

Level 6
Tenancy 1

104

SW 1
Melbourne
Street

South Brisbane

Brand new fitouts
ready for occupation
immediately

GROWTHPOINT
PROPERTIES AUSTRALIA







104 Melbourne Street offers a unique and exciting opportunity for immediate occupation into a high quality fitout



Derisked, move-in ready opportunity



Located in the established SW1 commercial precinct



Expansive floor plates with city views



On site amenity including cafes, restaurants and convenience retail



Ample car parking and motorcycle bays on site



Brand new lobby and end-of-trip facilities



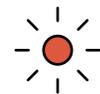
5 stars NABERS Energy



Excellent public transport access



Located just 750m from Brisbane CBD



Large open terraces on each floor

Executive Summary

Location



104 **Melbourne Street**
South Brisbane

SW 1

Brisbane CBD (750m*)

QPAC Theatre (350m*)

Cultural Centre Metro Stop (400m*)

South Brisbane Train Station (250m*)

Fish Lane (130m*)

Woolworths Metro (240m*)

IGA South Brisbane (40m*)

Melbourne Street

Cordelia Street

Pig and Whistle (20m*)

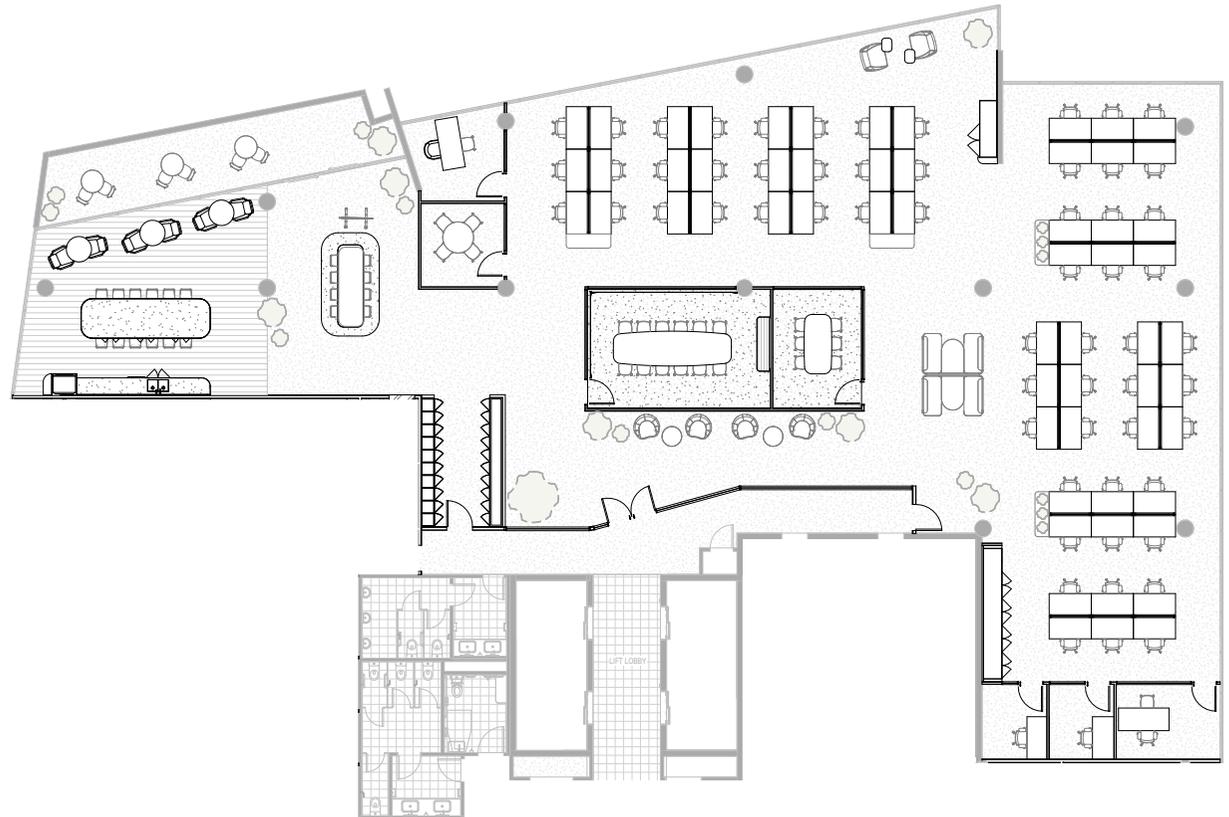


Floor plate

Level 6
Tenancy 1

Tenancy 1 | 624 sqm

- + 60 workstations
- + 1 x Boardroom 12 Pax
- + 1 x Meeting Room 6 Pax
- + 1 x Meeting Room 4 Pax
- + 2 x Offices
- + 2 x Quiet Rooms
- + 2 x Collaborative Spaces
- + Kitchen & Breakout
- + 2 x Utilities / Storage / Print Bay
- + Lockers





104

**Melbourne
Street**

South Brisbane

SW1



Connor O'Shea

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Level 6
Tenancy 2

104 Melbourne Street

SW1

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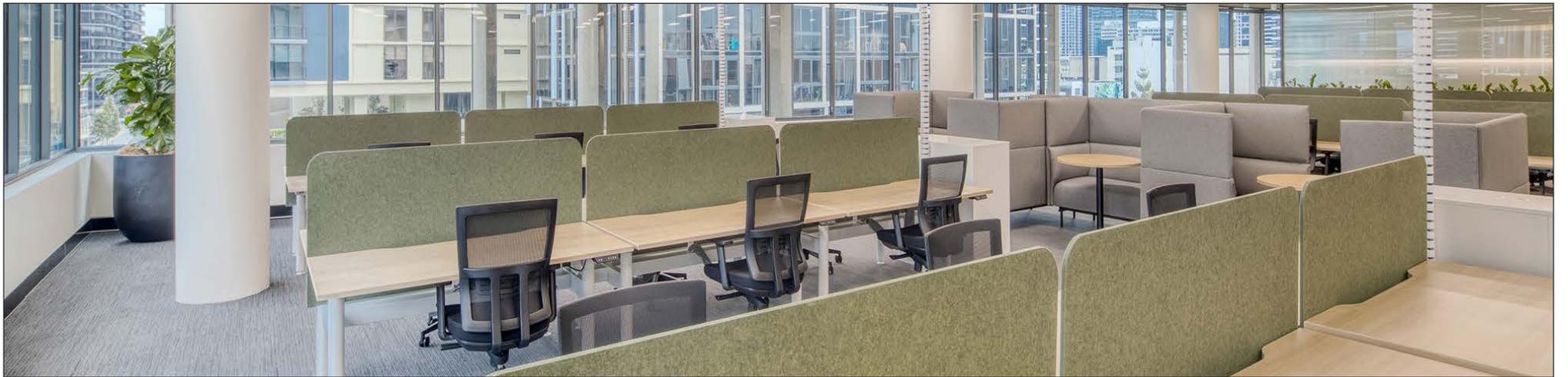
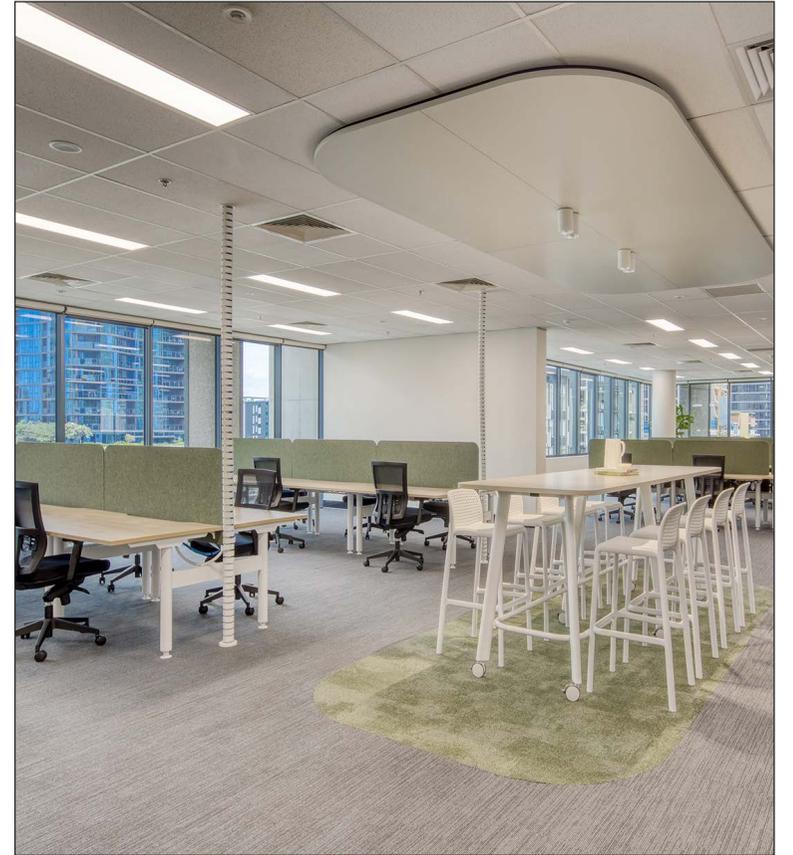
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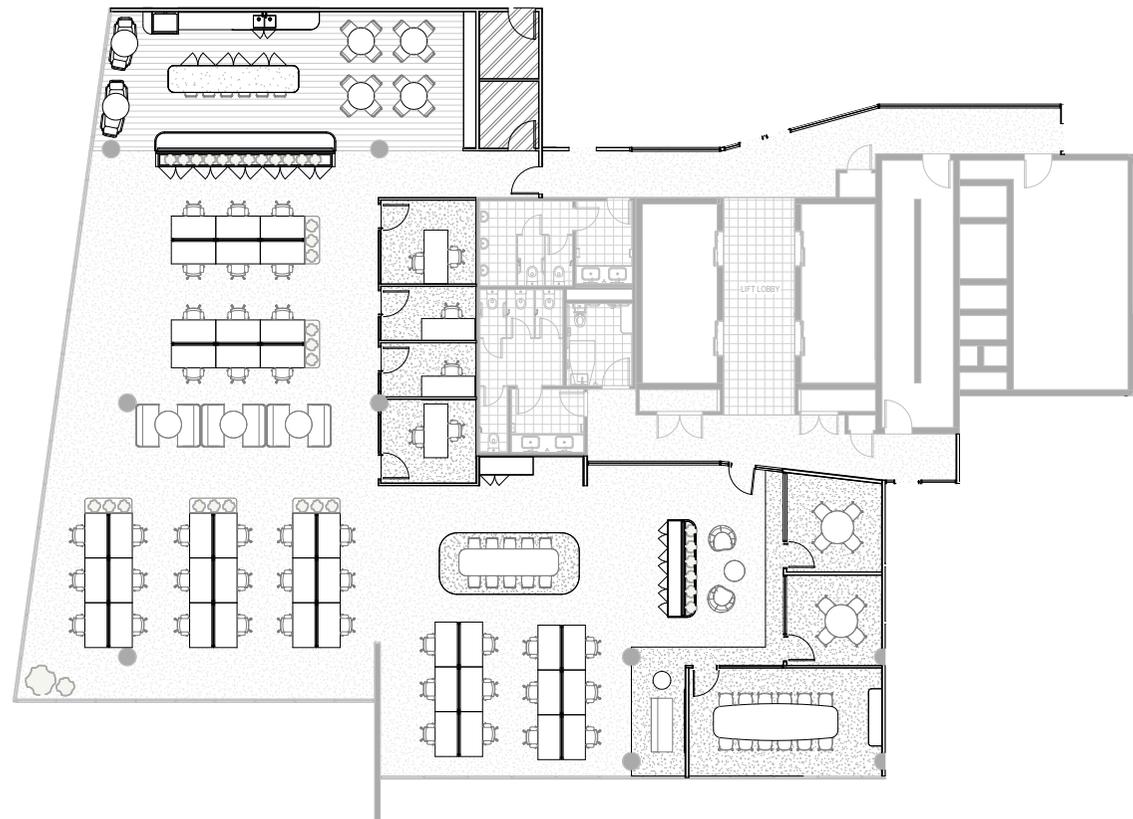
Pig and Whistle (20m*)

Floor plate

Level 6
Tenancy 2

Tenancy 2 | 481 sqm

- + 42 Workstations
- + 1 x Boardroom 12 Pax
- + 2 x Meeting Room 4 Pax
- + 2 x Offices
- + 2 x Quiet Rooms
- + 3 x Collaborative Spaces
- + Kitchen & Breakout
- + 2 x Utilities / Storage / Print Bay
- + Lockers



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Level 6
Tenancy 3

104 Melbourne Street

SW1

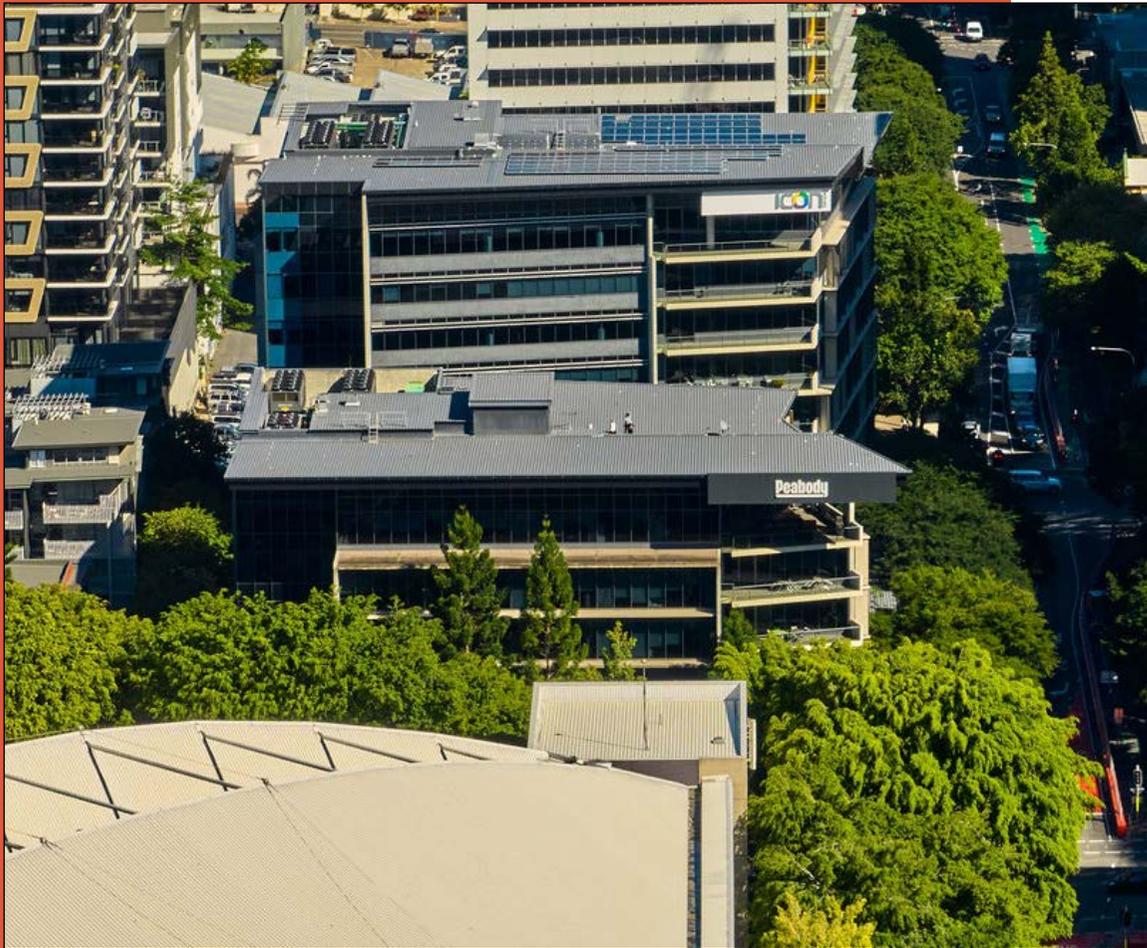
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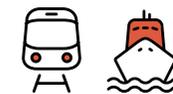
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Location



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Pig and Whistle (20m*) 

Cordelia Street 

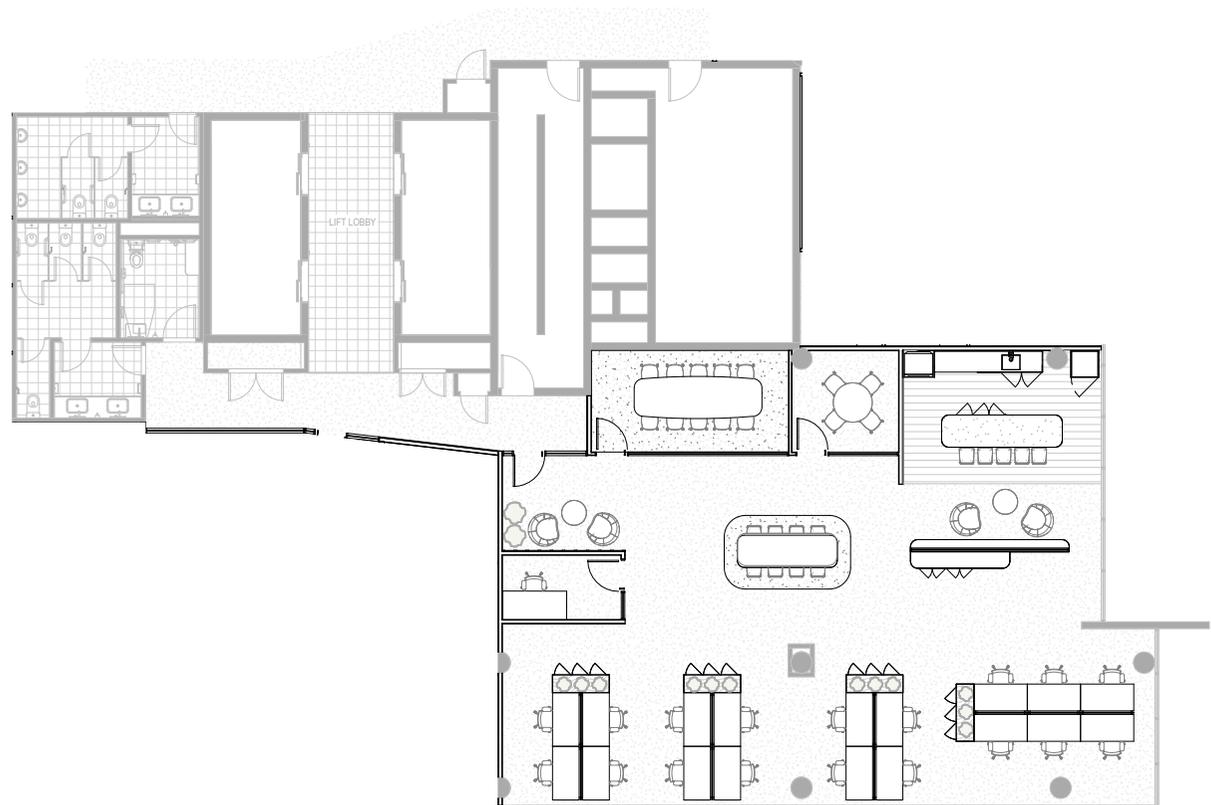
Melbourne Street

Floor plate

Level 6
Tenancy 3

Tenancy 3 | 216 sqm

- + 18 Workstations
- + 1 x Boardroom 10 Pax
- + 1 x Meeting Room 4 Pax
- + 1 x Quiet Rooms
- + 1 x Collaborative Spaces
- + Kitchen & Breakout
- + 1 x Utilities / Storage / Print Bay
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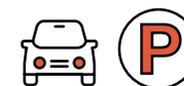
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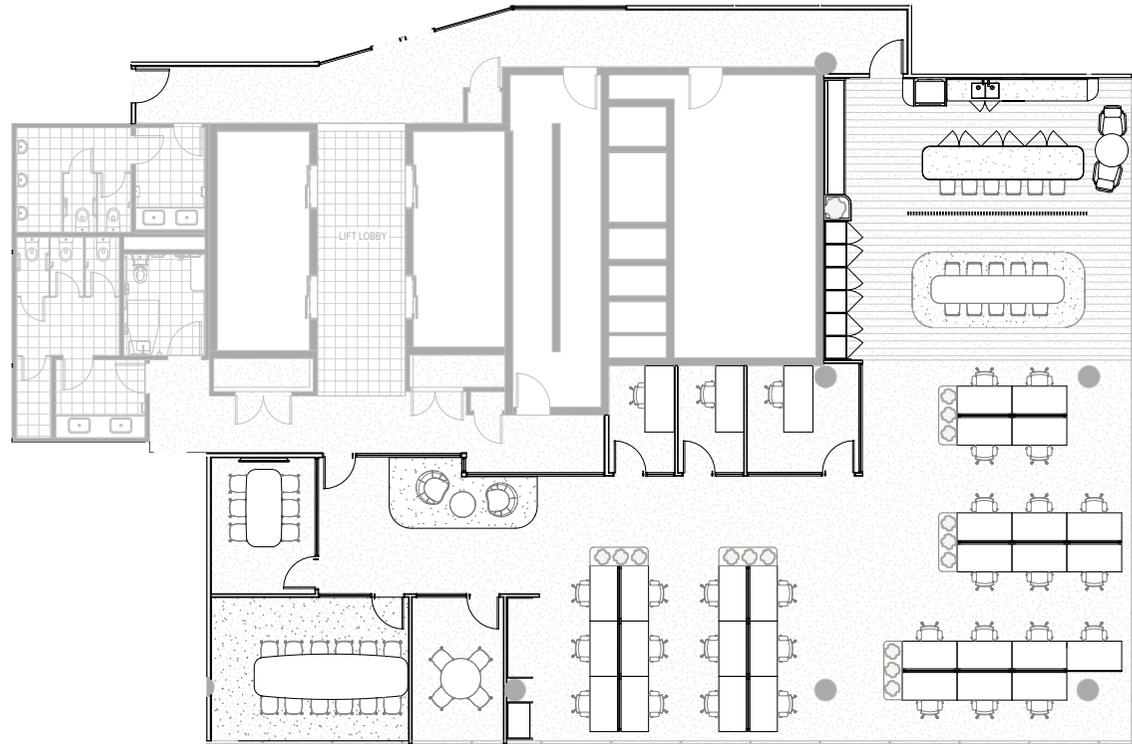
Pig and Whistle (20m*)

Floor plate

Level 8
Tenancy 2

Tenancy 2 | 298 sqm

- + 29 Workstations
- + 1 x Boardroom 12 Pax
- + 1 x Meeting Room 6 Pax
- + 1 x Meeting Room 4 Pax
- + 1 x Offices
- + 2 x Quiet Rooms
- + 1 x Collaborative Spaces
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