
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.



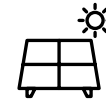
5 Star
NABERS rating
(targeted)



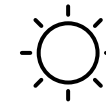
~20,000sqm of
PCA A-Grade
innovative office



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



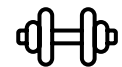
Onsite amenity



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...

BUNNINGS

DAVID
JONES

COUNTRY ROAD

 **REA Group**

xero

myob

Disney

api

 **seek**

ORORA

 **Fulton Hogan**

 carsales.com.au



red
energy

PACIFIC BRANDS

 **Golder
Associates**



WELLS
FARGO

FOREVER NEW



ELEMENT BY
WESTIN (HOTEL)

DAVID JONES

WELLS FARGO
FOREVER NEW

FULTON HOGAN

BUNNINGS

COUNTRY ROAD GROUP

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

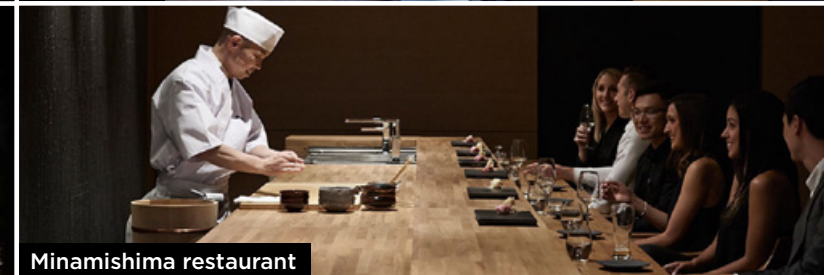
Pillar of Salt



Patch Cafe



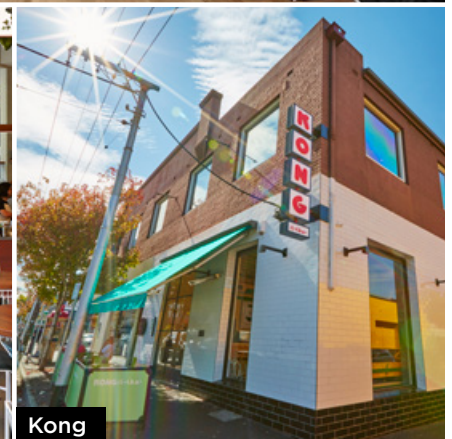
Prince Alfred Hotel



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
Total NLA	7,638 sqm	–

West Tower

Floor	Area (NLA)	Availability
Ground (retail)	135 sqm approx.	Available
Level 1	1,328 sqm	Available
Level 2	2,068 sqm	Available
Level 3	2,092 sqm	Available
Level 4	2,087 sqm	LEASED
Level 5	2,083 sqm	LEASED
Level 6	2,078 sqm	LEASED
Total NLA	11,871 sqm	5,623 sqm

Cars

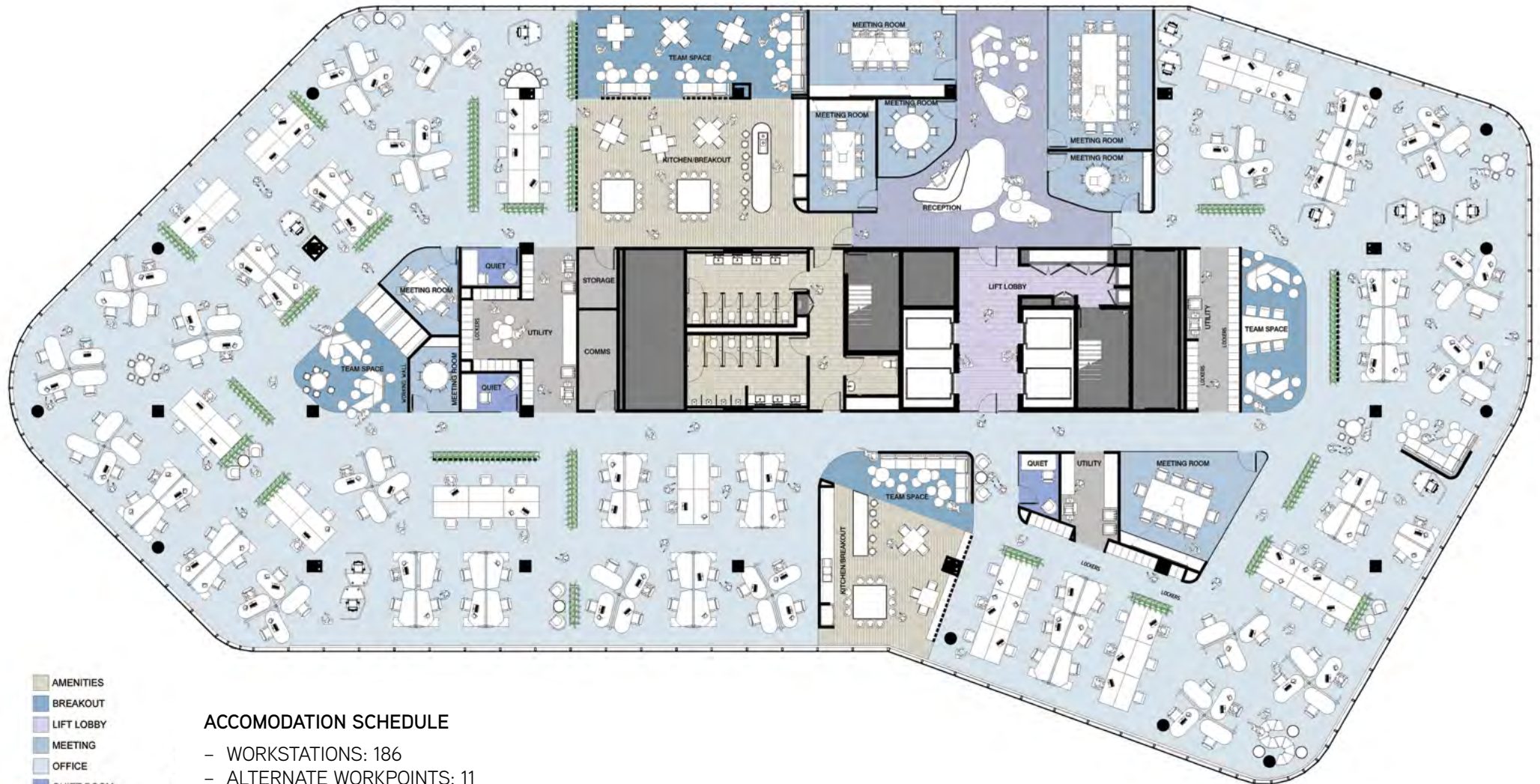
Floor	Spaces (No.)	Availability
Basement	193	LEASED
Ground	119	101 available
Level 1	98	LEASED
Total spaces	410	101



An aerial photograph of a modern office building. The building features a prominent green roof with a grid of dark metal supports and perforated metal panels. A central courtyard with a paved area and some greenery is visible. The text "Flexible floor plans." is overlaid in white serif font on the upper right portion of the image.

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

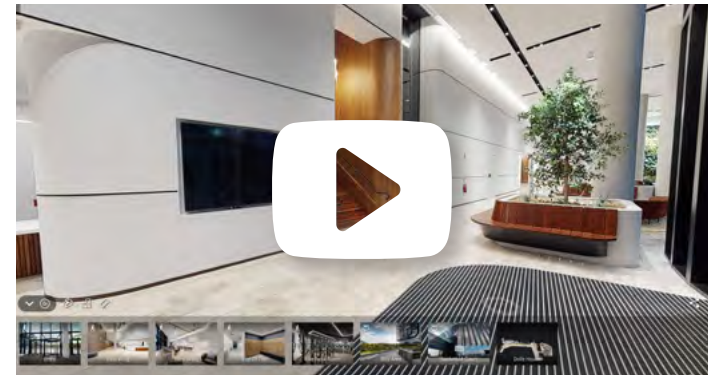
- WORKSTATIONS: 186
- ALTERNATE WORKPOINTS: 11
- TEAM SPACE: 4
- MEETING ROOMS: 8
- QUIET ROOMS: 3
- UTILITY: 2
- KITCHEN / BREAKOUT: 2

Virtual property tour.

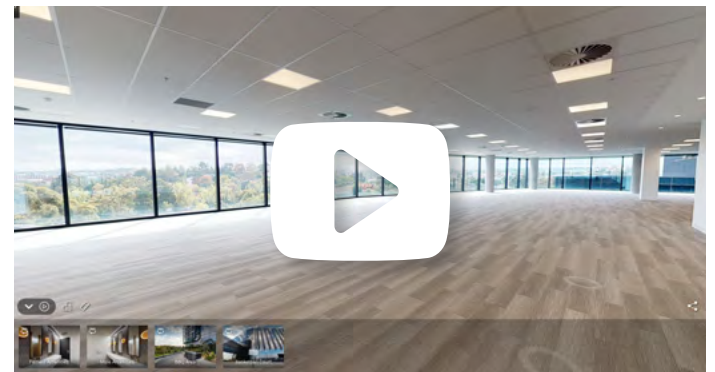
Can't see it in person?
View it online.

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.**



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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

