

100

Melbourne Street

SW 1

South Brisbane

Office space now leasing in
South Brisbane's established
commercial precinct

GROWTHPOINT
PROPERTIES AUSTRALIA



1000

Melbourne Street is a very Brisbane place



South Bank Precinct — 400m*

There's something special brewing at South Brisbane. Of course, there's the glistening river views, the city's big four landmarks and world-class restaurants helmed by top chefs. But this is a precinct constantly evolving, revealing new secrets reserved for the lucky few.

Make yourself at home at 100 Melbourne. There's no better workday lifestyle. You'll be seamlessly connected to the best of Brisbane, while enjoying an established and coveted business address. At 100 Melbourne you're going places.



Yamas Greek & Dine — 475m*



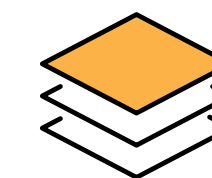
100 Melbourne Street offers a unique and exciting opportunity for full building tenancy across five floors



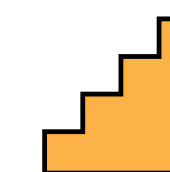
Derisked, move-in ready opportunity



Located in the established SW1 commercial precinct



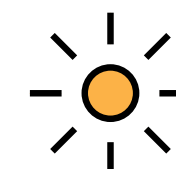
5,762m2 available over 5 floors



Seamless intertenancy stair travel



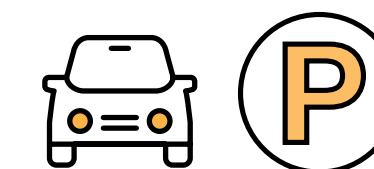
On site amenity including cafes, restaurants and convenience retail



Large open terraces on each floor



Brand new lobby and end-of-trip facilities including 12 showers



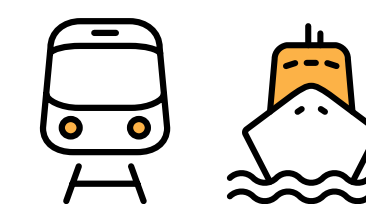
731 car parking bays + 11 motorcycle bays



4.5 star NABERS Energy



Prominent signage on the corner of Melbourne and Merivale Streets



Excellent public transport access



Located just 750m from Brisbane CBD

Executive Summary

Let the



Actual view from level 5

sunshine in



An established commercial precinct in Australia's tropical metropolis

SW 1

Surrounded by beautiful public spaces and lush sub-tropical gardens, things are looking sunny at SW1. The award-winning precinct balances retail, residential and office space within the beating heart of South Bank to create a workday that continuously inspires. Wander in any direction and be captivated by the neighbourhood's delights.

Back at the office, spaces are bathed in natural light. Luxurious end-of-trip amenities, oversized terraces and plenty of greenery help to foster a greater sense of health and wellness at work.



IGA Melbourne Street Grocer — Ground floor tenancy



Chuffed Espresso — SW1

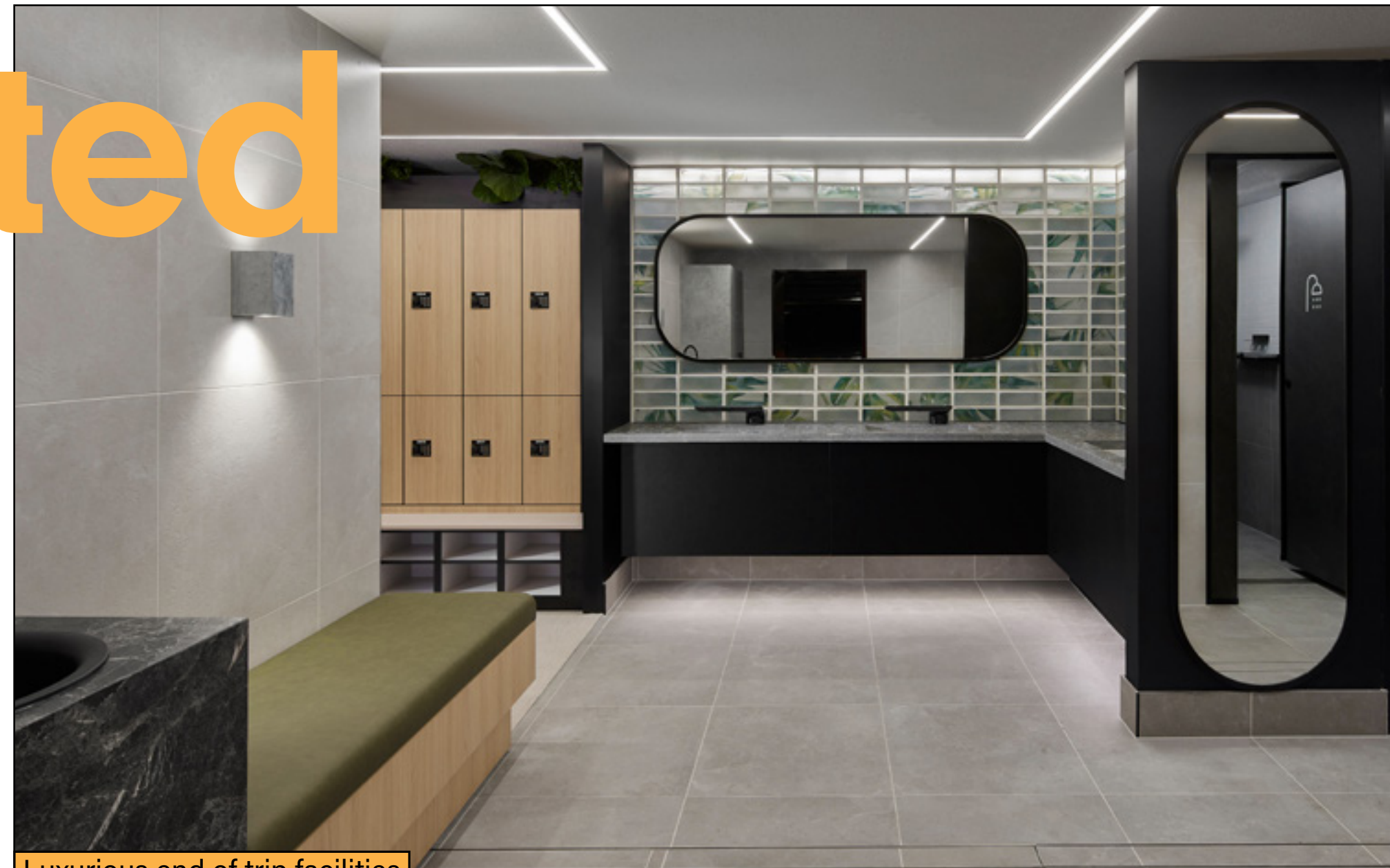
Reinvigorated spaces

GRAY PUKSAND

Leading architectural firm, Gray Puksand, has produced a reinvigorated design for shared spaces at 100 Melbourne. Drawing inspiration from the surrounding location, 100 Melbourne Street is home to a wealth of spaces that encourage collaboration, socialisation and connection.

The lobby has been infused with the neighbourhood's cool, cultured aesthetic, to inspire and spark conversations, while luxuriously appointed amenities encourage employees to get active throughout their workday.

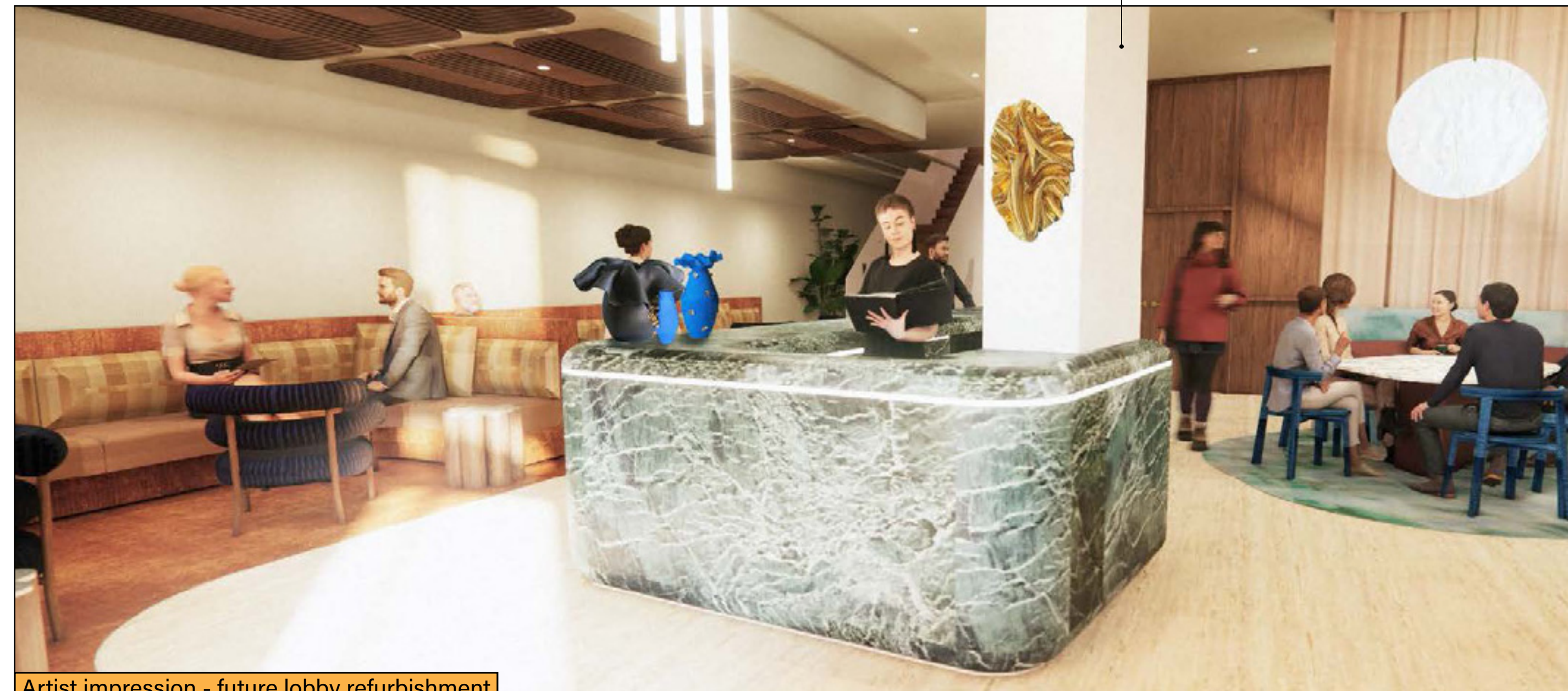
Gray Puksand's design has drawn inspiration from the surrounding location to create spaces that **encourage collaboration, socialisation and connection**



Luxurious end of trip facilities



High quality finishes for the refurbished lobby space



Artist impression - future lobby refurbishment



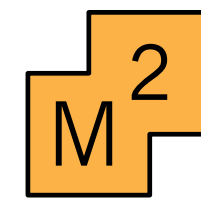
Future entry refurbishment



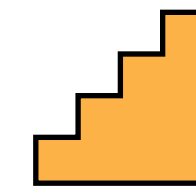
Future lobby refurbishment

Building Summary

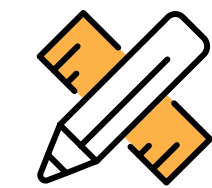
100 Melbourne Street



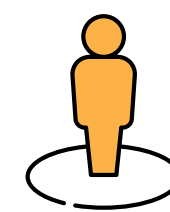
Total NLA: 5,762m² over 5 floors



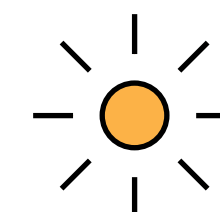
Seamless connection between levels via interconnecting stairs



Planned refurbishment including brand new lobby



Suitable for 100 - 115 people per floor



Large open terraces on each floor



New end-of-trip facilities, including 12 showers

Stack plan

Melbourne Street

Signage Opportunity

Level 5

1,015sqm*

Level 4

1,158sqm*

Level 3

1,158sqm*

Level 2

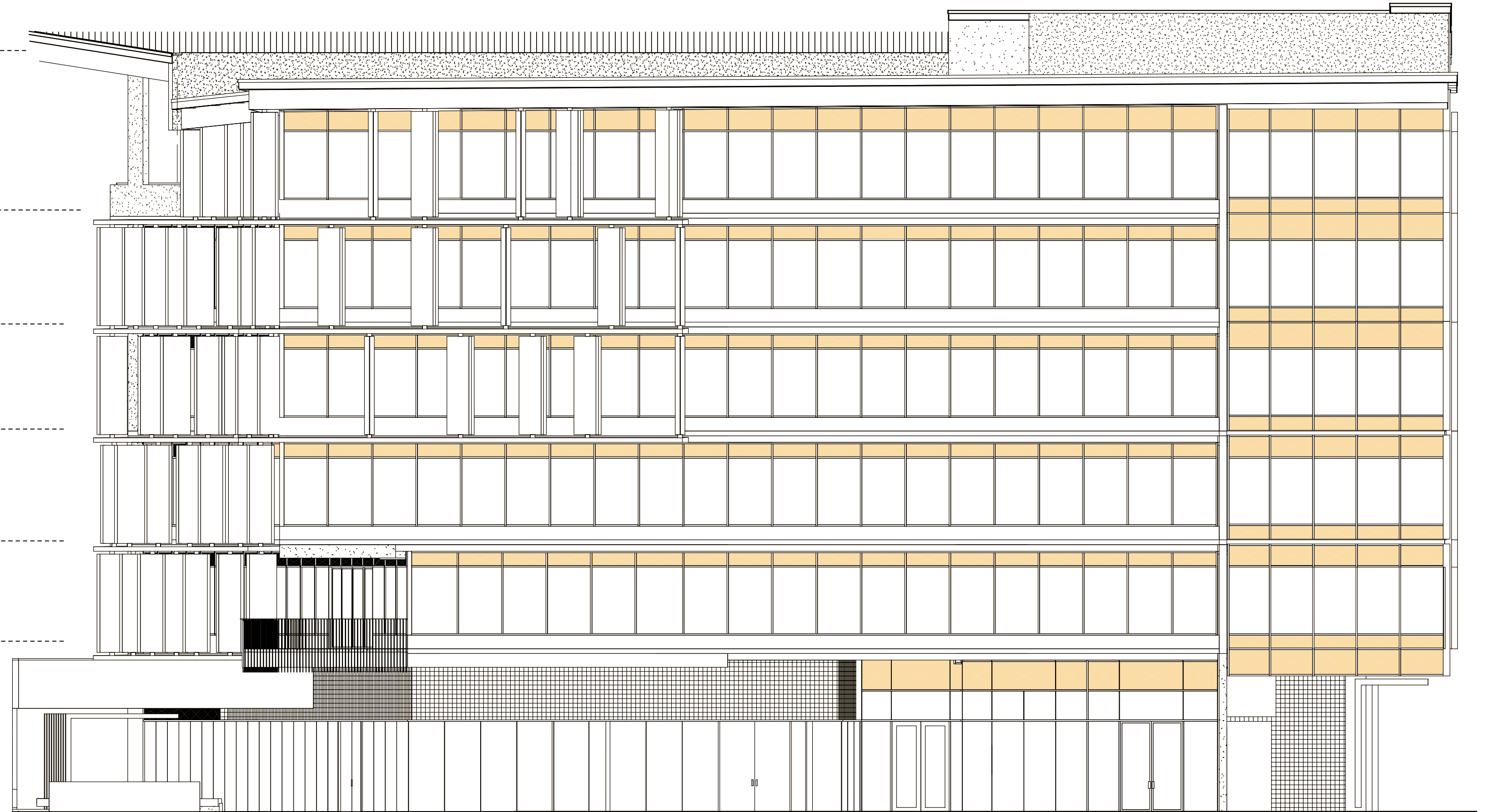
1,158sqm*

Level 1

1,139sqm*

Mezzanine

Ground



Floor plans

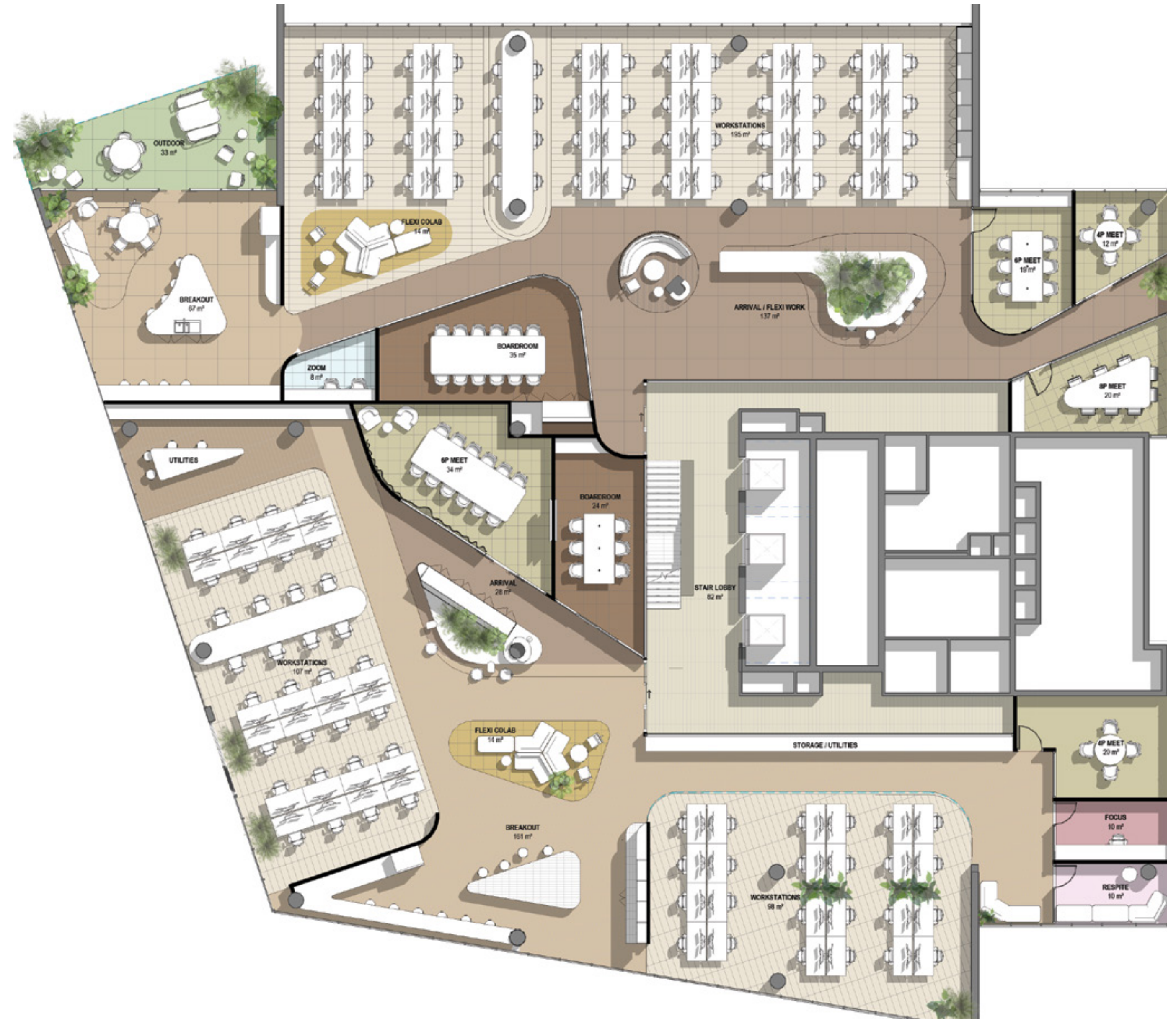
Typical Floor Plate (Full Floor)



NLA	1,158sqm*
Workstations	115
6P MTG	4
12P MTG	1
Focus	4
Respite	1
Zoom	2
Colab	5
Arrival	1
Breakout	1
Utility	2
Comms	1

Floor plans

Typical Floorplate (Split)



Tenancy A

NLA	542sqm*
Workstations	56
4P MTG	1
6P MTG	1
8P MTG	1
12P MTG	1
Zoom	1
Colab	3
Arrival	1
Breakout	1
Utility	1
Comms	1

Tenancy B

NLA	552sqm*
Workstations	56
4P MTG	1
6P MTG	1
Collab	4
Focus	1
Respite	1
Arrival	1
Breakout	1
Utility	1
Comms	1



The Plough Inn — 700m*



Lune Croissanterie — 250m*



Queensland Art Gallery — 300m*

Cordelia Sourdough Bakehouse — 180m*



Welcome to the neighbourhood

Among Brisbane's cultural epicentre, South Brisbane dishes up endless opportunities to eat, drink and play. Start the day with pastries from Lune Croissanterie and coffee from Cordelia Sourdough Bakehouse. Impress clients with lunch along the riverfront at a string of lauded restaurants including OTTO, Popolo and River Quay Fish. Or, for something more casual, delve into the flavours of Fish Lane.

After hours, get your art fix at QAGOMA and the Queensland Performing Arts Centre or catch a gig at the Brisbane Convention and Exhibition Centre. Then, end the week at the Collective Markets, held each Friday evening. South Brisbane shines at all hours of the day.



Pig & Whistle — Ground floor tenancy

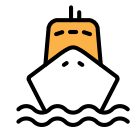


Cordelia Sourdough Bakehouse — 180m*



Fish Lane night life — 70m*

The street that takes you places



City Cat

10 minutes walk

Ferry services every 15 minutes



Victoria Bridge

5 minutes walk

Pedestrian access to the CBD



Metro Bus Stop

5 minutes walk

Servicing 70 bus routes



Brisbane CBD

10 minutes walk



South Brisbane Station

5 minutes walk

Servicing 8 train lines



West Village

5 minutes walk



100

Melbourne Street

South Brisbane

SW 1

Fish Lane (130m*)

Cultural Centre Metro Stop (400m*)

South Brisbane Train Station (250m*)

Brisbane CBD (750m*)

Southbank Ferry (400m*)



South Bank Parklands — 435m*



Yamas Greek & Dine — 475m*



Chu the Phat — 50m*



South Bank Parklands — 435m*



South Bank Parklands — 435m*

It's a smart precinct, for smart businesses

SW1 is home to National and International Companies:

There's good reason SW1 is sought-after by national and international businesses. It's a smart precinct for smart businesses at the top of their game. You'll be surrounded by like-minded people looking to do big things. Join those at the centre of innovation, making time to collaborate.

QUANTA

Jacobs

 Stantec

TOLL


TOYOTA TSUSHO

 acciona

ICON
CANCER CENTRE

 University of the
Sunshine Coast
Australia

**MCCONNELL
DOWELL**
CREATIVE CONSTRUCTION

BMD


TOPCON



Pig & Whistle

Providing space for you and your business to thrive

For more than a decade, Growthpoint has been at the forefront of Australia's real estate investment with a vision to create spaces for people to thrive. Specialising in industrial and office properties, Growthpoint's directly owned property portfolio today is valued at \$5 billion[^].

Its success is a testament to the company's commitment to meeting tenant's needs now and into the future. Strong environmental initiatives are at the forefront of every decision, recognised through Growthpoint's list of sustainability credentials.



100 Skyring Terrace, Newstead



15 Green Square Close, Fortitude Valley

[Visit the Growthpoint website](#)





Fish Lane — 70m*

Yamas Greek & Dine — 475m*



Betty's Burgers West Village — 450m*



Pig & Whistle — Ground floor tenancy



Streets Beach — 750m*

100^{SW} Melbourne Street

South Brisbane

For more information contact the Exclusive Agents



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Creative by
Nose to Tail

