
A new dimension
in office space.

570 SWAN STREET, RICHMOND
BOTANICCA³





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.



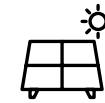
5 Star
NABERS rating
(targeted)



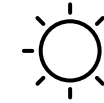
~20,000sqm of
PCA A-Grade
innovative office



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



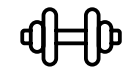
Onsite amenity



Yarra Bike Trail



Childcare
facilities



Onsite fitness
studio



Proximity to CBD



Excellent public
transport access



Outdoor garden





You're in
good company.

Botanikka 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...

DAVID
JONES

COUNTRY ROAD

FOREVER NEW

REA Group

xero

myob

Disney

api

seek

ORORA

Fulton Hogan

carsales.com.au

GE

red
energy

PACIFIC BRANDS

Golder
Associates

MATTEL

WELLS
FARGO



COUNTRY ROAD GROUP

WELLS FARGO
FOREVER NEW

MCLARDY MCSHANE
FULTON HOGAN

COUNTRY ROAD GROUP

Unrivalled amenity.

An abundance of iconic cafes, restaurants, gyms, child care and shopping 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

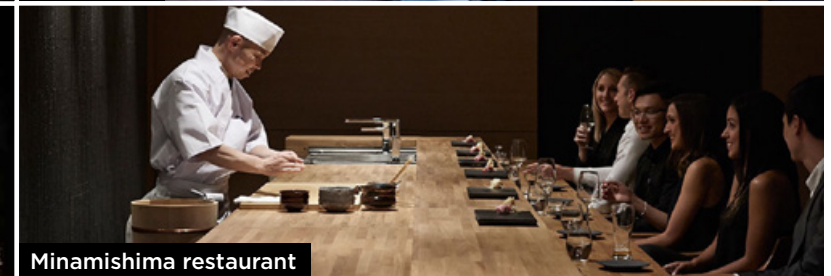
Pillar of Salt



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)
Level 2	1,827 sqm
Level 3	2,027 sqm
Level 4	2,055 sqm
Level 5	1,729 sqm
Total NLA	7,638 sqm

West Tower

Floor	Area (NLA)
Ground (retail)	135 sqm approx.
Level 1	1,328 sqm
Level 2	2,068 sqm
Level 3	2,092 sqm
Level 4	2,087 sqm
Level 5	2,083 sqm
Level 6	2,078 sqm
Total NLA	11,871 sqm

East and West Tower	Total NLA: 19,509 sqm
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Cars

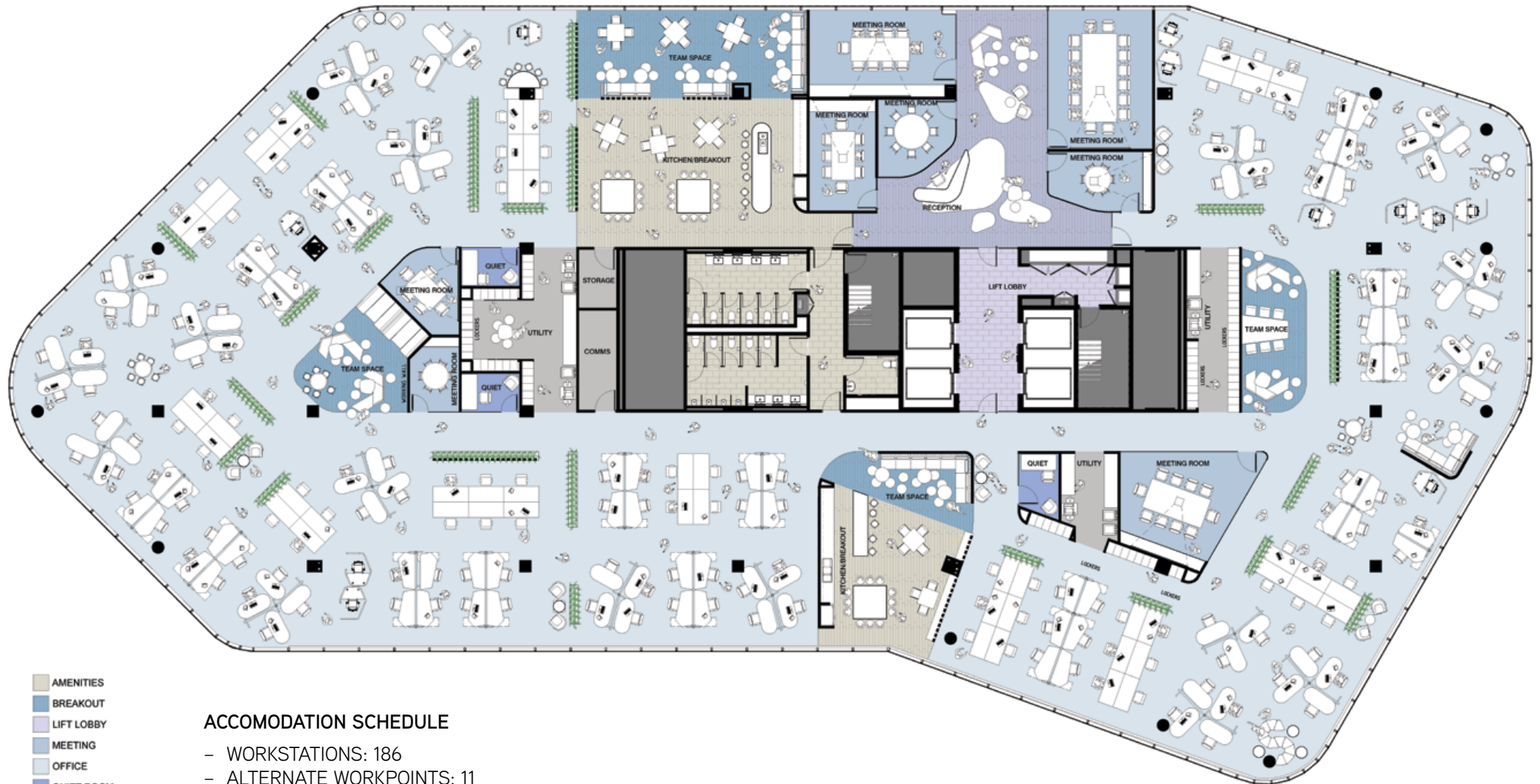
Floor	Spaces (No.)
Basement	193
Ground	117
Level 1	98
External Carpark	12
Total spaces	420



An aerial photograph of a modern building's facade. The building is characterized by a large, green, perforated metal screen that covers most of its exterior. This screen is composed of horizontal panels with circular holes, creating a textured, organic appearance. In the center of the facade, there is a large glass section that reveals the interior of the building. Inside, several people are visible, standing and looking out. The building is situated in an urban environment, with other buildings and streets visible in the background. The overall aesthetic is contemporary and eco-friendly.

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

East Tower - indicative fit out plan, whole floor.



ACCOMODATION SCHEDULE

- RECEPTION: 1
- WAITING: 2
- WORKSTATIONS: 105
- HOTDESK: 36
- WORKSTATION PODS: 6
- MEETING RMS: 8
- QUIET RMS: 2
- LOCKERS: 44
- COLLABORATIVE SPACES: 5
- TEAM SPACE: 2
- INFORMAL MEETING: 8
- RETREATS: 8
- BREAKOUT: 1
- UTILITY: 2

East Tower - indicative fit out plan, split floor.



ACCOMODATION SCHEDULE

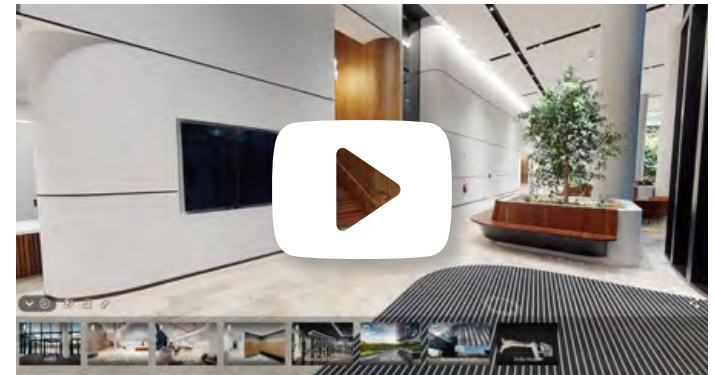
- WORKSTATIONS: 43
- HOTDESK: 30
- WORKSTATION PODS: 4
- MEETING RMS: 8
- QUIET RMS: 2
- LOCKERS: 35
- COLLABORATIVE SPACES: 5.
- TEAM SPACE: 1
- INFORMAL MEETING: 8
- RETREATS: 7
- UTILITY:
- TEAPOINT 1

Virtual property tour.

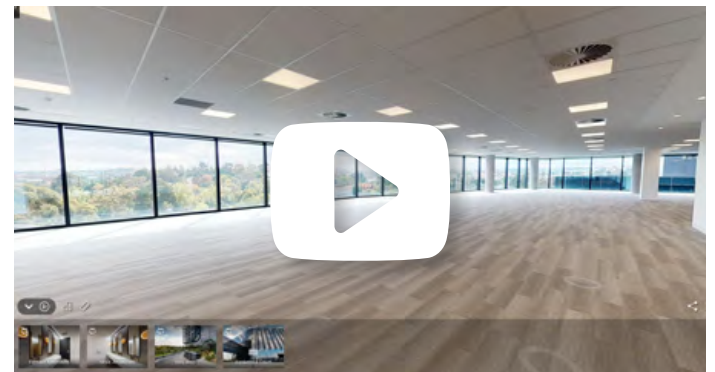
Can't see it in person?
View it online.

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

Virtual tour - lobby



Virtual tour - level 6



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.**



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GROWTH-POINT
PROPERTIES



SPACE TO THRIVE

Botanicca 3 developed and owned by
Growthpoint Properties Australia

BOTANICCA³

GROWTH-POINT
PROPERTIES



SPACE TO THRIVE

