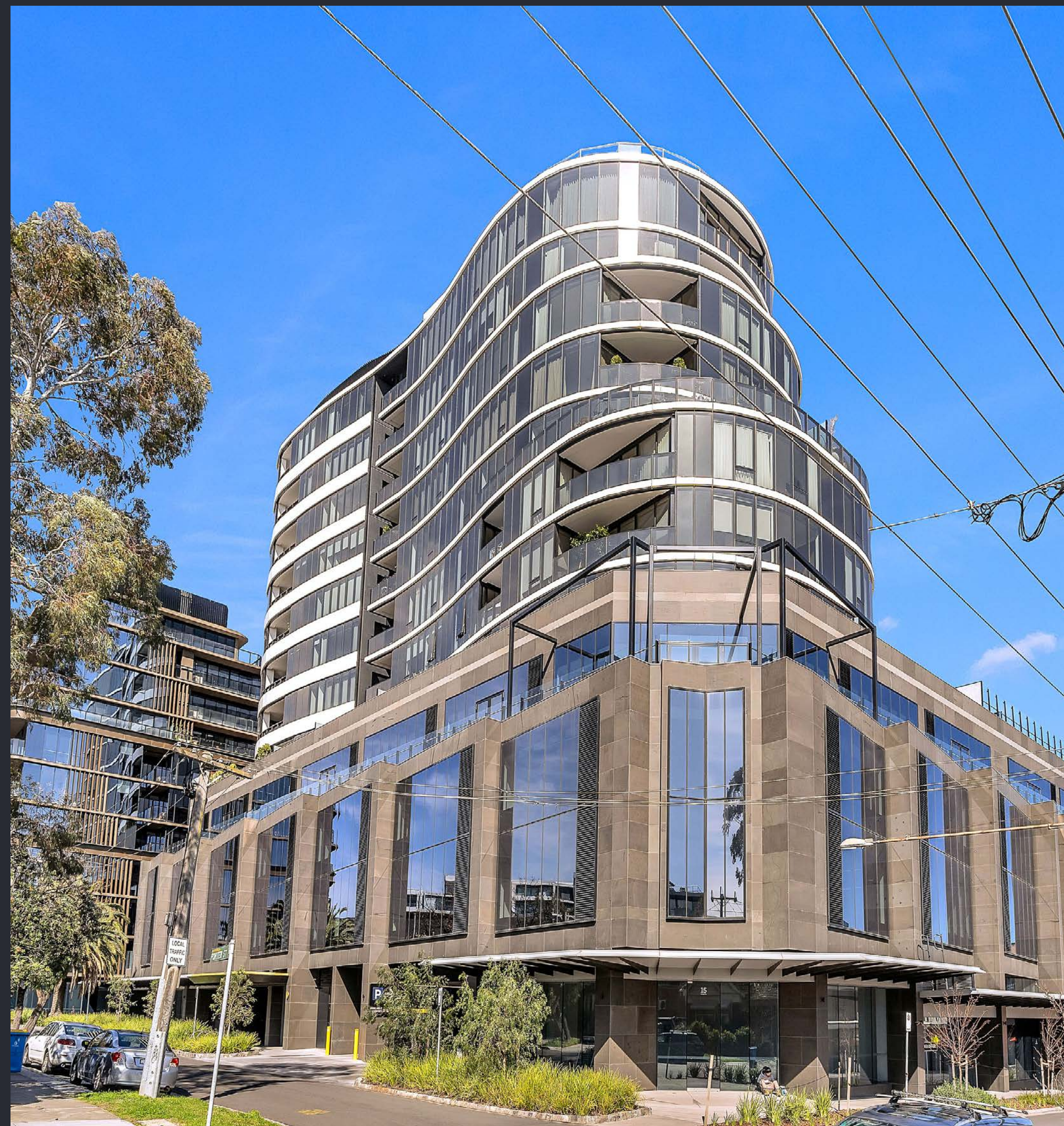
**SIEMENS  
Healthineers**

**BFT**

**RUMOUR**  
HAS IT

**SALON**  
STUDIOS

**DES  
IGN  
CEO**



# PROVIDING VALUE BEYOND REAL ESTATE

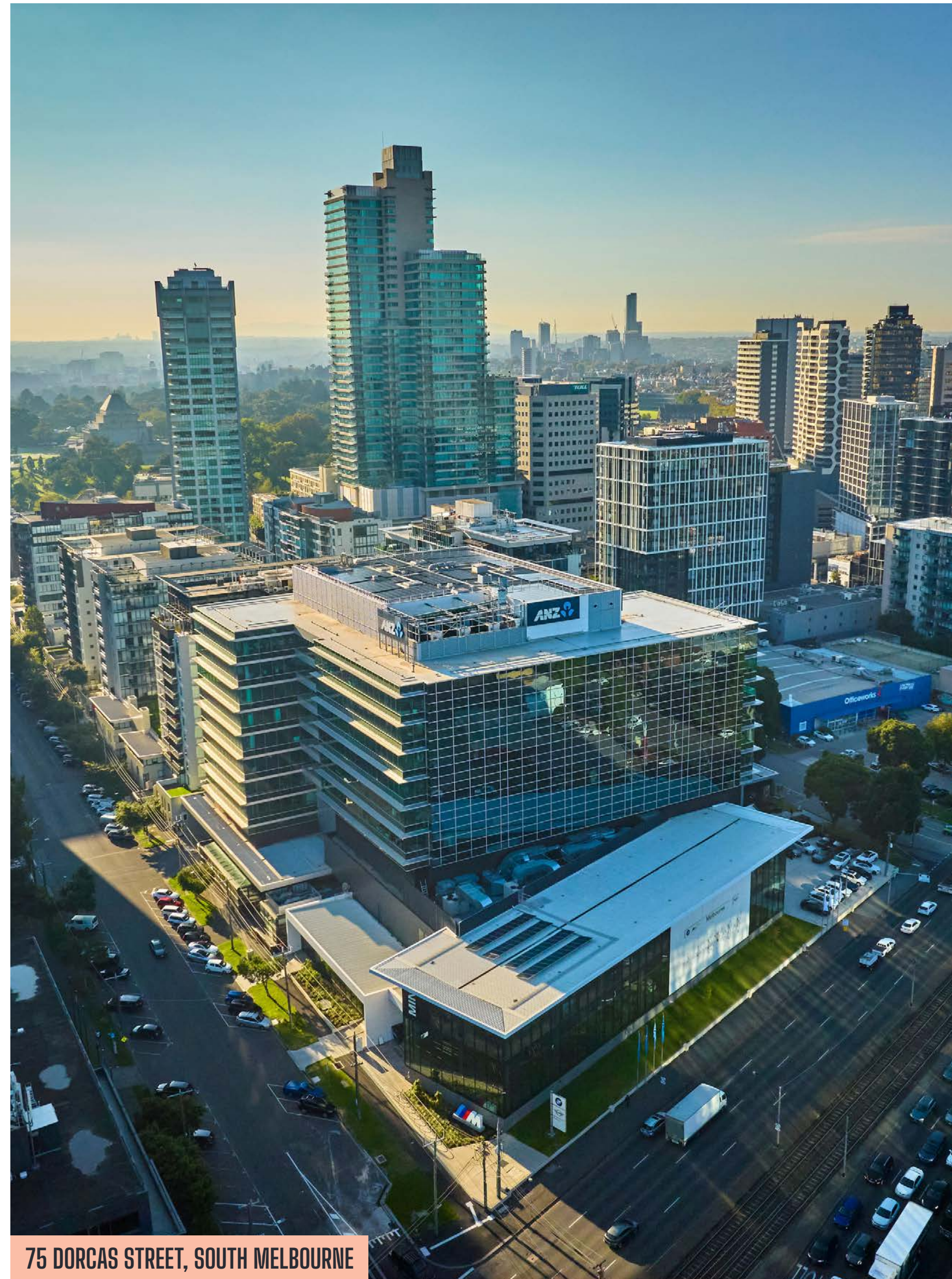


Our vision is to create sustainable value in everything we do, by being the forward-thinking, trusted partner of choice.

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.

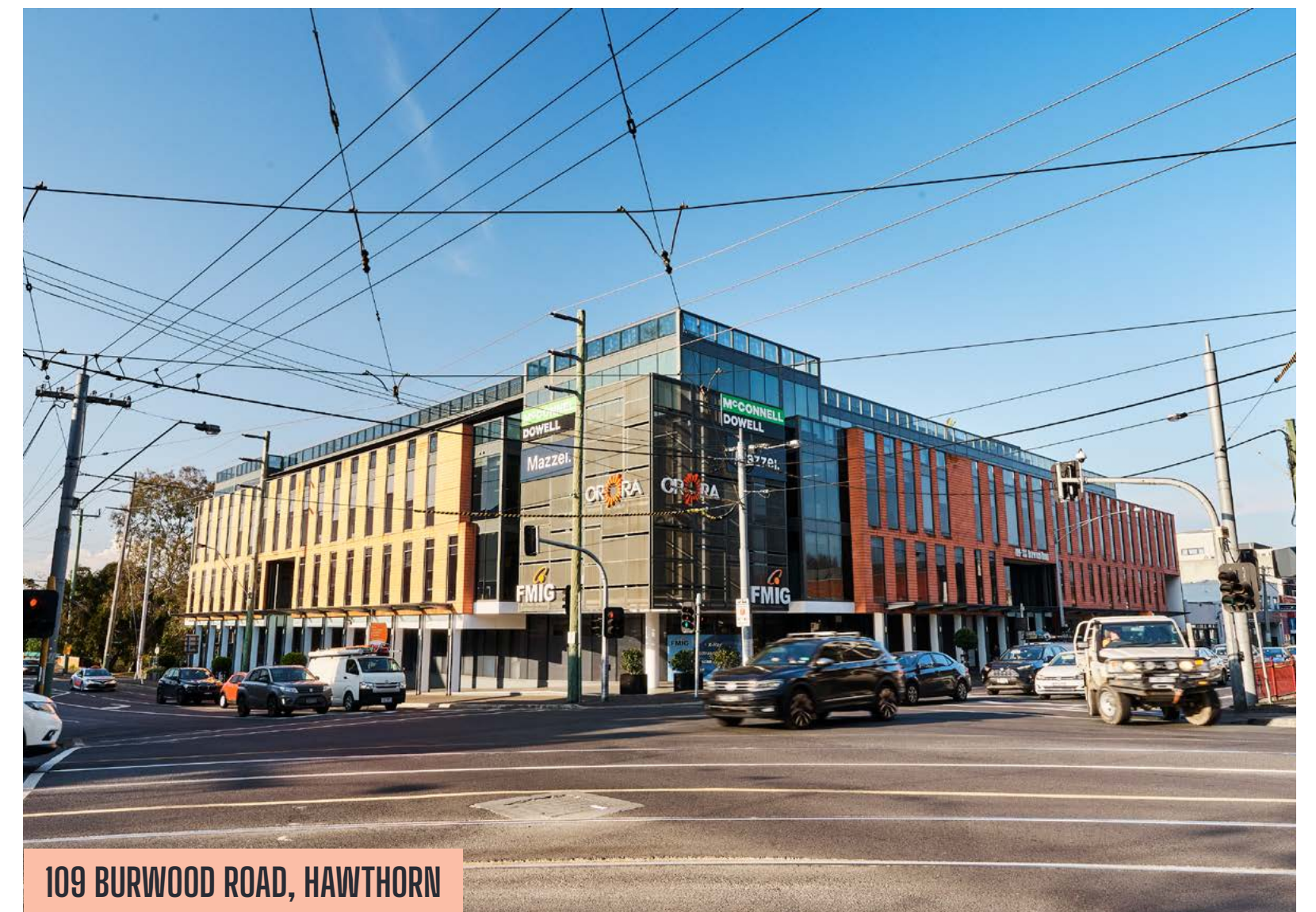
We are committed to operating in a sustainable way and reducing our impact on the environment and are proud to have achieved our Net Zero Target by 1 July 2025 across our directly managed, operationally controlled office assets and corporate activities.



75 DORCAS STREET, SOUTH MELBOURNE



BOTANICCA 3, 570 SWAN STREET, RICHMOND



109 BURWOOD ROAD, HAWTHORN

**GROWTHPOINT**  
PROPERTIES AUSTRALIA



**FOR MORE INFORMATION  
CONTACT THE EXCLUSIVE AGENTS**

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