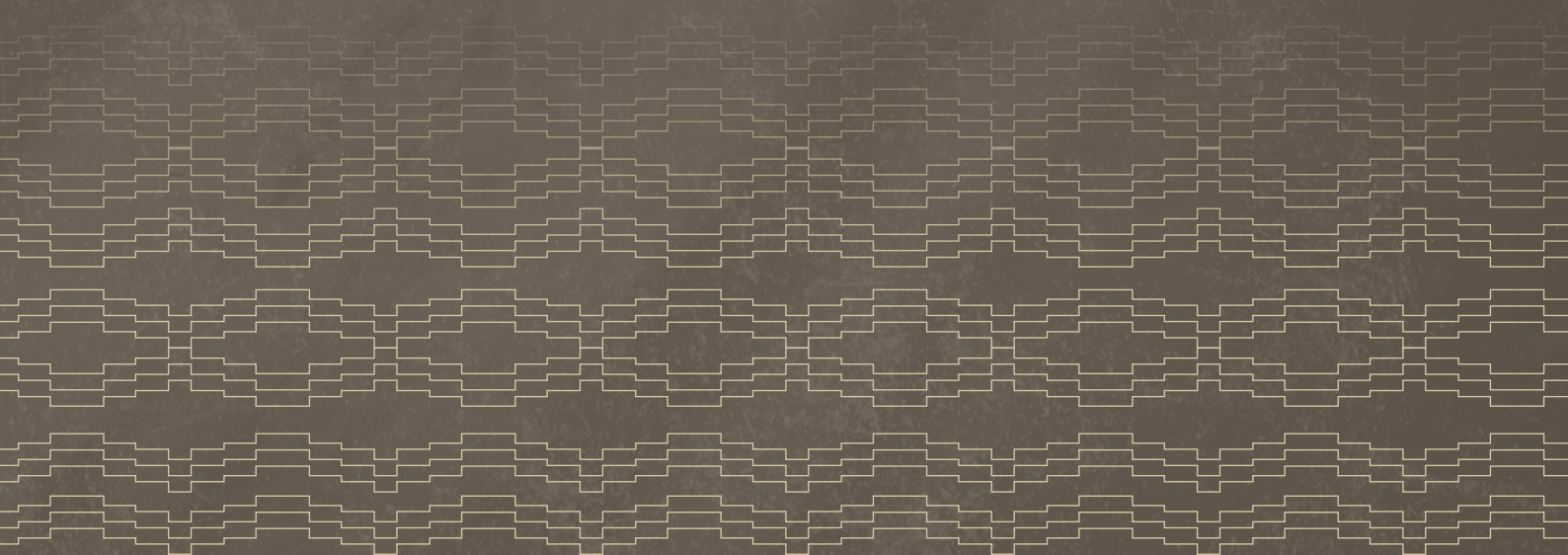


MELBOURNE



S P R I N G ST





Redefining 85 Spring Street

Cushman & Wakefield and CBRE, two reputable real estate firms, are presenting a thrilling opportunity to develop a state-of-the-art office tower on an East End site that is strategically located above the Parliament Train Station. This unique property is one of only two in Melbourne that offers direct access to a train station, making it an exceptionally convenient location for employees.

Apart from its superb location, the property boasts stunning, uninterrupted views of the Treasury and Fitzroy Gardens, providing an idyllic and peaceful environment for employees to work in. Additionally, the property is situated next to large open spaces, which offers numerous health and lifestyle benefits for occupants, creating a conducive environment for employees to thrive.

One of Melbourne's leading, multi-disciplined architectural practices, Point Architects, have designed the plans for a new 16-level office tower that covers approximately 10,377 square meters.

The building will feature textured masonry and reflective glass, with richly detailed architecture that offers a sophisticated and polished appearance. The office space will be of the highest quality, with market-leading sustainable design.

The building has a second entrance that provides direct access to the vibrant and bustling Little Collins Street laneways, which are home to a variety of top-rated restaurants and boutiques. On top of the high-quality office amenities, the building also offers impeccable on-site facilities and end-of-trip facilities.

Employees will appreciate the laneway coffee and the leafy vistas that provide a serene environment to work in. The building is sure to attract positive attention from the public, given its cultural significance and contribution to Melbourne's skyline.

A true

85 SPRING STREET

forgotten

85 Spring Street is a remarkable design landmark in one of the world's most culturally significant cities - Melbourne. Located in the heart of Melbourne's bustling Central Business District (CBD), this development offers a unique opportunity to own a highly sought-after park-side property with stunning, uninterrupted views of the city. The site spans 1,241 square meters, including the area above Parliament Station, and is easily accessible through various public transportation options.

classic



Executive Summary

4,700SQM OF FLEXIBLE OFFICE SPACE



Situated in the Paris End between Collins Street & Bourke Street.



Exceptional connectivity to public transport & parklands.



Offices ranging from 153sqm – 700sqm in size.



End of Trip facilities.
- 150 Lockers,
- 10 Showers,
- 94 Bike Parks



Conferencing facilities available to all tenants.



Targeting 4 Star NABERS Energy Rating.



All-day dining restaurant.



Large flexible floorplates.



Open lobby / Grab & Go cafe.



Abundance of natural light.



Restaurant Rooftop.



85

Always Connected

85 Spring Street is exceptionally well served by all modes of transport. With the Parliament railway station literally on its doorstep, 85 Spring Street has unequalled public transport links.

Parliament station is part of the underground City Loop, just two stops from Melbourne's suburban, intrastate and interstate hub at Southern Cross, providing easy access to Melbourne's international airport at Tullamarine.

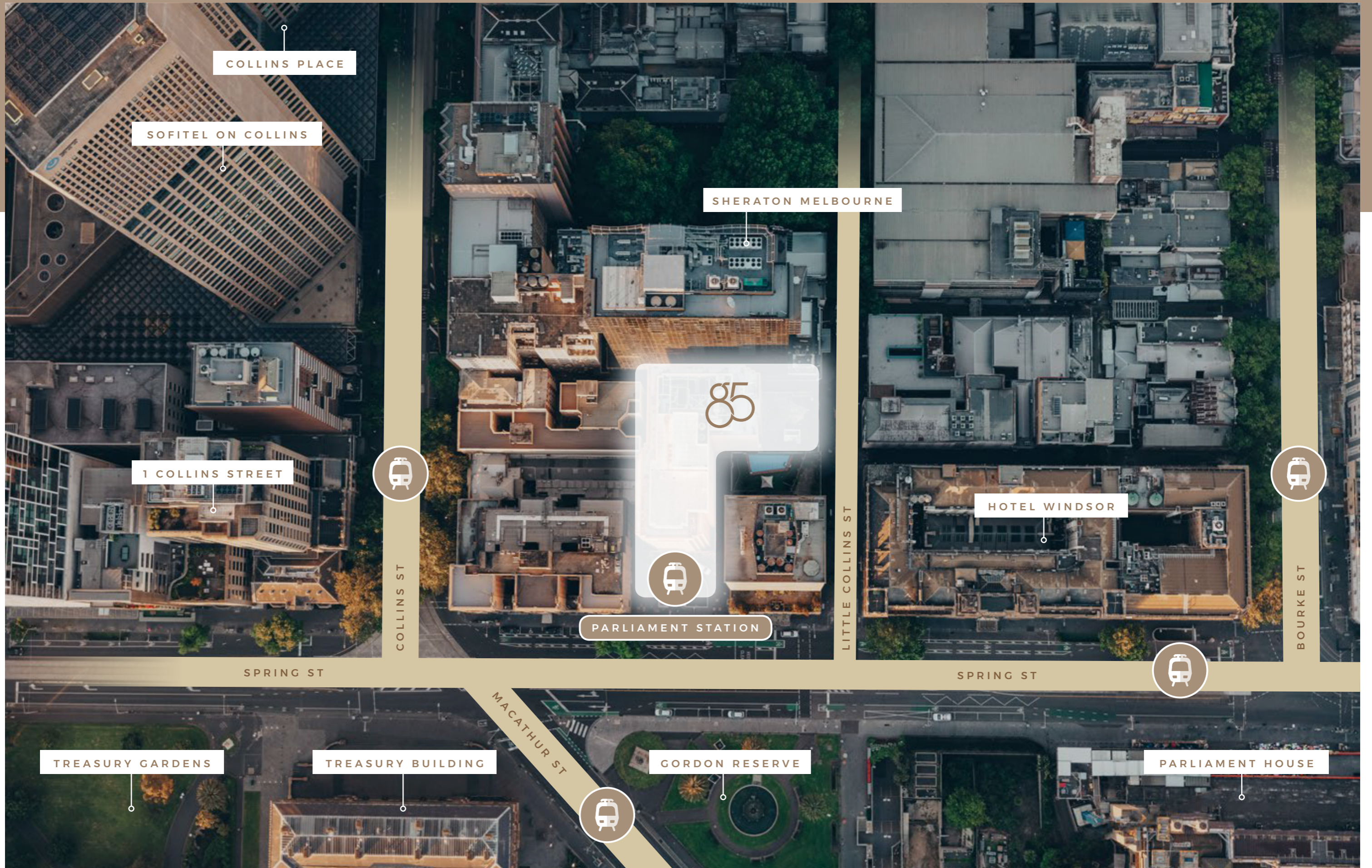
Linked to Melbourne's world standard network of bicycle paths, 85 Spring Street also has one of the 50 Melbourne Bike Share stations at the corner of Spring and Collins streets for those wanting to take in the sights.

Commanding a bird's eye view across the evergreen Treasury and Fitzroy Gardens, the Old Treasury building, the Victorian State Parliament and beyond to the city's earliest suburb East Melbourne, the 85 Spring Street perspective cannot be built out.

The view will endure to be savoured for generations to come.



Site Overview



COLLINS PLACE

SOFITEL ON COLLINS

1 COLLINS STREET

SHERATON MELBOURNE

HOTEL WINDSOR

PARLIAMENT STATION

SPRING ST

SPRING ST

TREASURY GARDENS

TREASURY BUILDING

GORDON RESERVE

PARLIAMENT HOUSE

MACATHUR ST

COLLINS ST

LITTLE COLLINS ST

BOURKE ST



ARTS, CULTURE & SPORT

- 1. The Hotel Windsor
- 2. Olympic Park Oval
- 3. Chinatown Melbourne
- 4. AAMI Park
- 5. Arts Centre Melbourne
- 6. National Gallery of Victoria
- 7. Sidney Myer Music Bowl
- 8. Sheraton Melbourne
- 9. Parliament House
- 10. Melbourne Cricket Ground
- 11. Margaret Court Arena
- 12. Rod Laver Arena
- 13. Treasury Building
- 14. Government House
- 15. Marvel Stadium
- 16. Office of the VIC Premier
- 17. Shrine of Remembrance
- 18. Sofitel Melbourne

COFFEE, BARS & DINING

- 18. Garden State Hotel
- 19. Chin Chin Restaurant
- 20. Pepe's Italian & Liquor
- 21. Kudo Artisan Bakery
- 22. Cafe Excello
- 23. Market Lane Coffee - Colins St
- 24. Loop Roof & Loop Top Cocktail Bar
- 25. Kerekere Green Cafe

HEALTH & WELLNESS

- 26. St Vincent's Public Hospital
- 27. Royal Melbourne Hospital
- 28. St Vincent's Private Hospital
- 29. Botanica Wellness Spa & Clinic
- 30. Pilates on Collins

PARKS & RECREATION

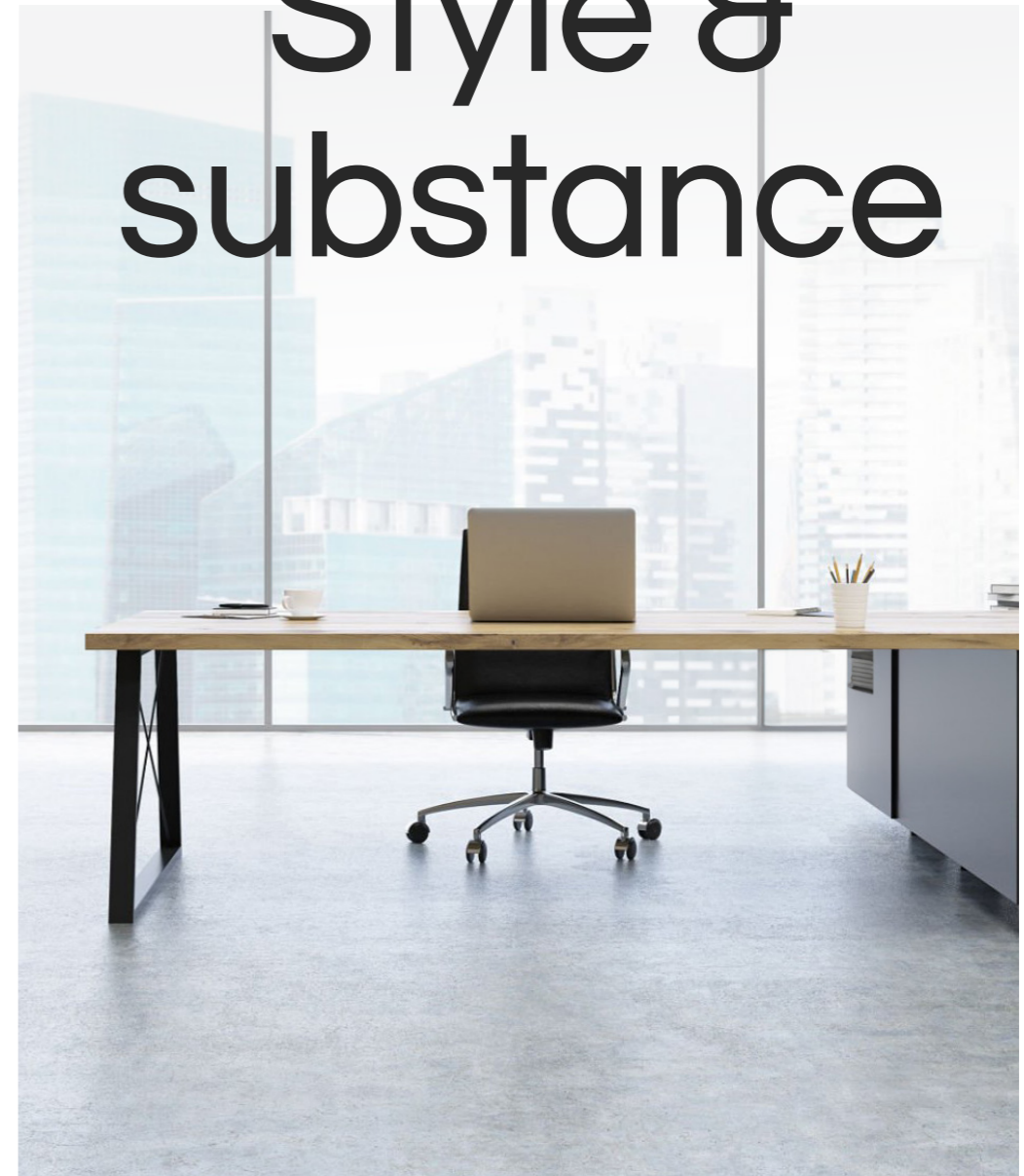
- 31. Treasury Gardens
- 32. Gordon Reserve
- 33. Fitzroy Gardens
- 34. Royal Botanic Gardens
- 35. Parliament Gardens
- 36. Wellington Park
- 37. Yarra River

EDUCATION

- 38. University of Melbourne
- 39. Australian Catholic University
- 40. State Library Victoria
- 41. VIC Deaf Education Institute
- 42. Department of Treasury & Finance



Style & substance



OFFICE SPACES

If you're looking for an office space that exudes luxury and style, then look no further. Eighty Five Spring Street is designed with luxury in mind, with no detail spared when it comes to the choice of materials used for both the exterior and interior of the building.

From the moment you enter the lobby, you'll be greeted by a grand and sophisticated space, with high-end finishes that include marble flooring, custom lighting fixtures, and designer furnishings. The exterior of the building is no less impressive, with a sleek and modern design that makes a bold statement while seamlessly blending into the surrounding urban landscape. So whether you're looking for a quiet and

peaceful work space, or a bustling and energetic atmosphere, our blank canvas office spaces provide you with the freedom to create the ideal environment for your business. And when it comes to the view, our location in the Paris end of Melbourne offers stunning vistas that are truly one-of-a-kind.

So why wait? Get in contact with one of our recommended leasing agents listed on the back page today for further information or to schedule a tour and discover for yourself why our blank canvas office spaces are the perfect choice for discerning professionals.



Lobby Entrance / Office Space

Lobby Entrance / Office Space



Kitchen / Breakout Area



Breakout Area

Panoramic City Views

PHOTO IS TAKEN OF VIEW FROM LEVEL 15



Grab & Go

CAFE

The Grab & Go cafe situated in the ground lobby is a dependable and efficient option for individuals who are pressed for time and require a quick energy boost between appointments, meetings, or who are running late for work. Thanks to its convenient location and speedy service, the cafe offers a hassle-free solution that will keep you fueled and prepared for anything the day may bring.



or Dine in style

RESTAURANT

This luxury restaurant is the ideal venue for hosting work lunches, meetings, and corporate events in style. Offering an upscale atmosphere and impeccable service, the restaurant is sure to impress your clients and colleagues. What's more, the restaurant boasts a stunning rooftop terrace, providing an unforgettable backdrop with breathtaking views of the surrounding Paris End of the city.



End of Trip



UNRIVALLED CONVENIENCE & COMFORT - A FRESH START TO EVERYDAY



94
Bike Parks



150
Lockers



20
Car Parks

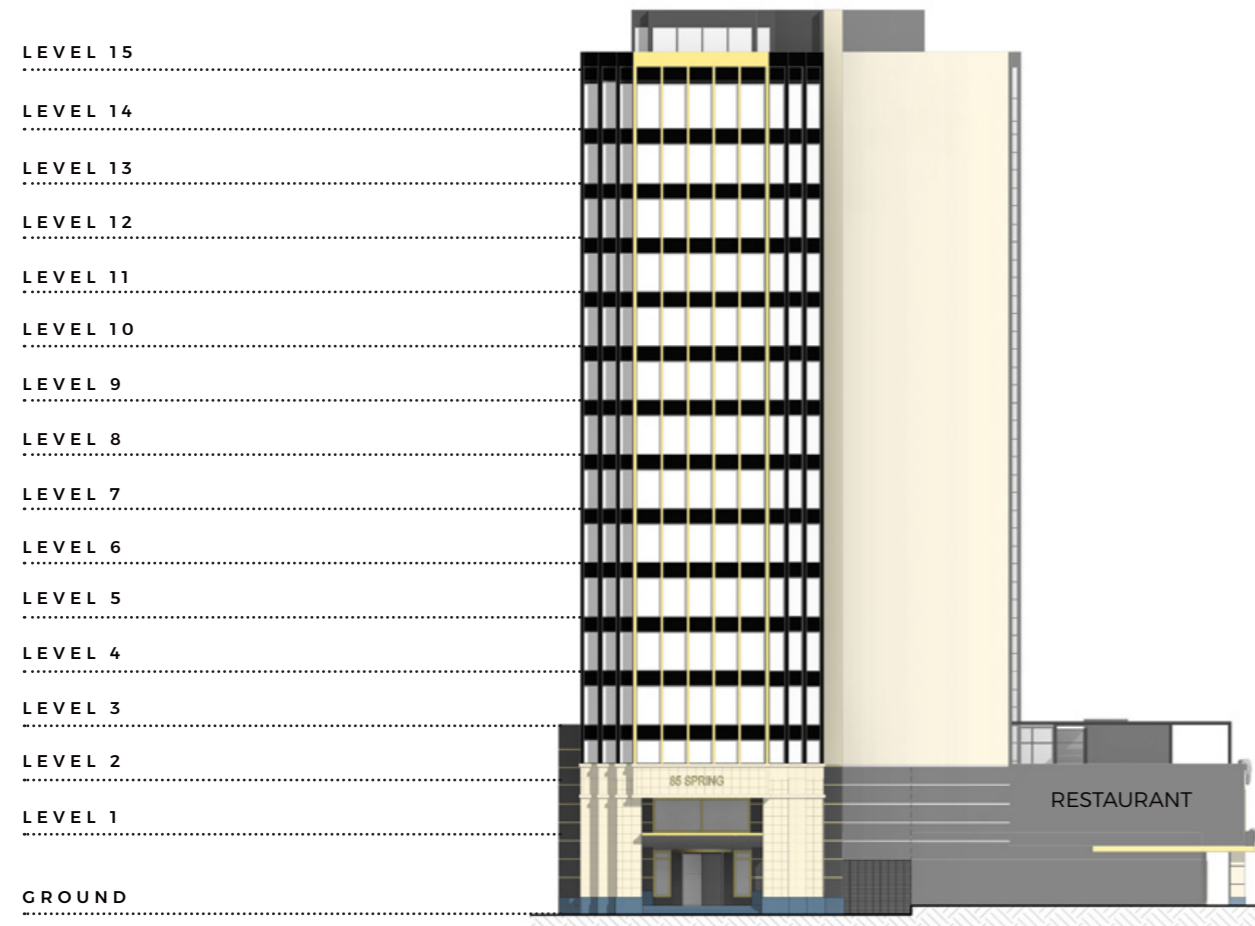


10
Showers



Gym &
Changerooms

Building Stack

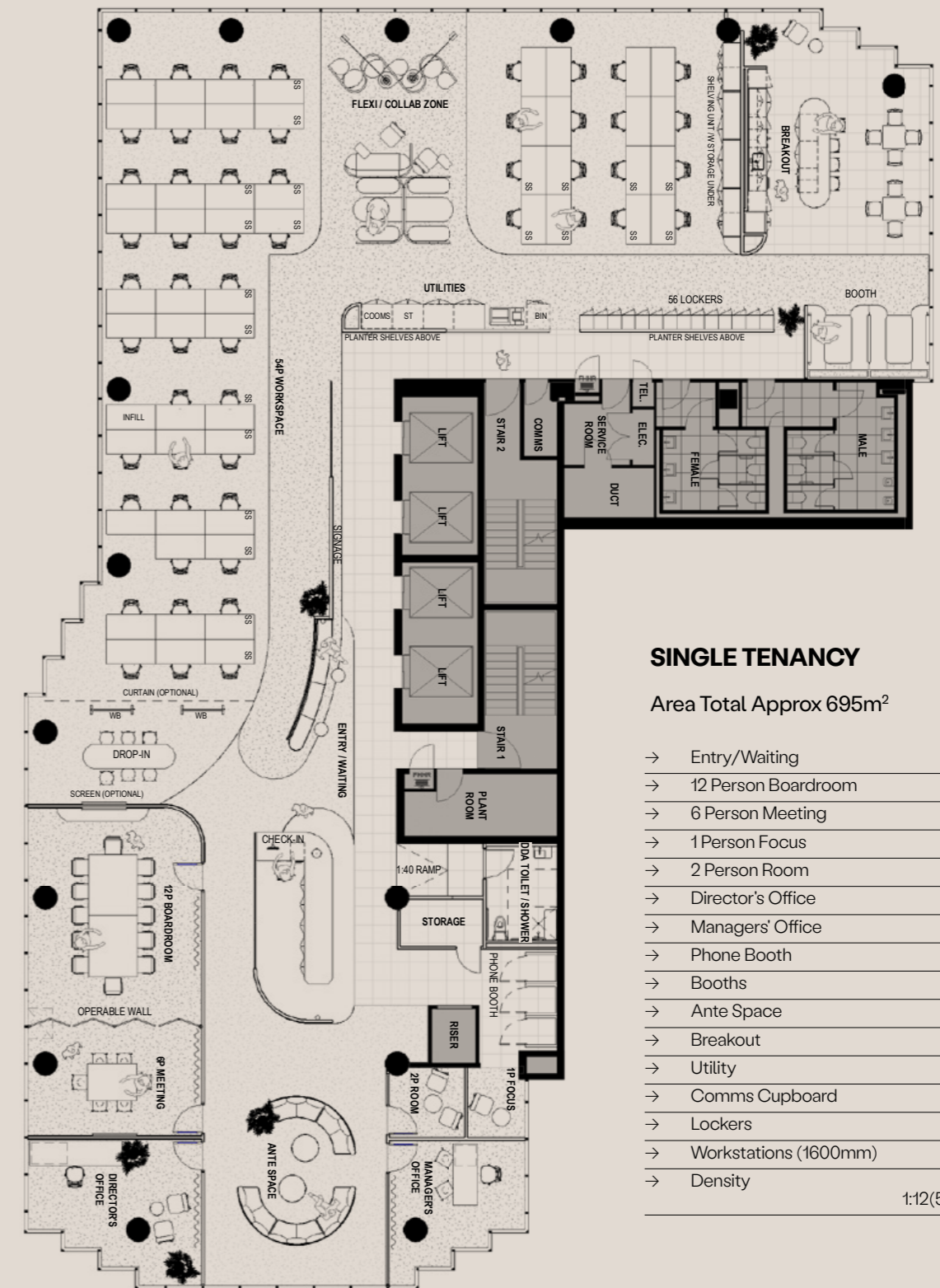


LEVEL 15	LEASED (67 Pall Mall)	
LEVEL 14	LEASED (67 Pall Mall)	
LEVEL 13	LEASED (67 Pall Mall)	
LEVEL 12	LEASED	
LEVEL 11	3 Tenancies	T1 190sqm / T2 158sqm / T3 277sqm
LEVEL 10	1 Tenancy	695sqm
LEVEL 9	3 Tenancies	T1 153sqm / T2 (LEASED) / T3 312sqm
LEVEL 8	2 Tenancies	T1 355sqm / T2 277sqm
LEVEL 7	3 Tenancies	T1 190sqm / T2 158sqm / T3 277sqm
LEVEL 6	2 Tenancies	T1 355sqm / T2 277sqm
LEVEL 5	LEASED (Signature Serviced Offices*)	
LEVEL 4	LEASED (Signature Serviced Offices*)	
LEVEL 3	LEASED (Signature Serviced Offices*)	
LEVEL 2	LEASED (Signature Serviced Offices*)	
LEVEL 1	LEASED (Restaurant TBA)	
GROUND	Lobby / Cafe / Gym & EOT Facilities	

Floor Plan

SINGLE TENANCY

LEVEL 10



SINGLE TENANCY

Area Total Approx 695m²

→ Entry/Waiting	x1
→ 12 Person Boardroom	x1
→ 6 Person Meeting	x1
→ 1 Person Focus	x1
→ 2 Person Room	x1
→ Director's Office	x1
→ Managers' Office	x1
→ Phone Booth	x3
→ Booths	x2
→ Ante Space	x1
→ Breakout	x1
→ Utility	x1
→ Comms Cupboard	x1
→ Lockers	x56
→ Workstations (1600mm)	x54
→ Density	1:12(54People)

Floor Plan

TWO TENANCIES

LEVEL 6



TENANCY 01

Area Total Approx 353m²

→ Entry/Waiting	x1
→ 10 Person Meeting	x1
→ 6 Person Meeting	x1
→ Manager's Office	x1
→ 3 Pax Room	x1
→ Phone Booth	x1
→ Breakout	x1
→ Utility	x1
→ Comms Room	x1
→ Lockers	x32
→ Workstations (1600mm)	x32
→ Density	1:11(32 People)

TENANCY 02

Area Total Approx 277m²

→ Entry/Waiting	x1
→ 10 Person Meeting	x1
→ 6 Person Meeting	x1
→ Managers' Office	x1
→ Phone Booth	x1
→ Breakout	x1
→ Utility	x1
→ Comms Room	x1
→ Lockers	x24
→ Workstations (1600mm)	x24
→ Density	1:12(24 People)

Floor Plan

THREE TENANCIES

LEVEL 9



TENANCY 01

Area Total Approx 153m²

→ Entry/Waiting	x1
→ 12 Person Meeting	x1
→ Director's Office	x1
→ Manager's Office	x1
→ Kitchenette	x1
→ Utility	x1
→ Hot Desk	x4

TENANCY 02

Area Total Approx 153m²

→ Entry/Waiting	x1
→ 10P Boardroom	x1
→ Managers' Office	x2
→ Collab Area	x1
→ Kitchenette	x1
→ Utility	x1
→ Comms Cupboard	x1
→ Workstations (1600mm)	x4

TENANCY 03

Area Total Approx 312m²

→ Entry/Waiting	x1
→ 12 Person Meeting	x1
→ 6 Person Meeting	x1
→ Managers' Office	x2
→ Phone Booth	x2
→ Breakout	x1
→ Utility	x1
→ Comms Cupboard	x1
→ Lockers	x28
→ Workstations (1600mm)	x30
→ Density	1:12(30 People)



Edward Maas

Director
Mobile: +61 403 936 999
edward.maas@cushwake.com

cushmanwakefield.com



Nick Sharkey

Associate Director
Mobile: +61 400 783 469
Nick.Sharkey@cushwake.com

cushmanwakefield.com



Stuart Colquhoun

Regional Director
Mobile: +61 409 252 662
Stuart.Colquhoun@cbre.com

cbre.com.au



Ashley Buller

Head of Office Leasing
Mobile: +61 418 331 353
Ashley.Buller@cbre.com

cbre.com.au



Will Dungey

Director
Mobile: +61 400 994 351
Will.Dungey@cbre.com

cbre.com.au

Information in this document may have been provided by Cushman & Wakefield, CBRE and by third parties and does not warrant that it is accurate or correct. Figures quoted are approximate only and financial information is provided without reference to the possible impact of GST. This property may be listed by Cushman & Wakefield, CBRE or another agent. Interested parties should make their own enquiries and seek independent advice before acting. Subject to any statutory limitation on its ability to do so, Cushman & Wakefield and CBRE disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document. This document is not an offer or part of a contract of sale. Cushman & Wakefield and CBRE respects your privacy and is bound by the National Privacy Principles. If you would prefer to be removed from this mailing list, please contact the above preferred agent via email or mobile.