

MONASH KNOWLEDGE PARK

BUILDING C

The high performance
knowledge precinct

GROWTHPOINT
PROPERTIES AUSTRALIA



A SMART BUILDING IN A SMART PRECINCT

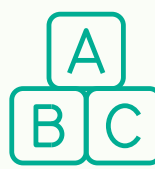




EXECUTIVE SUMMARY



5 Star NABERS rating



On-site childcare amenity



Level 2 - Tenancy 3
646sqm*



A-Grade five level office building.



Level 3 - Tenancy 1
1,211sqm*



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



Level 3 - Tenancy 2
841sqm*



Ground floor food and
beverage amenity

*approx



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 Star Green Star rated building and a 5 Star 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 with 164 available parks, while end-of-trip services cater to those planning to ride or run to the office. Move in today to one of the building's highly efficient, fully fitted tenancies ranging from 629sqm* through to 1,211sqm*.

*approx





◀ Monash University

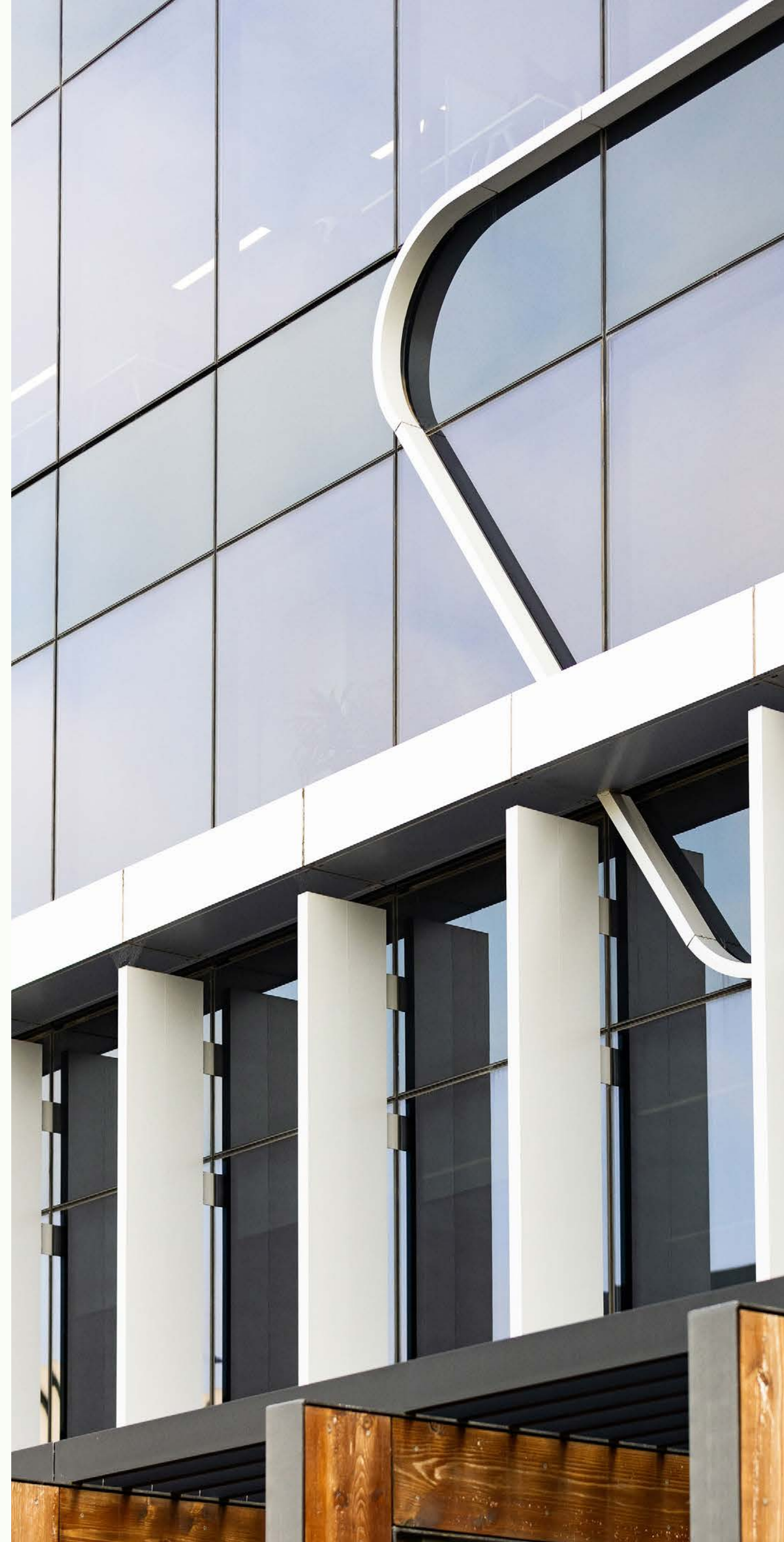
Victorian Heart Hospital ▼

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.





STEEPED IN BIG BUSINESS ENERGY

Surrounded by big business players and academic institutions, Monash Knowledge Park leverages from enhanced networking opportunities while providing a diverse commercial landscape.



MEDICINES
MANUFACTURING
INNOVATION
CENTRE





▲ Little V Cafe



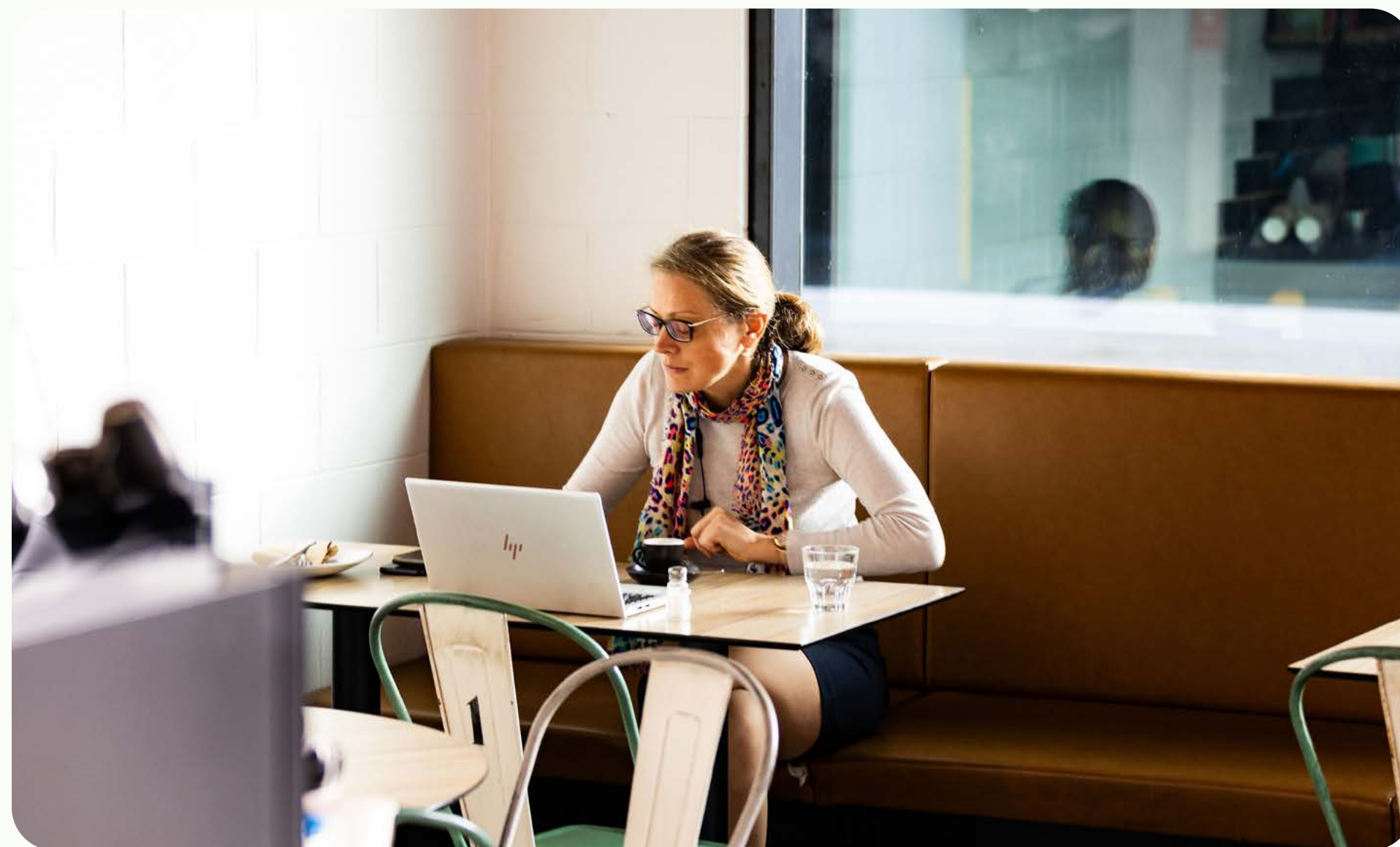
▲ Monash University Clayton campus



▲ Victorian Heart Hospital



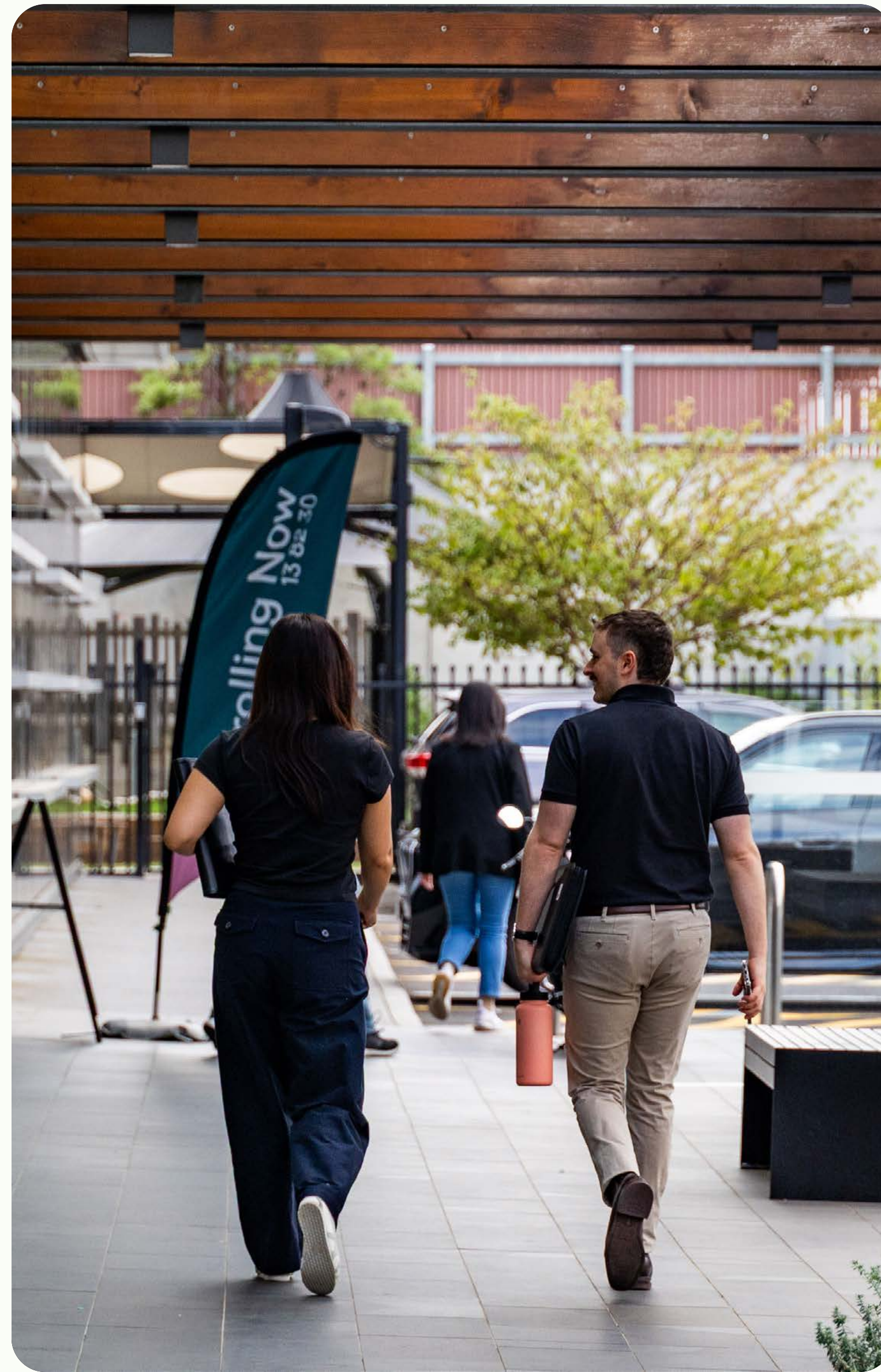
▲ On site cafe - The Meating House



▲ CSIRO Clayton



▲ Little V Cafe



◀ Open Air Gathering Space

The Meating House ▼



▼ Guardian Childcare & Education

MELBOURNE CBD (24.9KM*)

MONASH UNIVERSITY CLAYTON CAMPUS

VICTORIA HEART HOSPITAL

AUSTRALIAN SYNCHROTRON

MONASH KNOWLEDGE PARK

BUILDING C



BUNNINGS NOTTING HILL

CARLSON AVENUE RESERVE



FERNTREE GULLY ROAD

BLACKBURN ROAD

NOTTING HILL



JOHN MARSHALL RESERVE

CLAYTON



SPRINGVALE ROAD

MONASH FWY

WELLINGTON RD



FREEWAY RESERVE

FREGON RESERVE

PRINCES HWY



MULGRAVE

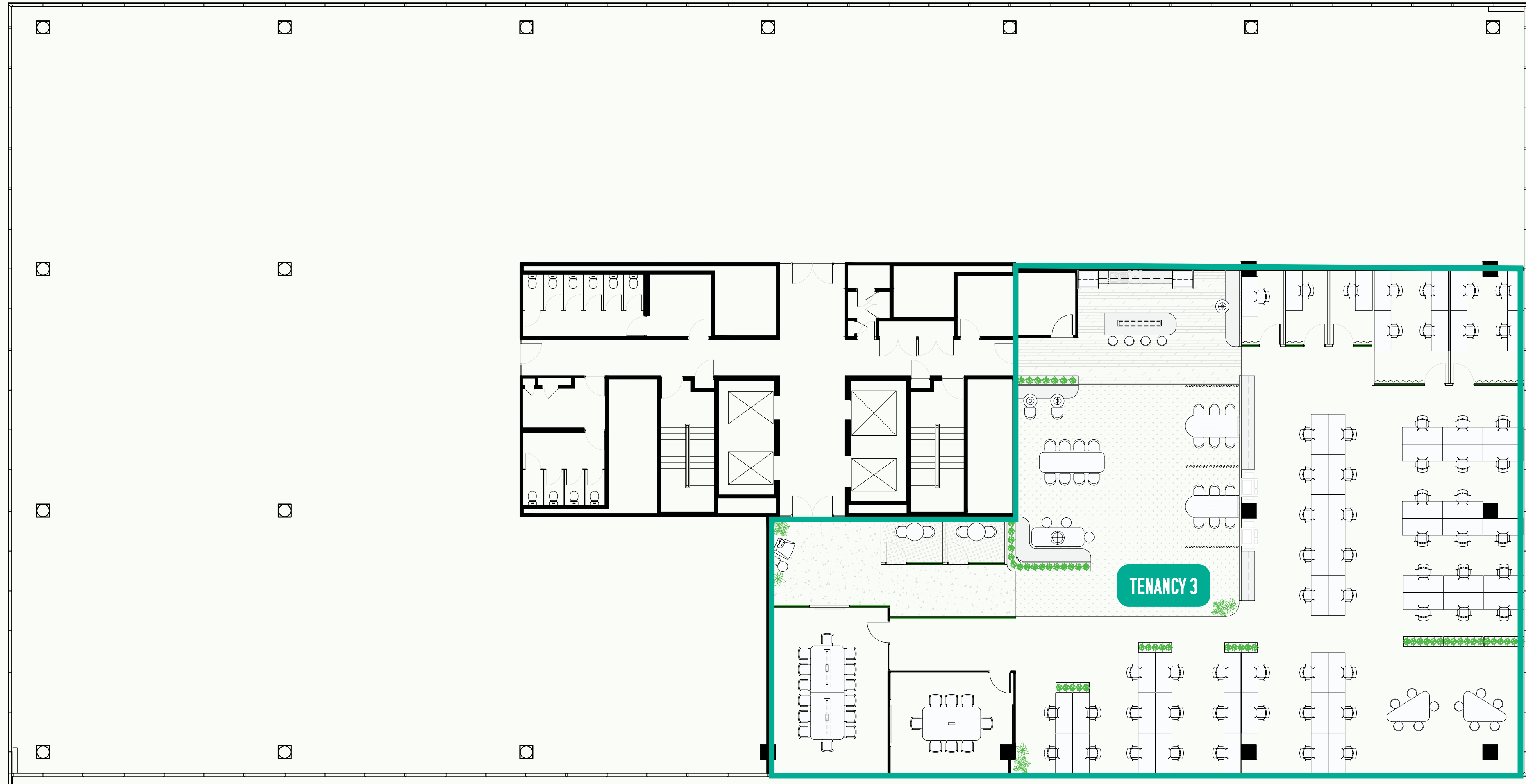


STACK PLAN



FLOOR PLAN

LEVEL 2 - TENANCY 3



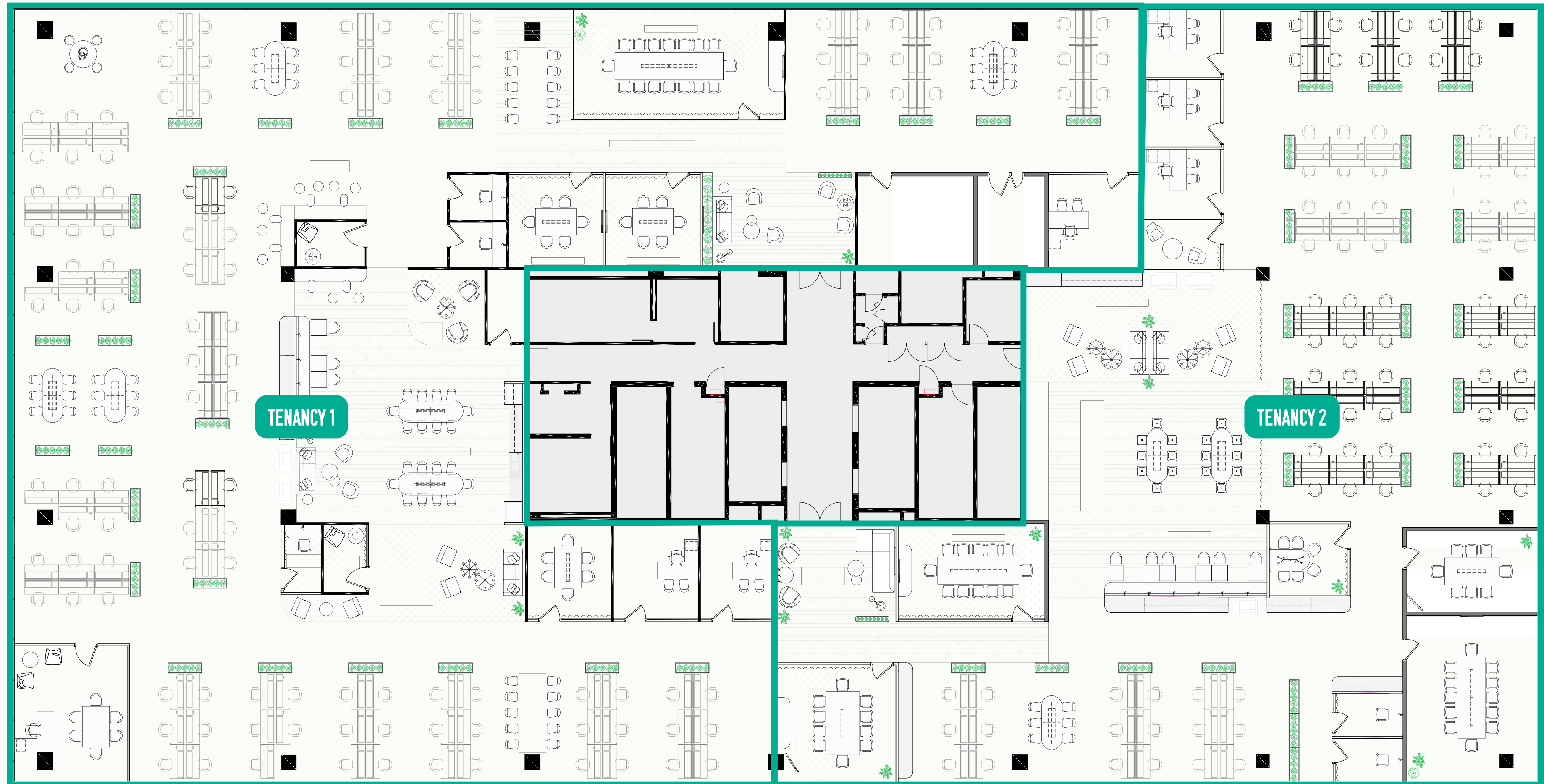
TENANCY 3 - 629 SQM*

Welcome Area	1
Boardroom 14p	1
Meeting Room 8p	1
Meeting Room 2p	2
Office 4p	2
Office 1p	3
Kitchen	1
Breakout	1
Collab Zone	1
Workstations	49

*approx

FLOOR PLAN

LEVEL 3 - TENANCY 1 & 2



TENANCY 1 - 1,211 SQM*

Welcome Area	1
Kitchen/Breakout	1
Boardroom 16p	1
Meeting Room 6p	3
Meeting Pod	2
Quiet Room	3
Collaboration	7
Utility/Storage	1
Office	3
Office/Meeting	1
Casual Meeting	3
Mail Room	1
Server Room	1
Cleaners	1
Workstations	117

TENANCY 2 - 841 SQM*

Welcome Area	1
Kitchen/Breakout	1
Boardroom 12p	1
Training Room 12p	1
Meeting Room 10p	1
Meeting Room 8p	1
Meeting Room 6p	1
Quiet Room	3
Collaboration	2
Utility/Comms Area	2
Office	3
Workstations	80



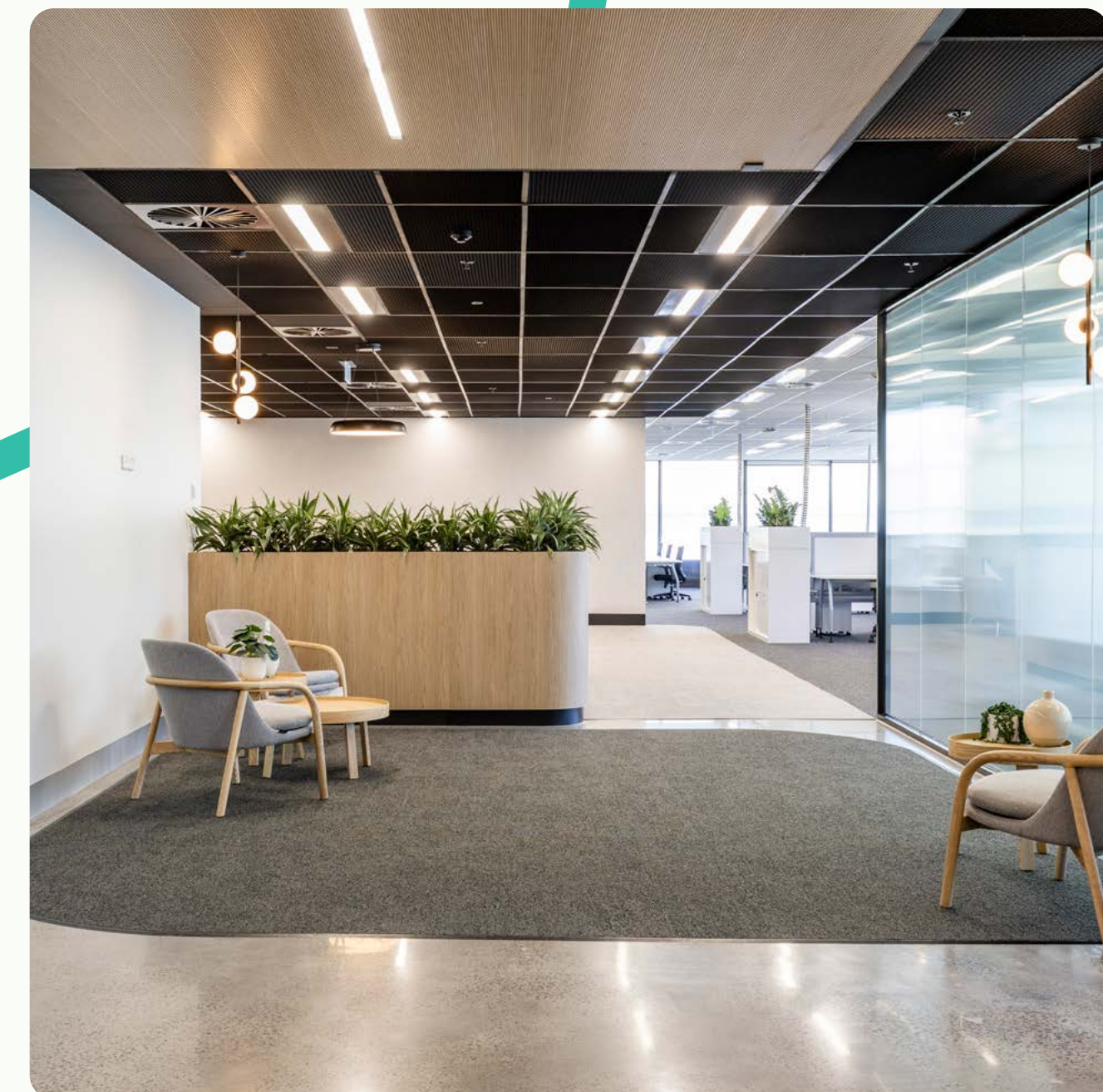
▲ Breakout spaces for collaboration



▲ Spacious boardroom



Contemporary kitchen facilities ▶



◀ Modern lobby space with waiting area.

GROWTHPOINT
PROPERTIES AUSTRALIA



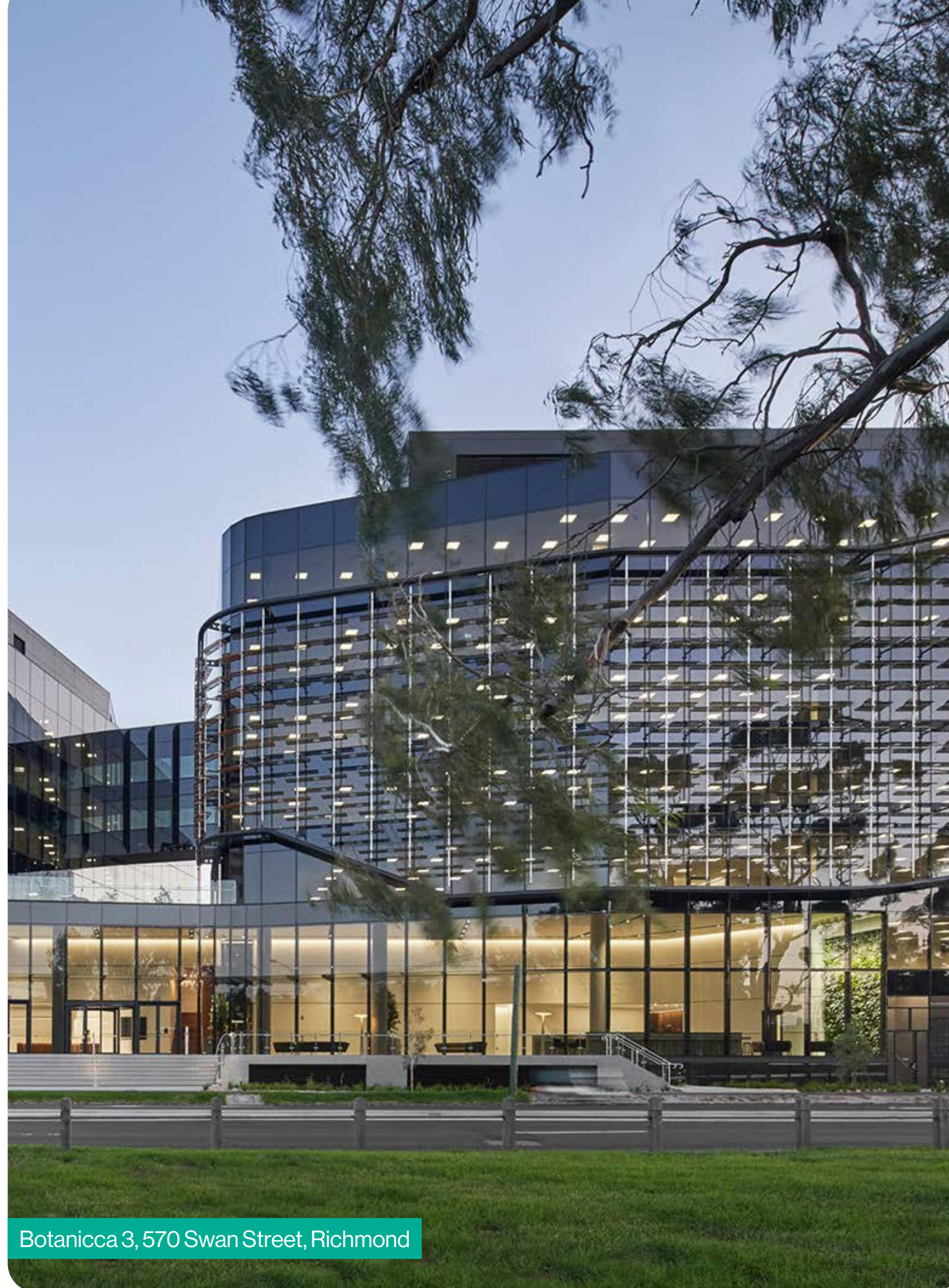
CREATING VALUE BEYOND REAL ESTATE

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.

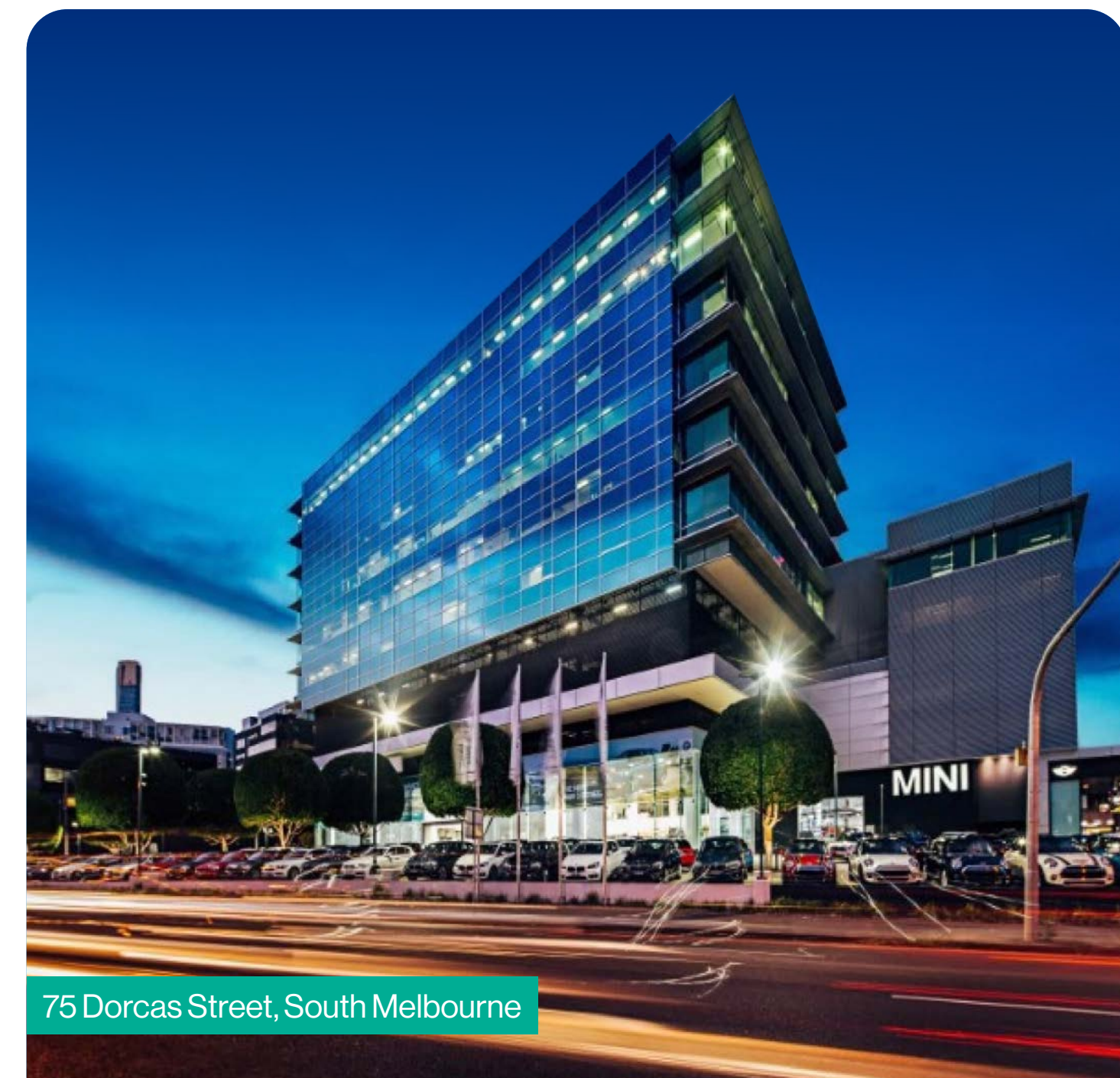
We are committed to operating in a sustainable way and reducing our impact on the environment and are proud to have achieved our Net Zero Target by 1 July 2025 across our directly managed, operationally controlled office assets and corporate activities.



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