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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.**







# Key features.



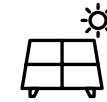
5 Star  
NABERS rating  
(targeted)



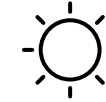
~20,000sqm of  
PCA A-Grade  
innovative office



5 Star Green Star  
credentials



150kW  
rooftop solar



Excellent natural light  
with 360 degree views



Brand new, high-quality  
fitout in place



Hotel style  
end-of-trip facilities



Secure car  
parking



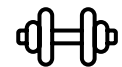
Onsite amenity



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.

BUNNINGS



COUNTRY ROAD



myob



FUJITSU



PACIFIC BRANDS



Opal.



BERRY STREET

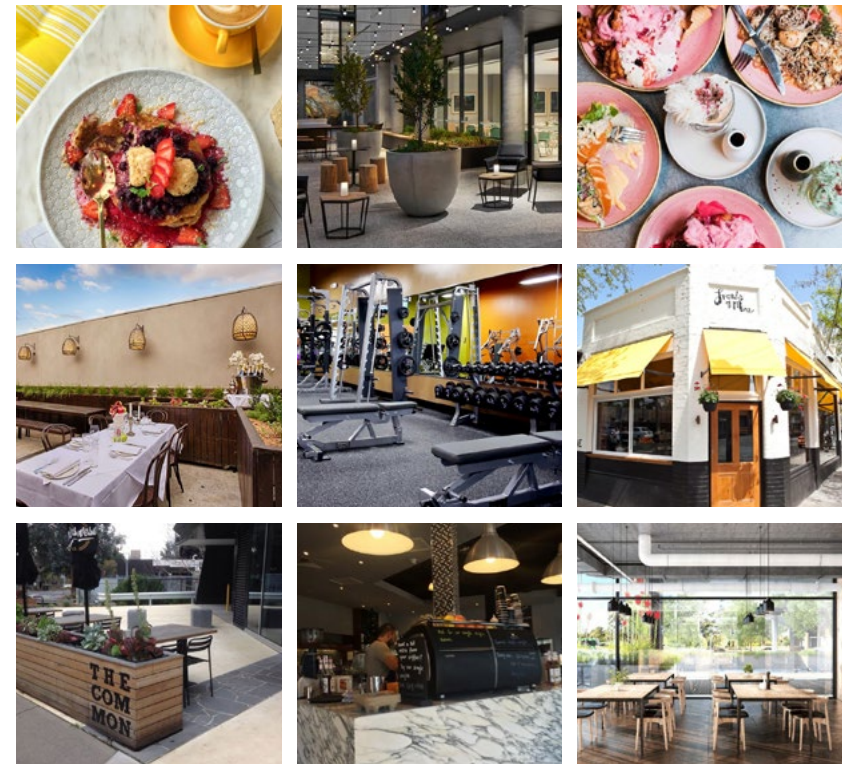






Unrivalled  
amenity.

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



Yarra Bike Trail

Yarra



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.



## West Tower

Floor	Area (NLA)	Availability
Ground (retail)	135 sqm approx.	LEASED
Level 1	1,286 sqm	LEASED
Level 2	2,068 sqm	LEASED
Level 3	2,049 sqm	564 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>564 sqm</b>

## Car spaces

Floor	Spaces (No.)	Availability
Basement	193	LEASED
Ground	119	11 available
Level 1	98	LEASED
<b>Total spaces</b>	<b>410</b>	<b>11</b>



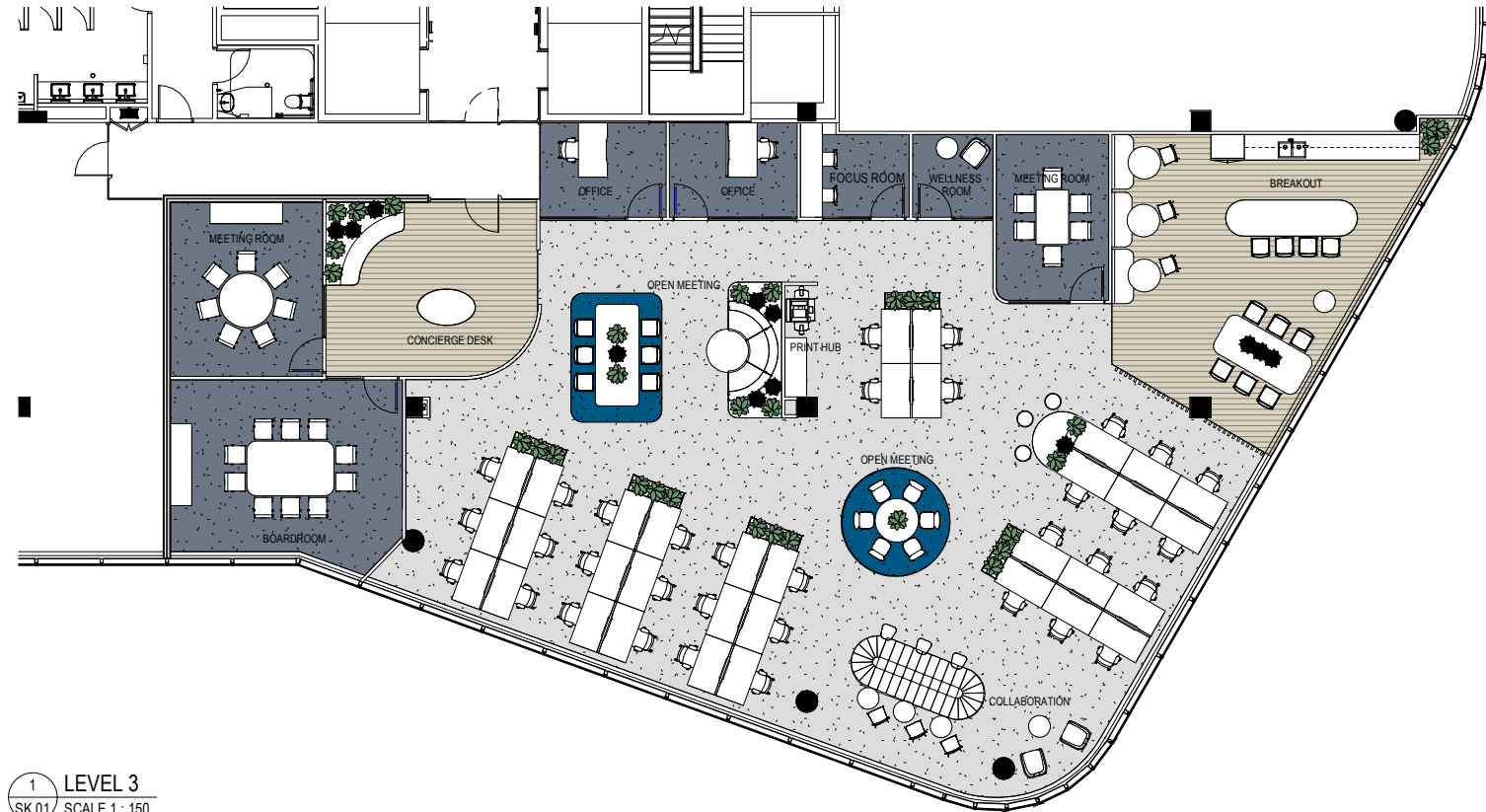




# Brand new, high-quality fitout

## LEVEL 3 - SUITE

- Workstations: 36
- Collaborations: 2
- Focus room: 1
- Wellness room: 1
- Open meeting: 3
- Meeting rooms: 2
- Boardroom: 1



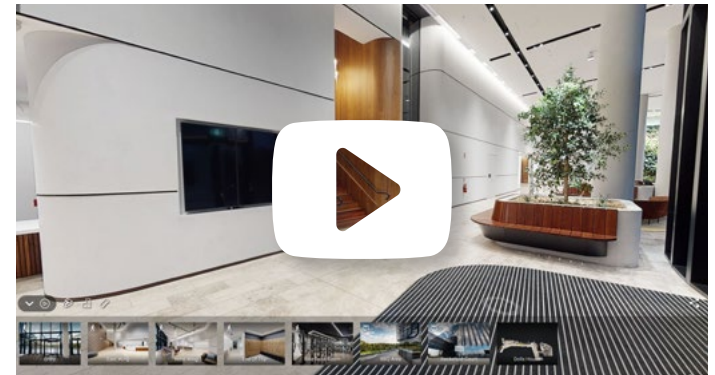


# Virtual property tour.

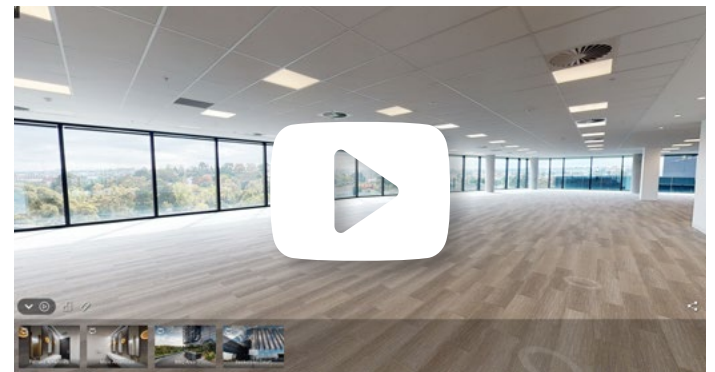
Can't see it in person?  
View it online.

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

## Virtual tour - lobby



## Virtual tour - 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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Botanicca 3 developed and owned by:

**GROWTHPOINT**  
PROPERTIES AUSTRALIA

