

109  
Burwood Rd  
HAWTHORN

LEVEL 3  
FOR LEASE



Provence Café | On-site

# An **established** commercial building in a coveted lifestyle destination

109 Burwood Road is an exceptional workplace featuring an expansive, exclusive terrace which provides uninterrupted views of Melbourne's city skyline.

Offering ample on-site parking, the flexibility to divide floors, and the added charm of a ground floor Provence café, 109 Burwood Road is well positioned to cater to diverse business needs.

Positioned prominently in a hyperconnected locale, 109 Burwood Road's brand new, rejuvenated third spaces provide opportunities to connect and collaborate with your team and guests.

# Executive Summary



**Move-in ready**  
opportunity



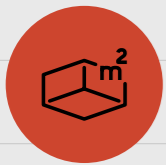
**Excellent public**  
transport access and  
links to **Monash and**  
**Eastern Freeways**



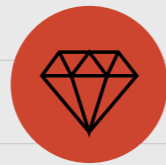
**5 Star**  
NABERS Energy



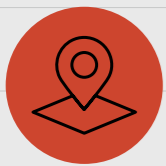
**On-site ground floor**  
café, with on-premises  
bakery



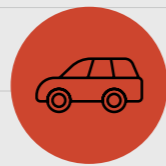
**2,483m<sup>2</sup> available**, with  
flexibility for whole-floor  
or split-floor tenancy



**Brand new**  
refurbished lobby



Located in **Hawthorn's**  
commercial centre



**100 dedicated**  
carparks



**Large, open terrace**  
with city views



**Prominent signage** on  
the corner of Burwood  
Road and Power Street



# Less workday commute, more workday connection



Hawthorn Station | 200m\*



Provence Café | On-site



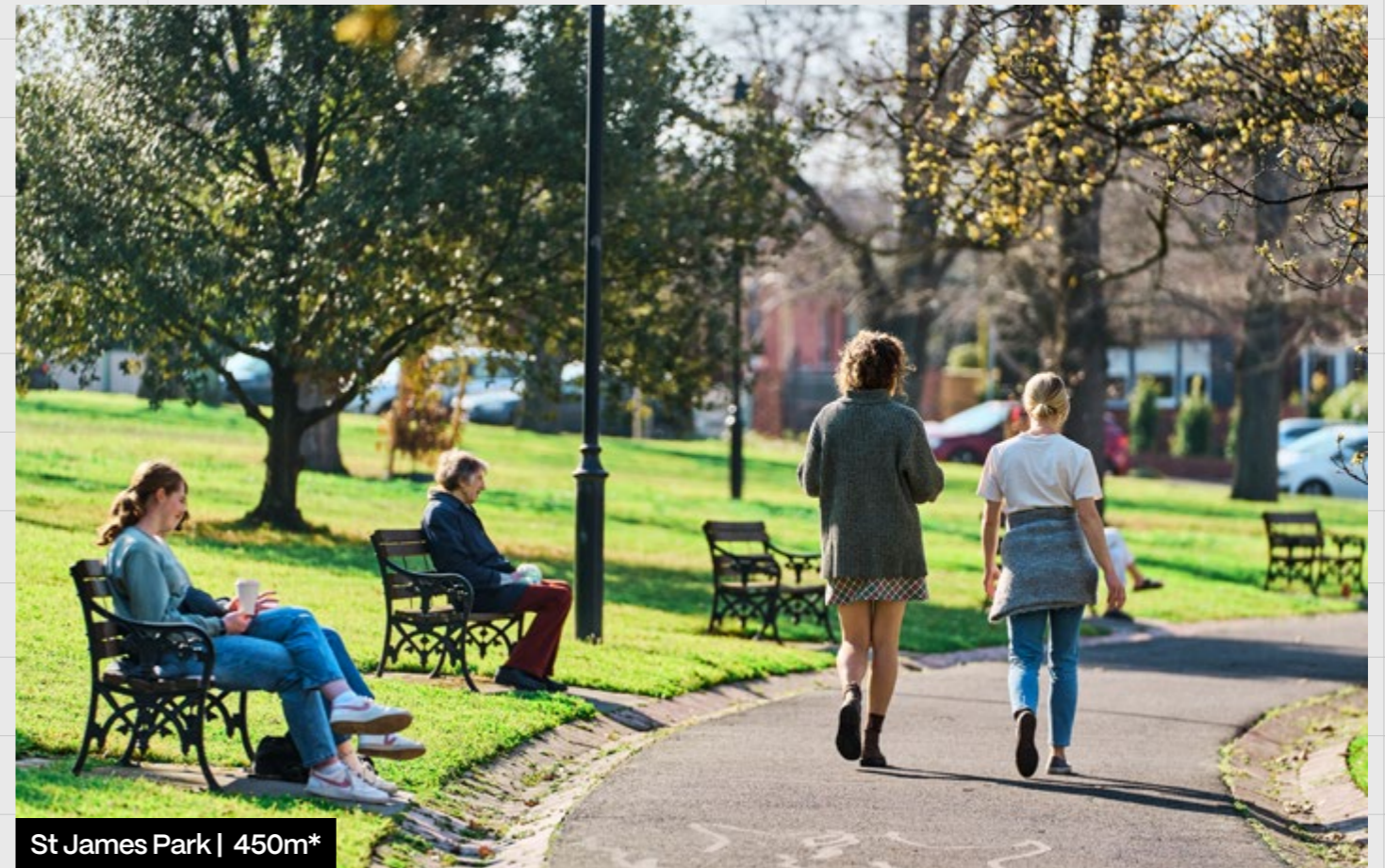
Tram Stop | 50m\*

Sitting on the prominent corner of Burwood Road and Power Street in Hawthorn, 109 Burwood Road offers matchless convenience.

Embrace the outdoors with St James Park within a mere 5-minute stroll or peruse the best of Hawthorn's food scene on vibrant Glenferrie Road – just 10 minutes away.

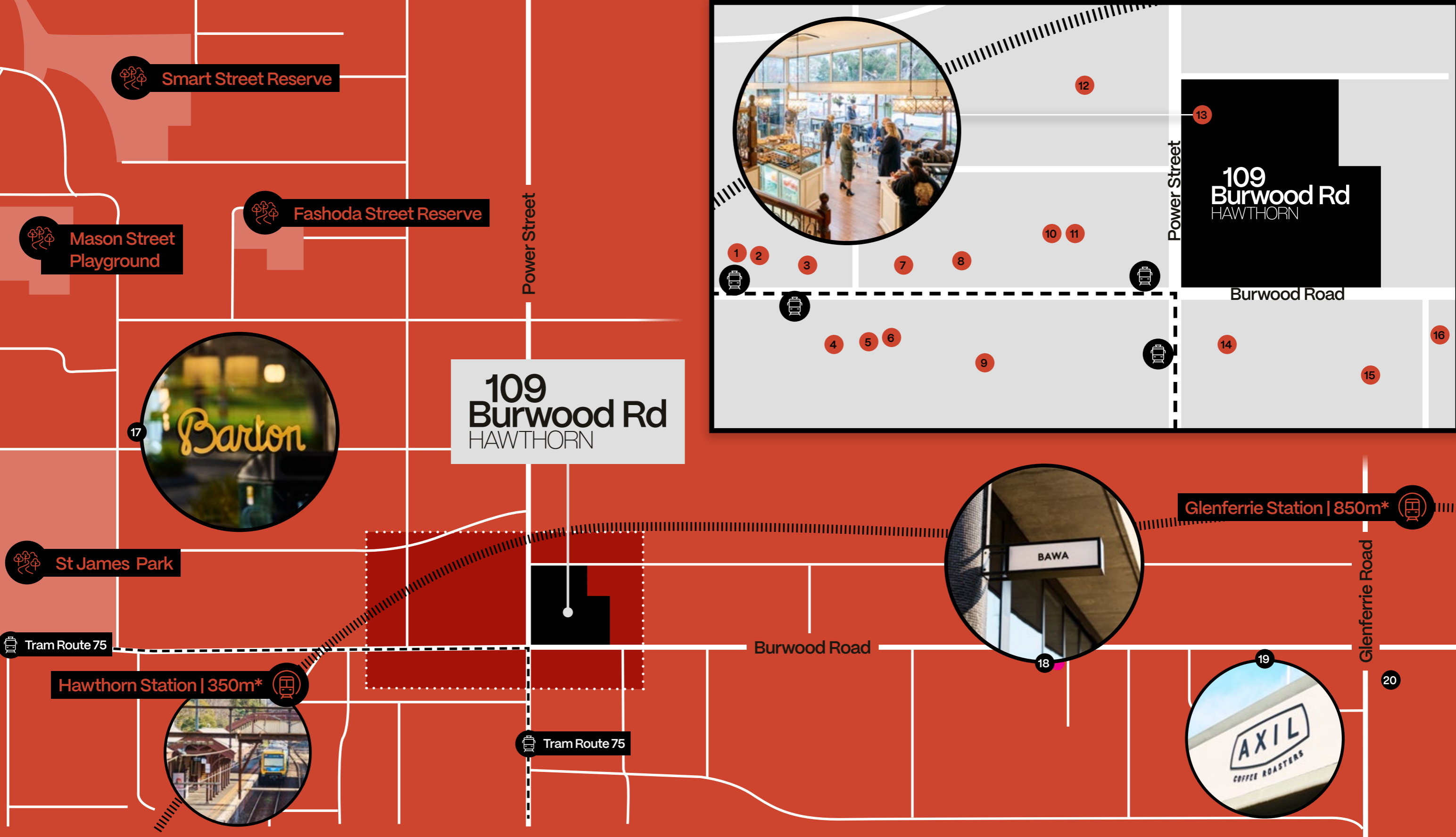
With Body Fit and Anytime Fitness across the road, a ground floor café, and nearby amenities like IGA, 109 Burwood Road affords unparalleled work life balance.

Seamlessly connected, 109 Burwood Road boasts proximity to Hawthorn Station, a tram stop at the doorstep, and easy access to the Monash and Eastern freeways.



St James Park | 450m\*

# Hawthorn's Commercial Centre



Smart Street Reserve

Mason Street Playground

Fashoda Street Reserve



109 Burwood Rd  
HAWTHORN

St James Park

Tram Route 75

Hawthorn Station | 350m\*



Tram Route 75

Glenferrie Station | 850m\*



Tram Line

Train Line

### Food & Beverage

- 1. Radium
- 2. Alley Hens
- 3. Gibson's Wine Bar
- 4. Feekah Cafe
- 5. Bake Me Cake Me
- 6. Mother Dough & Wine Bar
- 7. Elgin Inn Hotel

- 8. Double Zero Pizzeria
- 9. Renaissance Hawthorn Square
- 10. Soto Collective
- 11. Herbe Cafe
- 12. Momoco Sushi
- 13. Provence Cafe
- 14. Rubika Cafe
- 17. Barton Milk Bar


### Health & Fitness

- 15. BFT Fitness
- 16. Anytime Fitness


- 18. Bawa Cafe
- 19. Axil Coffee Roasters
- 20. Santoni Pizza & Bar



 Grace Park

 Glenferrie Road Retail Precinct

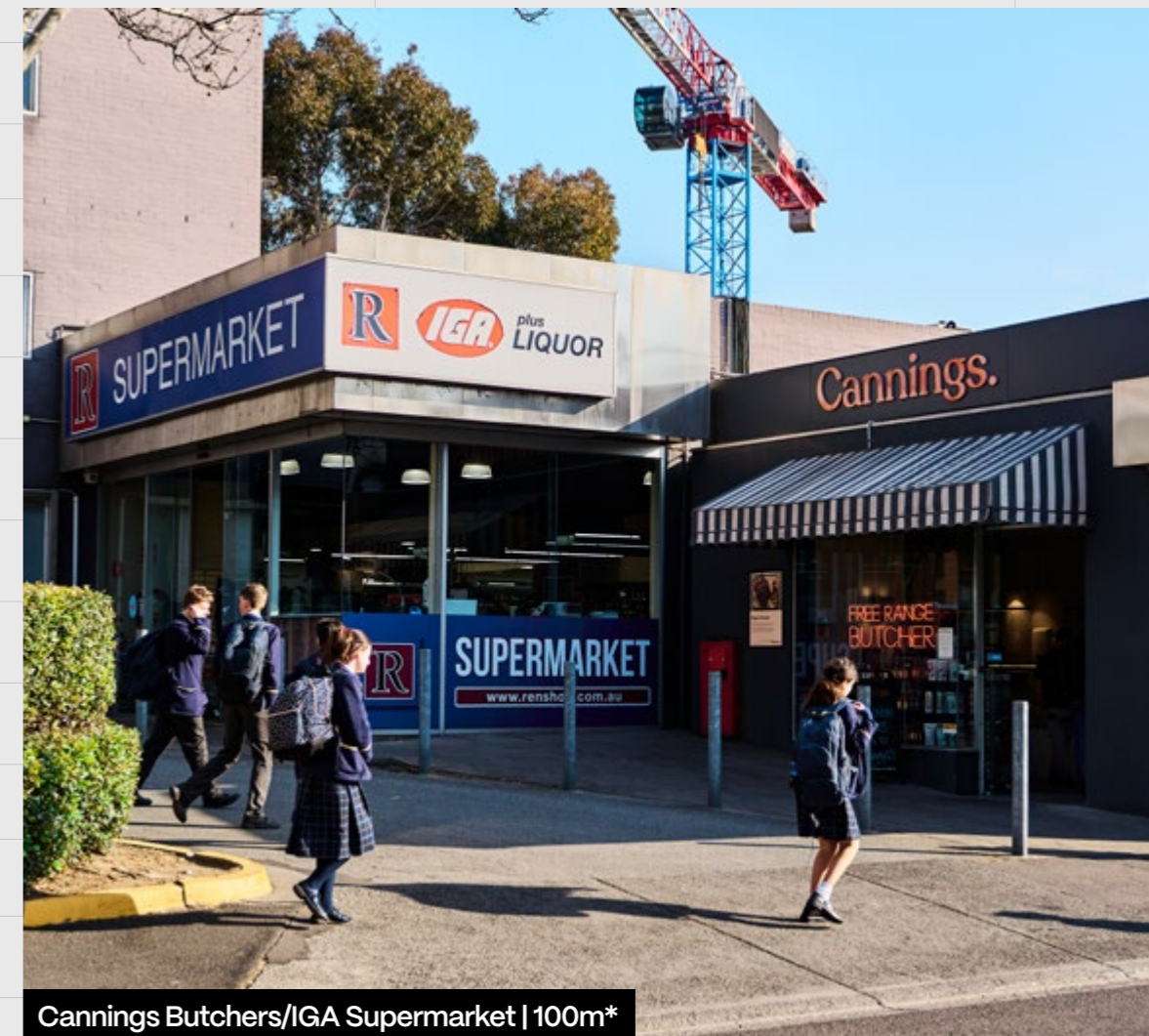
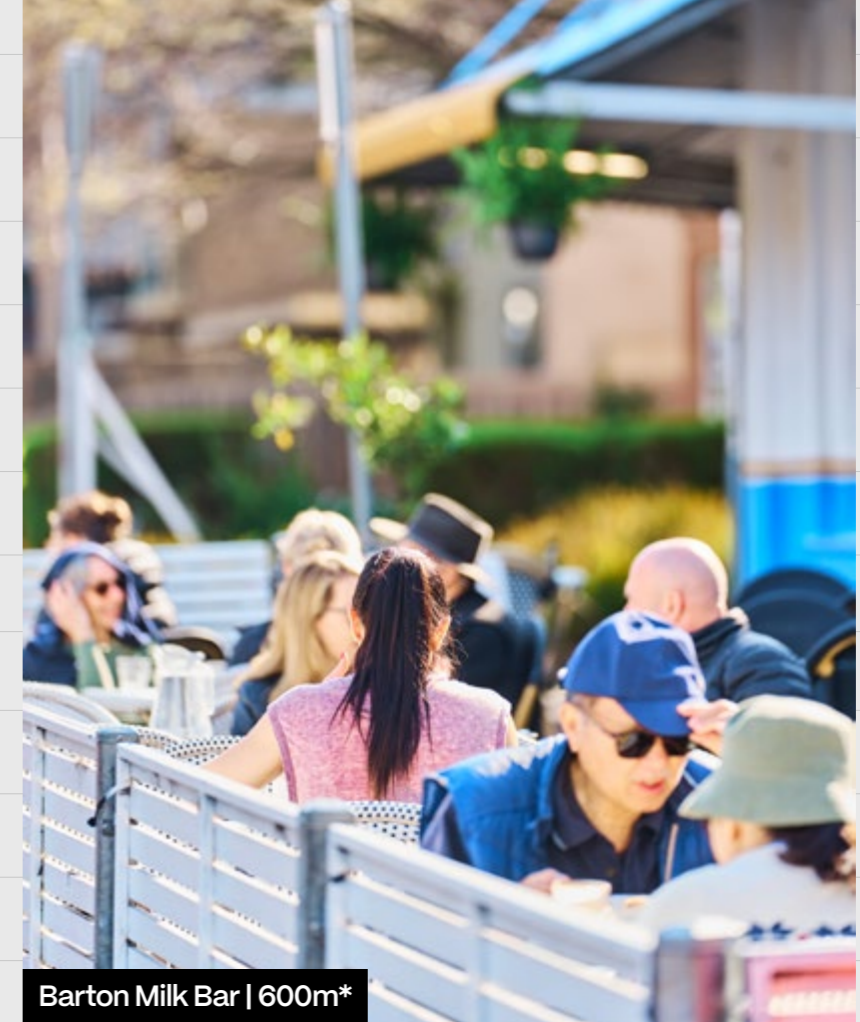
# 109 Burwood Rd HAWTHORN

 Provence Cafe

 Tram Stop

Power Street

Burwood Road





# In Good Company

Some of Australia's best brands, spanning all industries – from tech, through to consulting and retail – call Hawthorn home. Many of whom are based out of 109 Burwood Road.

In the mix are businesses like ASX listed packing manufacturer, Orora Group; business solutions powerhouse Xero; and major retailers like Bed, Bath N' Table and Clark Rubber.

They are all looking to capitalise on the most well-served suburban office market in Melbourne.



109 Burwood Rd, Hawthorn



109 Burwood Rd, Hawthorn



41 Burwood Rd, Hawthorn

BED BATH N' TABLE

255 Burwood Rd, Hawthorn



C1/192 Burwood Rd, Hawthorn



109 Burwood Rd, Hawthorn



3/260 Burwood Rd, Hawthorn

Studio Doherty

108 Power St, Hawthorn



1/12 Elizabeth St, Hawthorn

Mazzei.

4/109 Burwood Rd, Hawthorn

prensa 

5 Burwood Rd, Hawthorn



109 Burwood Rd, Hawthorn

CreativeCubes.Co

600 Glenferrie Road, Hawthorn



1/39 Burwood Rd, Hawthorn

RUFUS & COOPER

2-8 Lynch St, Hawthorn



# Views, Vibes and Vibrant lifestyle amenity

109 Burwood Road's remarkable Hawthorn location offers prominent office and signage prospects, providing a rare opportunity to join the coveted enterprise hub of Hawthorn.

This tenancy boasts 100 allocated carparks, an expansive terrace with uninterrupted city views, and premium retail amenities.

An ideal location, ample amenity and a refurbished building come together to create the quintessential workday experience for your team.





Provence Café | On-site



St James Park | 450m\*



Axil Coffee Roasters | 650m\*

# Eco-Solutions Meet Modern Workspace

109 Burwood Road harmoniously blends cutting-edge eco-solutions with the demands of the modern workplace.

A dynamic building where sustainability and productivity come together, setting the standard for the future of work.



# Stackplan

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

GROUND

Available for lease  
2,483sqm

Cafe/Lobby



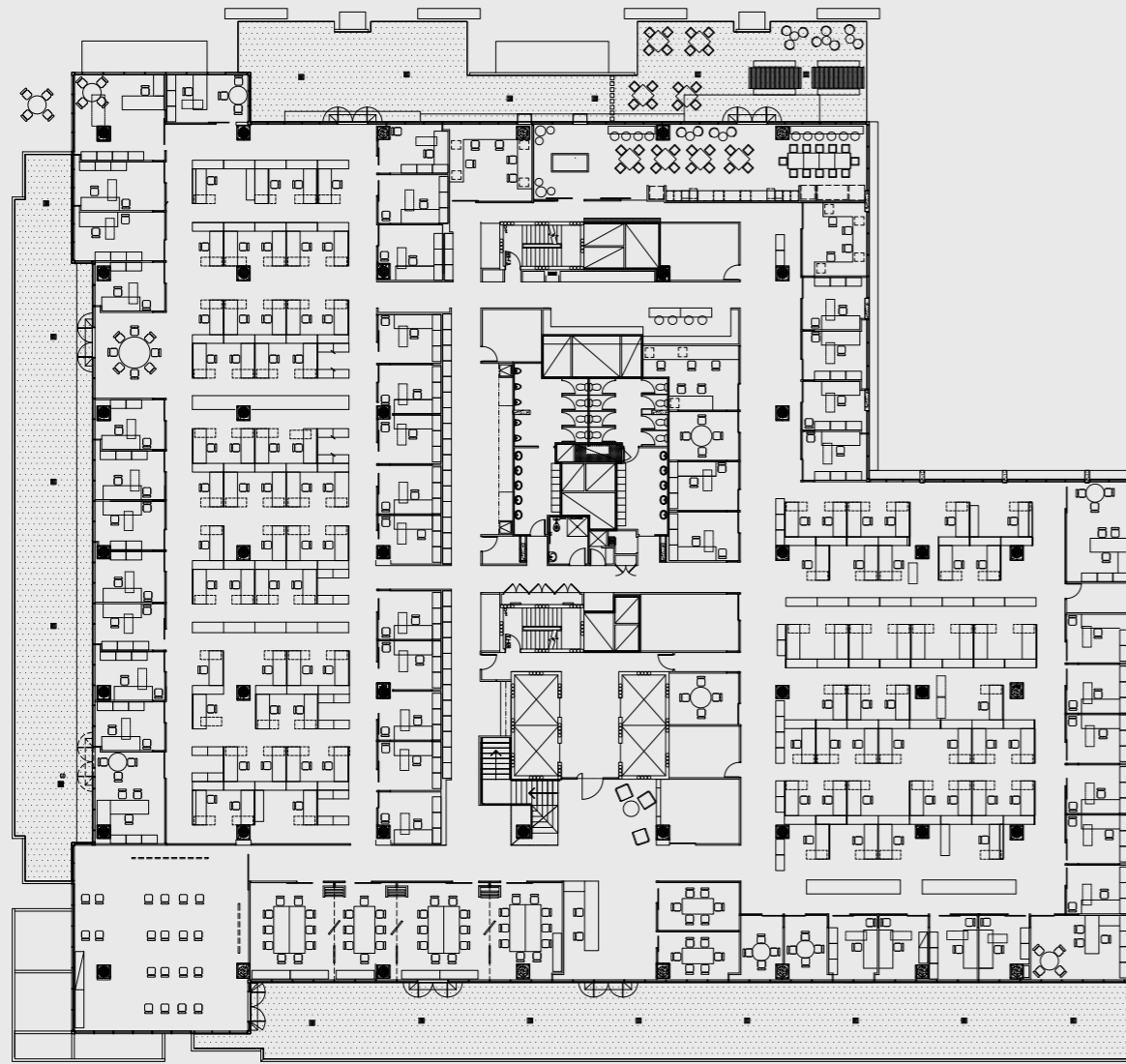
# Existing Fitout

TENANCY SIZE  
2,483sqm

SUITABLE FOR  
150 people

LYNCH STREET

POWER STREET



BURWOOD ROAD



# Test Fits Full Floor

TENANCY SIZE  
2,483sqm

SUITABLE FOR  
160 - 200 people

LYNCH STREET

POWER STREET



BURWOOD ROAD



# Test Fits Split Floor

**TENANCY SIZE**  
Tenancy 1 - 1,260sqm  
Tenancy 2 - 1,060sqm

**SUITABLE FOR**  
Tenancy 1 - 120 people  
Tenancy 2 - 112 people

LYNCH STREET

POWER STREET



BURWOOD ROAD





141 Camberwell Road, Hawthorn East

# Why Growthpoint

Growthpoint (ASX:GOZ) provides space for you and your business to thrive. Since our listing on the ASX in 2009, we've been investing in high-quality industrial and office properties across Australia. Our directly owned property portfolio is valued at approximately \$4.8 billion\*. We manage a further \$1.8 billion on behalf of third-party investors through our funds management business.

With offices in Melbourne, Sydney and Brisbane we are committed to actively managing our properties to support our tenants needs now and into the future. We have a strong sustainability focus with environmental initiatives guiding decisions, we've been recognised for our sustainability performance and are targeting net zero by 2025.

[View the 2023 Sustainability Report →](#)



75 Dorcas Street, South Melbourne



\*As at June 30, 2023





# 109 Burwood Rd HAWTHORN

For more information contact  
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