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A new dimension  
in office space.

570 SWAN STREET, RICHMOND  
BOTANICCA<sup>3</sup>





Perfectly  
positioned.

**Botanicca 3 offers  
the Melbourne office market  
a new benchmark in quality  
and amenity.**

Located in a prominent and commanding position at the front of the Botanicca Corporate Park, this new generation of office design is perfectly suited for major local and international corporate offices.

Nestled in a picturesque setting next to the Yarra River Park precinct, the building is surrounded by superior running, bicycle and sporting facilities.

Perfectly positioned to provide ease of access for staff and clients with three metro rail stations and tram services nearby with the M1 Freeway a short drive away.

Amenity is plentiful with the Church and Swan Street retail precincts only a short walk away as well as gateway access to Melbourne's premiere sporting precinct.

**Botanicca 3's enviable inner metropolitan location will allow your business to attract, retain and build the best quality team for future success.**



M1 Freeway

Burnley Train Stn.

MELBOURNE CBD

Church St.

Metro train lines:  
Lilydale, Belgrave, Alamein

Swan St.

Metro train line:  
Glen Waverley

Metro tram route 70

# Key features.



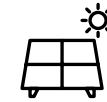
5 Star  
NABERS rating  
(targeted)



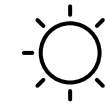
~20,000sqm of  
PCA A-Grade  
innovative office



5 Star Green Star  
credentials



150kW  
rooftop solar



Excellent natural light  
with 360 degree views



Flexible floorplates of  
2,000sqm+



Hotel style  
end-of-trip facilities



Secure car  
parking



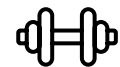
Onsite amenity



Onsite electric  
vehicle charging



Yarra Bike Trail



Onsite fitness  
studio



Proximity to CBD



Excellent public  
transport access



Outdoor garden



You're in  
good company.

## Botanicca Corporate Park, Richmond: Locate to inner-city Richmond.

Surround yourself with the headquarters of Australia's  
most dynamic companies in the fashion and digital economy...



COUNTRY ROAD



PACIFIC BRANDS



FOREVER NEW



DAVID JONES

WELLS FARGO  
FOREVER NEW

COUNTRY ROAD GROUP

ELEMENT BY  
WESTIN (HOTEL)

FULTON HOGAN

BUNNINGS

# Unrivalled amenity.

An abundance of iconic cafes, restaurants, gyms, shopping and a hotel is all within a stone's throw of Botanica 3.



**Serentonin Eatery**  
52 Madden Grove,  
Burnley



**Birdie Cafe**  
Botanica Corporate Park



**Yarra Bike Trail**



**The Grand**  
333 Burnley Street,  
Richmond



**Anytime Fitness**  
53 Coppin Street,  
Richmond



**Friends of Mine**  
506 Swan Street,  
Richmond



**The Common**  
Botanica Corporate Park



**Roma Botanica  
& Juice Bar**  
Botanica Corporate Park



**East Edge Cafe**  
Botanica Corporate Park



**Commodity Cafe**  
Botanica Corporate Park





Baby Pizza



Top Paddock



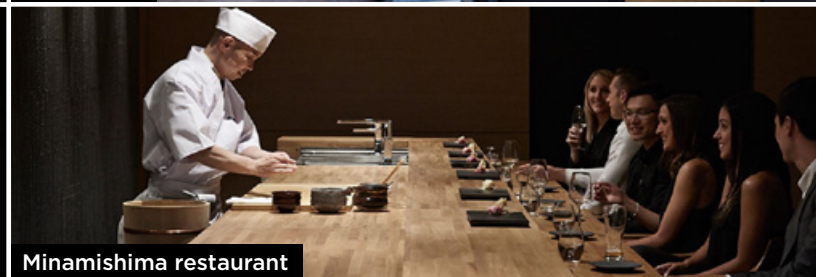
Pillar of Salt



Patch Cafe



Prince Alfred Hotel



Minamishima restaurant



Bawa cafe



Kong

Positioned in close proximity to Richmond & Hawthorn, Botanicca 3 is perfectly placed to experience the best amenity Melbourne has to offer.

Easily accessible.

### Botanicca commute times

| Location                  | Drive Time (mins) |
|---------------------------|-------------------|
| Freeway Entrance          | 2 minutes         |
| CBD via M3                | 11 minutes        |
| CBD via Bridge Road       | 13 minutes        |
| Chadstone Shopping Centre | 12 minutes        |
| Springvale Road           | 16 minutes        |
| Melbourne Airport         | 36 minutes        |



Botanicca 3 is connected to all forms of transportation including peak hour trains running every two minutes from Burnley Station. This makes Botanicca 3 Melbourne's most accessible inner metropolitan office location.



# Availability.



## East Tower

| Floor            | Area (NLA)       | Availability |
|------------------|------------------|--------------|
| Level 2          | 1,827 sqm        | LEASED       |
| Level 3          | 2,027 sqm        | LEASED       |
| Level 4          | 2,055 sqm        | LEASED       |
| Level 5          | 1,729 sqm        | LEASED       |
| <b>Total NLA</b> | <b>7,638 sqm</b> | <b>-</b>     |

## West Tower

| Floor            | Area (NLA)        | Availability         |
|------------------|-------------------|----------------------|
| Ground (retail)  | 135 sqm approx.   | Available            |
| Level 1          | 1,286 sqm         | 1,129 sqm available  |
| Level 2          | 2,068 sqm         | Full floor available |
| Level 3          | 2,049 sqm         | 1,222 sqm available  |
| Level 4          | 2,118 sqm         | LEASED               |
| Level 5          | 2,114 sqm         | LEASED               |
| Level 6          | 2,078 sqm         | LEASED               |
| <b>Total NLA</b> | <b>11,848 sqm</b> | <b>4,554 sqm</b>     |

## Cars

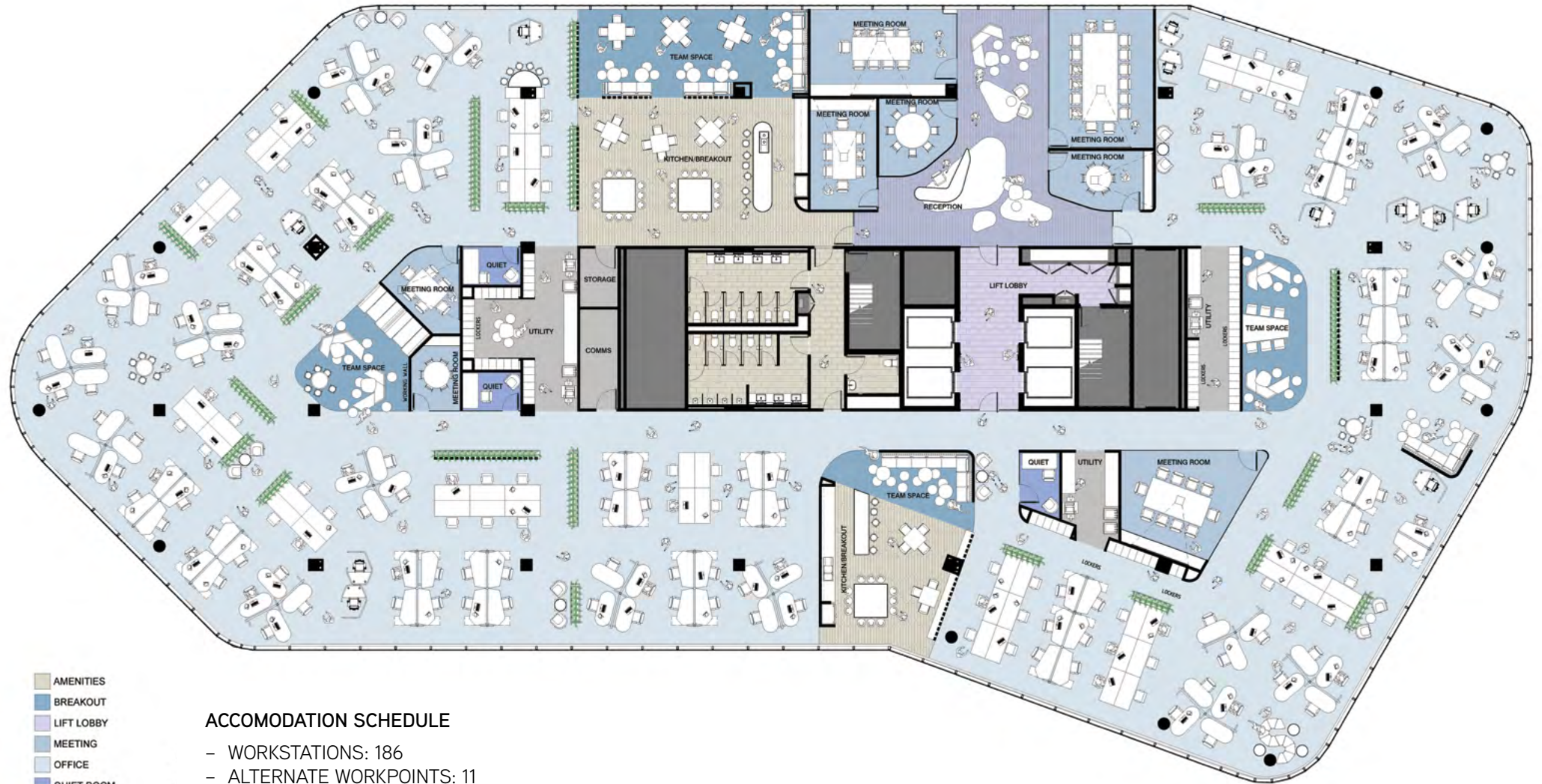
| Floor               | Spaces (No.) | Availability |
|---------------------|--------------|--------------|
| Basement            | 193          | LEASED       |
| Ground              | 119          | 82 available |
| Level 1             | 98           | LEASED       |
| <b>Total spaces</b> | <b>410</b>   | <b>82</b>    |



An aerial photograph of a modern office building. The building's facade is composed of green perforated metal panels with circular holes. A central courtyard is visible, featuring a glass floor that reflects the sky and the building's structure. Two people are standing on the glass floor, looking down. The courtyard is surrounded by a concrete walkway and a landscaped area with small plants and a circular garden bed. The overall scene is brightly lit, suggesting a sunny day.

Flexible floor plans.

# West Tower - indicative fit out plan, whole floor.



- AMENITIES
- BREAKOUT
- LIFT LOBBY
- MEETING
- OFFICE
- QUIET ROOM
- RECEPTION/WAITING
- SERVICES
- UTILITY

## ACCOMODATION SCHEDULE

- WORKSTATIONS: 186
- ALTERNATE WORKPOINTS: 11
- TEAM SPACE: 4
- MEETING ROOMS: 8
- QUIET ROOMS: 3
- UTILITY: 2
- KITCHEN / BREAKOUT: 2

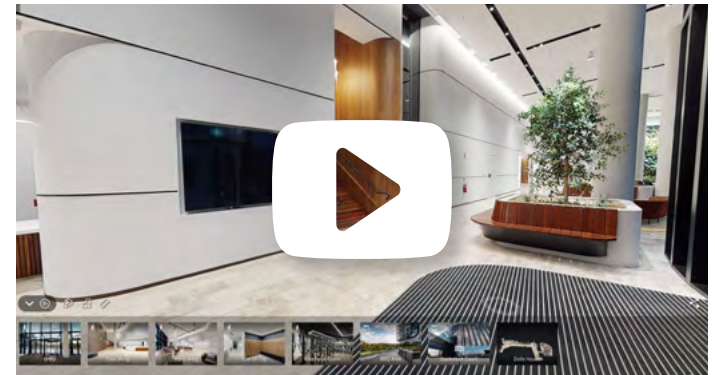
# Virtual property tour.



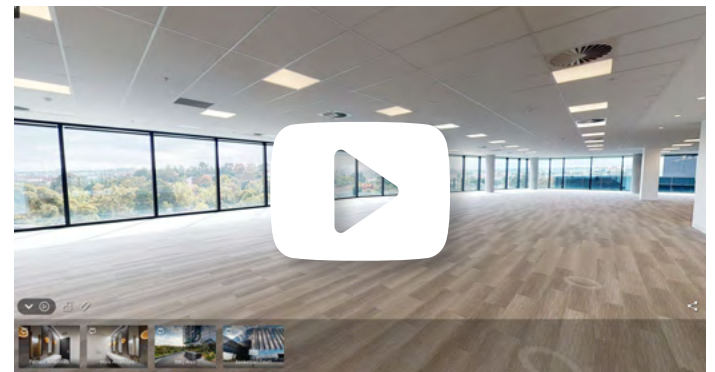
Can't see it in person?  
View it online.

Click on the images below to take a virtual tour  
of Botanicca 3.

**Virtual tour - lobby**



**Virtual tour - typical floor, west tower**





# Botanicca 3 leasing opportunity.

## Secure your position at Botanicca 3.

Leasing opportunities are now available.  
For further information about this groundbreaking office  
building contact the leasing team listed.

**We look forward to your participation  
in this exciting new precinct.**



Josh Tebb  
0414 755 881  
[joshua.tebb@ap.jll.com](mailto:joshua.tebb@ap.jll.com)

Shane Keogh  
0447 713 499  
[shane.keogh@ap.jll.com](mailto:shane.keogh@ap.jll.com)



Rob Joyes  
0418 137 277  
[rob.joyes@colliers.com](mailto:rob.joyes@colliers.com)

Kevin Tutty  
0416 721 184  
[kevin.tutty@colliers.com](mailto:kevin.tutty@colliers.com)

**GROWTH-POINT**  
PROPERTIES



SPACE TO THRIVE

Botanicca 3 developed and owned by  
Growthpoint Properties Australia

BOTANICCA<sup>3</sup>

GROWTHPOINT  
PROPERTIES



SPACE TO THRIVE

