



OFFICE

INDUSTRIAL

National Leasing Update

December 2023





Office

NSW

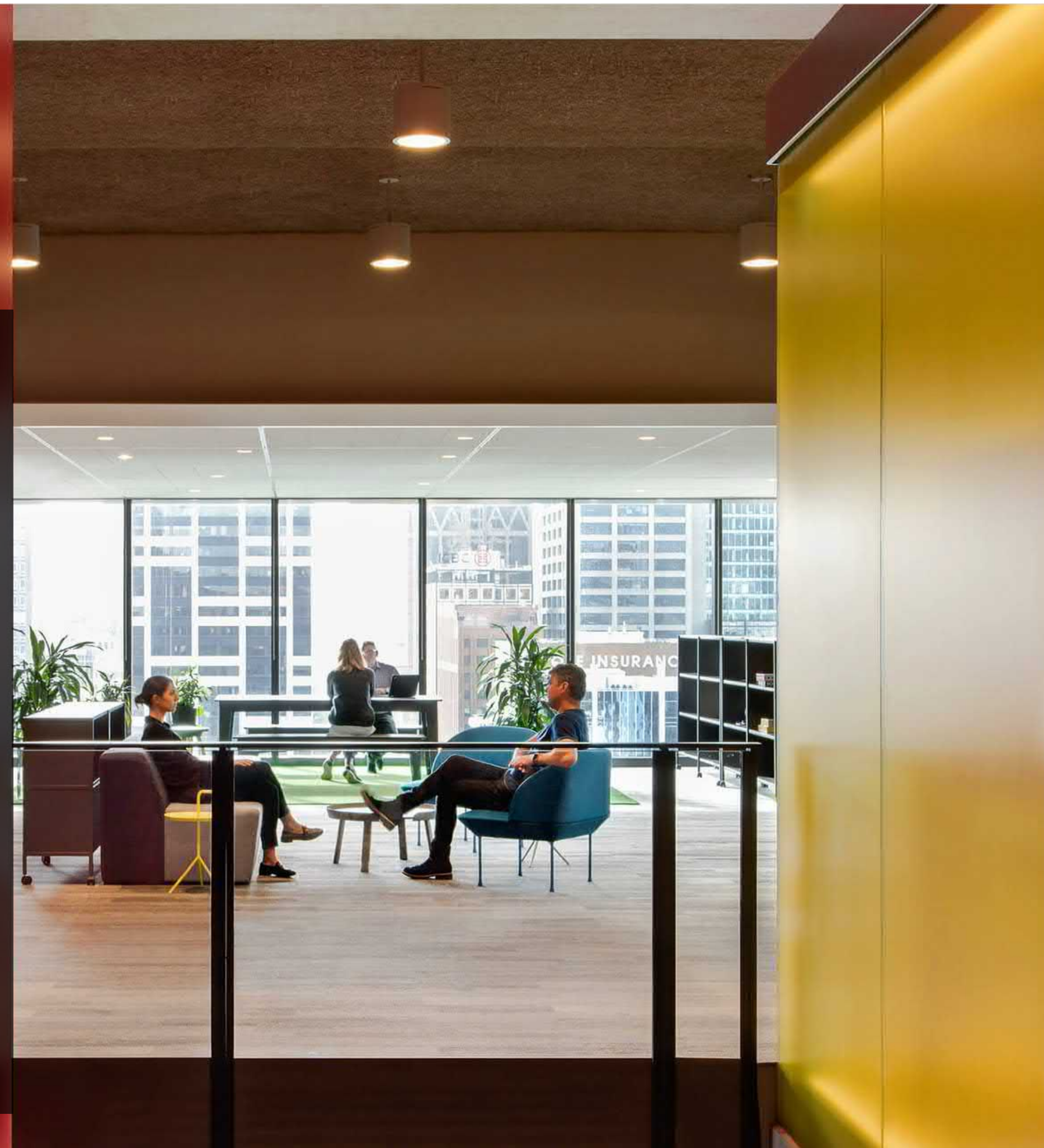
- » 255 George Street, Sydney
- » Angel Place, Sydney
- » 10-20 Bond Street, Sydney
- » 275 Kent Street, Sydney
- » 8 Chifley Square, Sydney
- » Locomotive Workshop, South Eveleigh
- » Community Building, South Eveleigh
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VIC

- » 380 St Kilda Road, Melbourne
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QLD

- » Heritage Lanes, 80 Ann Street, Brisbane
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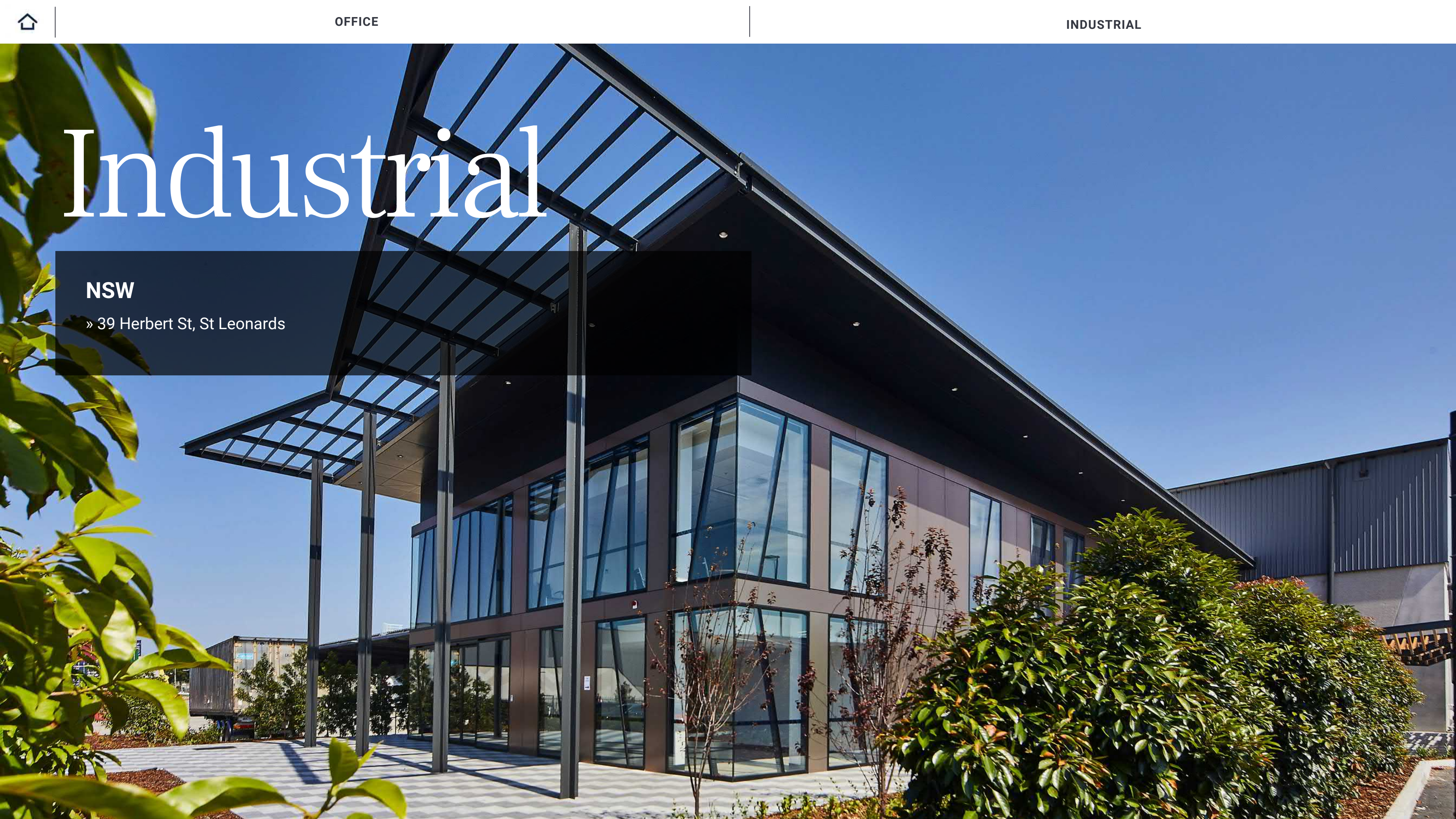




Industrial

NSW

» 39 Herbert St, St Leonards





255 GEORGE STREET, SYDNEY



OVERVIEW

255 George is located in the centre of Sydney’s CBD and is one of the city’s most desired A-Grade buildings. With 29 levels of office space, the building has premium amenities such as multi-use flexible work spaces, brand new ground floor with new café & End-of-Trip facilities including a wellness room. 255 George has transformed as the new centre of opportunity all from one pivotal CBD destination.

Grade	A
Total Area	38,997 sqm
Car Spaces	188
NABERS Energy	5 Star
Operating Costs	\$225 / SQM PA + GST
Ownership	100% - Mirvac Wholesale Office Fund

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 8	1,371.30	\$1,200	No	Now	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas.
Level 7	1,364.50	\$1,200	No	Now	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas.

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ANGEL PLACE, SYDNEY



OVERVIEW

Angel Place, located at 123 Pitt St Sydney, in the centre of Sydney’s CBD and is undoubtedly one the city’s most coveted and exclusive A-Grade buildings. With 31 levels of office space, Angel Place has a partnership with Accor Hotels to provide prestige concierge services and a 6-star customer experience. With unprecedented customer amenities, customers of Angel Place enjoy access to a vibrant and active foyer which includes bookable meeting booths in The Foundry and a multi-function room called The Assembly.

Grade	A
Total Area	47,669 sqm
Car Spaces	265
NABERS Energy	5.5 Star
Operating Costs	\$239.02 / SQM PA + GST
Ownership	100% - Mirvac Wholesale Office Fund

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 31	1,035.00	\$1,500	Yes	Feb 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas with inter-connecting stairs. Works to commence Q1 2024
Level 30	1,245.00	\$1,500	Yes	Feb 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas with inter-connecting stairs. Works to commence Q1 2024
Level 28, Suite 2	429.00	\$1,450	Yes	Now	New premium speculative fitout comprising 14 pax boardroom, meeting rooms, quiet rooms, 36 workstations and a generous kitchen/breakout area. The suite also benefits from direct lift exposure and great cityscape outlooks.
Level 25, Suite 4	409.30	POA	Yes	Jan 2024	Fitted suite to be refurbished. The suite benefits from direct lift exposure and a south eastern aspect.
Level 25, Suite 1	308.80	\$1,450	Yes	Now	New speculative fitout to be constructed.

CONTACT

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10-20 BOND STREET, SYDNEY



OVERVIEW

10 and 20 Bond Street are neighbouring A grade commercial towers, located at the centre of the Sydney CBD’s financial district. The \$6 million refurbishment of the ground plane and End-of-Trip facilities (completed 2021) prioritise wellness and provide architect-designed comfort for both towers. Combined, the buildings comprise 38,285 square metres of NLA.

Grade	A
Total Area	38,285 sqm
Car Spaces	150
NABERS Energy	5.5 Star
Operating Costs	\$251.26/ SQM PA + GST
Ownership	50% - Mirvac Property Trust 50% - Prime Property Fund Asia Limited Partnership

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 28	1,035.60	POA	No	Under Offer	Refurbished whole floor with harbour views
Level 27, Suite 1	250.30	POA	Yes	April 2024	Spec suite with harbour views.
Level 21	967.60	POA	No	June 2024	Refurbished whole floor with harbour views
Level 17, Suite 2	183.10	POA	No	July 2024	Spec suite with harbour views.
Level 10	937.30	POA	Yes	March 2024	Refurbished whole floor with spec fitout
Level 6	935.90	POA	No	Under Offer	Refurbished whole floor
Level 3	119.50	POA	No	Now	Brand new modern speculatively fitted suite

CONTACT

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275 KENT STREET, SYDNEY



OVERVIEW

275 Kent is one of Australia’s largest and most sustainable office buildings, located in the fast-growing north-western corridor of the Sydney CBD. The winner of numerous property industry awards, it provides premium grade office accommodation and is the head office of Westpac Banking Corporation. The precinct also includes a sun-filled urban park, food court, childcare facilities and a public thoroughfare linking Darling Harbour to the Wynyard Transport hub. The building features state-of-the-art technology to minimise environmental impacts and reduce energy costs, and has a 6 Star Green Star Performance rating and a 5.5 Star NABERS Energy rating.

Grade	Premium
Total Area	77,207 sqm
Car Spaces	214
NABERS Energy	5.5 Star
Operating Costs	\$219.50 / SQM PA + GST
Ownership	50% - Mirvac Property Trust 50% - ISPT

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 32	1,844.70	POA	Yes	Under Offer	Current fitout includes 71 workstations, 8 training rooms, comms room plus kitchen/breakout
Level 31	1,845.00	POA	Yes	Under Offer	Current fitout includes 170 workstations, 12 meeting rooms, comms room plus kitchen/breakout
Level 30	1,845.00	POA	Yes	Under Offer	Current fitout includes 176 workstations, 15 meeting rooms, comms room plus kitchen/breakout
Level 29	1,845.00	POA	Yes	Under Offer	Current fitout includes 168 workstations, 12 meeting rooms, comms room plus kitchen/breakout
Level 28	1,845.00	POA	Yes	Under Offer	Current fitout includes 176 workstations, 10 meeting rooms, comms room plus kitchen/breakout
Level 27	1,845.00	POA	No	Mid 2024	Amazing 360° views, fantastic natural light and floor-to-ceiling glass. Cold or warm shell available. New amenities and lift lobbies.
Level 26	1,819.10	POA	No	Mid 2024	Amazing 360° views, fantastic natural light and floor-to-ceiling glass. Cold or warm shell available. New amenities and lift lobbies.
Level 25	1,749.60	POA	No	Mid 2024	Amazing 360° views, fantastic natural light and floor-to-ceiling glass. Cold or warm shell available. New amenities and lift lobbies.
Level 24	1,492.20	POA	No	Mid 2024	Amazing 360° views, fantastic natural light and floor-to-ceiling glass. Cold or warm shell available. New amenities and lift lobbies.

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275 KENT STREET, SYDNEY



AVAILABILITY					
Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Shop R17	172.50	POA	No	Now	Kent St frontage. Dual access entry point.
Shop R15	202.50	POA	No	Now	Dual Sussex St and Sussex Lane frontage. Great natural light with high ceilings.
Shop R14	246.00	POA	No	Now	Dual adjacent laneway access and Sussex Lane frontage. Amazing natural light with double height ceilings, operable windows and dual outdoor licensed areas available.
Shop R13	170.00	POA	No	Now	Extensive shopfront in refurbished food precinct. Adjacent indoor seating and access to Urban Park.
Shop R12A	58.50	POA	No	Now	Located in vibrant refurbished food precinct with indoor/outdoor seating and access to Urban Park.
Shop R7	62.50	POA	No	Now	Located in vibrant refurbished food precinct with indoor/outdoor seating and access to Urban Park.



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8 CHIFLEY SQUARE, SYDNEY



OVERVIEW

8 Chifley Square is an iconic Sydney landmark, designed by Richard Rogers with the Lippmann Partnership, and offering 19,347 square metres of premium grade office space. Centred within Australia’s leading business precinct, this 32-level tower is minutes from bus, rail and ferry transport hubs. The architectural masterpiece pioneered the vertical village in Australia. A significant architect-designed refurbishment of the End-of-Trip facilities and the internal foyer area is now complete.

Grade	Premium
Total Area	19,347 sqm
Car Spaces	28
NABERS Energy	4.5 Star
Operating Costs	\$286.25 / SQM PA + GST
Ownership	50% - Mirvac Property Trust 50% - Keppel Reit

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Levels 27-30	2,836.00	POA	Yes	Under Offer	Top floor interconnective four level village with balcony with existing fitout

CONTACT

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LOCOMOTIVE WORKSHOP, SOUTH EVELEIGH



OVERVIEW

South Eveleigh’s A Grade, Locomotive Workshop building is one of NSW’s most significant heritage buildings. The adaptive re-use and redevelopment of the 1880’s-built Locomotive Workshop, is now complete, and combines bespoke retail and approximately 31,000 square metres of modern infill office. The precinct is quickly emerging as a vibrant new destination for a diverse dining and beverage experience at one of the many food and beverage offers including The Grounds and Brewdog. The precinct offers an independent supermarket, Romeo’s Food Hall IGA with ultimate convenience, while Bodyfits gyms, a Pilates studio, multi-purpose sports courts, a rooftop garden, End of Trip Facilities promote easy work-life balance.

Grade	Heritage
Total Area	31,000 sqm
Car Spaces	90
Precinct Charge	\$26.69 / SQM PA + GST
Operating Costs	\$174.78 / SQM PA + GST
Ownership	50% - Mirvac Property Trust 50% - Australian Retirement Trust

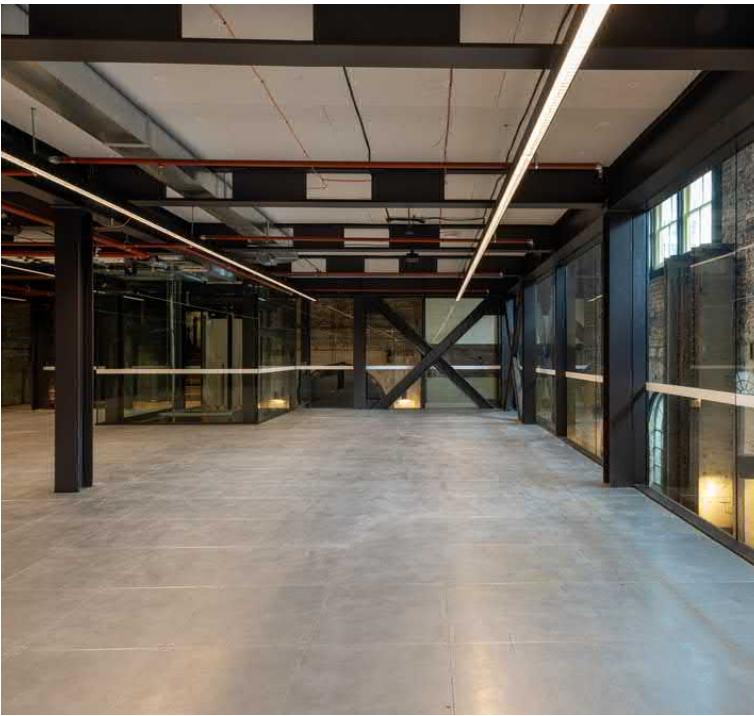
AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Bay 15, Level 2	403.00	\$840	Yes	Q1 2025	Prime tenancy with access from Locomotive Street and benefiting from the amenities of South Eveleigh precinct. A unique tenancy including a brand new fitout and serviced by A-grade services & facilities
Bay 14	2,895.00	POA	No	Q3 2025	Prime three level tenancy within the unique Locomotive Workshop. Bay 14 is to be fully refurbished to provide open plan accommodation over 3 levels. All amenities and services are to be renewed to provide a tenant an exceptional opportunity to make their home within a true A-grade quality space housed within a century old workshop

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COMMUNITY BUILDING, SOUTH EVELEIGH



OVERVIEW

The Community Building forms the Central hub of South Eveleigh and is highly visible to both pedestrian and vehicular traffic. This 4 level commercial building was completed in March 2019 and offers a Community roof top garden adjacent to sporting field, skate park and tennis/basketball courts.

Grade	A
Total Area	8,000 sqm
Car Spaces	90
Precinct Charge	\$25.71 / SQM PA + GST
Operating Costs	\$259.69 / SQM PA + GST
Ownership	33.3% - Mirvac Property Trust 33.3% - Mirvac Wholesale Office Fund 33.3% - Australian Retirement Trust

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Ground Floor, Suite 2	428.00	POA	No	Now	Ground floor tenancy which may suit many uses, both office and retail. Area is sub-divisible and may also combined with suite 2. Has exposure to both Davey Road and Central Avenue.
Ground Floor, Suite 1	341.50	POA	No	Now	Ground floor tenancy which may suit many uses, both office and retail. Area is sub-divisible and may also combined with suite 2. Has exposure to both Davey Road and Central Avenue.

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31 MARKET STREET, SYDNEY



OVERVIEW

31 Market is a 35 level office building with excellent natural light and stunning views in the high rise. Small and large suites are for lease across various levels, with fitted out and refurbished open plan options. The building has a unique leafy outdoor courtyard and is surrounded by outstanding and convenient on-site retail amenity. Located in the heart of the CBD, 31 Market Street is in close proximity to Town Hall train station and buses as well as QVB and Pitt St Mall shopping and café/restaurant precincts. The building is also equipped with End-of-Trip facilities.

Grade	B
Total Area	24,741 sqm
Car Spaces	Via Wilsons car park
NABERS Energy	5 Star
Operating Costs	\$239.42 / SQM PA + GST
Ownership	100% - LAT

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 35, Suite 2	297.70	POA	Yes	Q2 2024	North facing with lift exposure. Brand new speculative fitout to be constructed
Level 35, Suite 1	182.30	POA	Yes	Under Offer	South West aspect with brand new speculative fitout to be constructed
Level 31, Suite 4	183.10	\$1,050	Yes	Now	South West aspect with existing quality fitout
Level 30, Suite 1	419.00	\$1,010	Yes	Dec 2023	Refurbished half floor with lift exposure and natural light
Level 28, Suite 1	296.80	\$1,025	Yes	Now	North, South and West facing with lift exposure and natural light. Refurbishment on current fitout to be constructed
Level 23	689.30	\$985	Yes	Now	Refurbished whole floor with quality existing fitout and natural light
Level 14, Suite 4	220.50	\$925.00	Yes	Q1 2024	North East aspect with brand new speculative fitout to be constructed.
Level 14, Suite 2	170	\$920.00	Yes	Q1 2024	North West aspect with brand new speculative fitout to be constructed.
Level 13, Suite 4	270.50	\$940	Yes	Under Offer	North East aspect with brand new speculative fitout to be constructed

CONTACT

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31 MARKET STREET, SYDNEY



AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 10, Suite 2	96.60	\$800	Yes	Under Offer	West facing with brand new speculative fitout to be constructed
Level 9, Suite 3	92.50	\$915	Yes	Now	North East facing with quality existing fitout
Level 8, Suite 2	308.00	POA	Yes	Now	North West aspect with brand new speculative fitout, lobby and bathrooms to be constructed
Level 8, Suite 1	320.00	POA	Yes	Now	North East aspect with brand new speculative fitout, lobby and bathrooms to be constructed
Level 7, Suite 3	162.00	\$825	Yes	Now	South West aspect with quality existing fitout
Level 2, Suite 2	202	\$1,175	Yes	Q1 2024	North, East and South aspect with brand new fitout, lobby and bathrooms to be constructed. Brand new balcony accessible from tenancy
Level 2, Suite 1	155	\$1,150	Yes	Q1 2024	North, West and South aspect with brand new fitout, lobby and bathrooms to be constructed. Brand new balcony accessible from tenancy
Ground Floor, Shop 9	22.30	POA	Yes	Now	Existing fitout with lift exposure
Ground Floor, Shop 3	91.20	POA	Yes	Now	East facing with existing fitout
Ground Floor, Shop 1	205.00	POA	No	Now	North East aspect with double frontage exposure to Market Street and York Street



CONTACT

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55 MARKET STREET, SYDNEY



OVERVIEW

Positioned on a commanding Sydney CBD corner, 55 Market Street is a recently refurbished, A grade, 20 storey tower. With 20,382 square metres of NLA the building is close to major public transport links and arterial roads as well as some of Sydney's best cafes, restaurants, bars and retail amenities. The architect-designed refurbishment delivered modern and stylish End-of-Trip facilities, a sophisticated lobby and corporate entrance, as well an upgrade of all commercial floors.

Grade	A
Total Area	20,382 sqm
Car Spaces	38
NABERS Energy	Targeting 5 Star
Operating Costs	\$202.86 / SQM PA + GST
Ownership	100% - LAT

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 7, Suite 4	295.90	\$1,095	Yes	Now	Fully fitted out suite with direct lift exposure and natural light, comprising of 30 workstations, collaboration booths, reception, kitchen/breakout, a boardroom, 2 meeting rooms and an office
Level 6, Suite 2	426.50	\$1,140	Yes	Now	Fully fitted out suite with direct lift exposure and natural light, 40 workstations, collaboration booths, reception, kitchen/breakout, a boardroom and 4 meeting rooms
Level 2	1,600.80	\$1,150	Yes	Now	Large whole floor with high ceilings and large windows with a pleasant outlook. Brand new spec fitout to be constructed with reception, boardroom, meeting rooms, kitchen/breakout, open collaboration space and ~150 workstations.
Take a look at the Video Tour					

CONTACT

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101 MILLER STREET, SYDNEY



OVERVIEW

101 Miller Street is a Premium grade office building. This North Sydney icon capitalises on its covetable location, offering an array of executive facilities that exude success. Featuring a signature grand entrance lobby, efficient floorplates, best in class End-of-Trip facilities, and a variety of excellent aspects, 101 Miller Street showcases your profile to perfection.

Grade	Premium
Total Area	37,473 sqm
Car Spaces	547
NABERS Energy	5 Star
Operating Costs	\$210.68 / SQM PA + GST
Ownership	50% - Mirvac Property Trust 50% - CapitaLand Integrated Commercial Trust (CICT)

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
<u>101 Miller</u>					
Level 22, Suite 3	222.50	POA	Yes	Q1 2024	New Spec fitout to be undertaken, offering spectacular views.
Level 22, Suite 2	261.20	POA	Yes	Q1 2024	New Spec fitout to be undertaken, offering spectacular views.
Level 20	1,380.50	POA	Yes	Q3 2023	Whole floor with quality fitout, offering spectacular views
<u>103 Miller St</u>					
Level 2, Suite 2	125.00	\$650	No	Under Offer	Located within the podium building with direct lift exposure

CONTACT

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80 PACIFIC HIGHWAY, NORTH SYDNEY



OVERVIEW

80 Pacific Highway is an A grade office building, located in the heart of North Sydney’s CBD. End-of-Trip facilities, bike racks, basement car park and lobby café offer customers a well-appointed workplace. Floor-to-ceiling windows, ensure each of the 14 levels are light-filled, while flexible floorplates suit a range of customer needs.

Grade	A
Total Area	13,738 sqm
Car Spaces	80
NABERS Energy	5 Star
Operating Costs	\$165.84 / SQM PA + GST
Ownership	100% - LAT

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 3	901.50	\$850	Yes	Now	Brand new, full floor spec fitout completed, comprising of reception, 77 open plan work stations, IT and comms room, boardroom, 9 meeting rooms, 3 collaboration spaces and kitchen/breakout area



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40 MILLER STREET, NORTH SYDNEY



OVERVIEW

40 Miller Street is an A grade office building, developed by Mirvac. Located in a prime position, adjacent to the North Sydney Railway Station, and a few moments’ walk from harbour ferries and bus routes, the surrounding area has an abundance of convenient retail, exercise and dining options. The 11 levels of office space comprise 12,615sqm of NLA.

Grade	A
Total Area	12,615 sqm
Car Spaces	103
NABERS Energy	4.5 Star
Operating Costs	\$170.38 / SQM PA + GST
Ownership	100% - Mirvac Property Trust

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 1, Suite 2	408.70	POA	Yes	Q2 2024	Spec fitout to be completed Q2 2024
Ground Floor, Mezzanine 2	304.80	POA	Yes	Now	New refurbishment undertaken. The suite has direct access from the lobby and is excellent for project space.
Ground Floor, Mezzanine 1	310.10	\$750	Yes	Now	New spec fitout completed, comprising of 30 workstations, reception, kitchenette, collaboration zone, boardroom, 3 meeting rooms, comms room and WCs. Suite has excellent natural light with wide exposure and direct street access below.



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75 GEORGE STREET, PARRAMATTA



OVERVIEW

75 George Street is an A-grade tower comprising six levels. Prominently positioned in the heart of Parramatta CBD, at the intersection of George Street and Smith Street, the asset benefits from being located between the traditional centre of Parramatta, and the new development precinct concentrated around Parramatta Square and the future Parramatta metro train station.

Grade	B
Total Area	9,568 sqm
Car Spaces	104
NABERS Energy	2.5 Star
Operating Costs	\$151 / SQM PA + GST
Ownership	100% - Mirvac Property Trust

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 5	1,888.00	\$400	Yes	Now	Fully partitioned whole floor including 150 workstation, quiet rooms, meeting rooms, training room, Comms and breakout.
Level 4	1,888.00	\$400	Yes	Now	Whole floor available with fit out including workstations and meeting rooms
Level 3	1,888.00	\$400	Yes	Now	Whole floor available with fit out including workstations and meeting rooms
Level 2	1,888.00	\$400	Yes	Now	Whole floor available with fit out including workstations and meeting rooms
Level 1, Suite 101	923.00	\$400	Yes	Now	Fully partitioned including 78 workstations, 1 training room, 3 meeting rooms plus breakout

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1-3 SMAIL STREET, ULTIMO



OVERVIEW

Located on the fringe of Sydney’s CBD, 1-3 Smail Street is a refurbished, converted-warehouse style building. The approximately 7,700 square metre building is only 50 metres from Broadway Shopping Centre and Central Railway station is a 10 minute walk away.

Grade	Heritage
Total Area	7,700 sqm
Car Spaces	11
NABERS Energy	4 Star
Operating Costs	Included in base rent % increases + GST
Ownership	50% - Mirvac Property Trust 50% - Perron Investments

AVAILABILITY

Tenancy	Area (Sqm)	Gross Rent \$/Sqm	Fitout	Availability	Commentary
Level 6, Suite 2	412.70	\$695	Yes	Now	Spacious tenancy with natural light exposure and heritage features
Level 6, Suite 1	671.50	\$695	No	Dec 2024	Spacious tenancy with natural light exposure and heritage features
Level 5	1,178.00	\$690	No	Now	Fully refurbished whole floor with perimeter natural light, raw timber beams and columns
Level 4	1,177.00	\$690	No	Now	Fully refurbished whole floor with perimeter natural light, raw timber beams and columns
Level 1	1,153.00	\$685	Yes	Now	Whole floor tenancy with natural light exposure and heritage features with existing fitout containing meeting rooms, kitchen breakout and open plan tenancy



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80 BAY STREET, ULTIMO



OVERVIEW

80 Bay Street is a 4 storey commercial building, located in the Sydney CBD fringe. Opposite Broadway Shopping Centre and a short walk from Central station, with bus routes running in all directions, this Heritage grade building has prime proximity to Sydney University, UTS as well as the vibrant cafes, bars and restaurants of Glebe and Newtown.

Grade	Heritage
Total Area	2,890 sqm
Car Spaces	Available in Broadway Shopping Centre
NABERS Energy	4 Star
Operating Costs	Included in base rent % increases + GST
Ownership	50% - Mirvac Property Trust 50% - Perron Investments

AVAILABILITY

Tenancy	Area (Sqm)	Gross Rent \$/Sqm	Fitout	Availability	Commentary
Level 3 and Mezzanine	1,085.70	\$617.33	No	Now	Whole floor refurbishment with beautiful heritage features
Level 2	805.70	\$638.68	No	Now	Whole floor refurbishment with beautiful heritage features



CONTACT

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RHODES WATERSIDE



OVERVIEW

Rhodes Waterside Commercial Tower adjoins the Rhodes Waterside Shopping Centre, a vibrant asset in the heart of the Rhodes residential and commercial CBD. Modern office space is available across four floors, with easy access via road and public transport. Rhodes Central train station is a short 5-minute walk away, and Rhodes Waterside Shopping Centre has 2,414 car spaces available for shared use. Located in the geographical centre of Sydney, the offices benefit from being in close proximity to retail, supermarkets, a wide variety of restaurants, cafes, services and waterfront parkland.

Total Area	7,150 sqm
Car Spaces	2,414
Operating Costs	\$156.31 PSM + GST
Ownership	100% – Mirvac Property Trust

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 10, Suite 10D	245.00	\$500	Yes	Now	Partially fitted out with a variety of office spaces and kitchenette
Level 9, Suite 902B	140.00	\$500	Yes	Now	Partially fitted out to an open plan
Level 8, Suite 801B	120.90	\$500	Yes	Now	Partially fitted out with a variety of office spaces
Level 8, Suite 801A	383.30	\$500	Yes	Now	Partially fitted out with a variety of office spaces and recently painted walls

CONTACT

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BIRKENHEAD POINT BRAND OUTLET



OVERVIEW

Birkenhead Point Brand Outlet is a premium waterfront asset, situated 5km from the Sydney CBD, in Drummoyne. Office opportunities in this unique asset range from 78sqm-204sqm, with shared car spaces available at reduced rates for tenants.

These office spaces benefit from close proximity to Birkenhead Point Brand Outlet's premium outlet offer, complemented by convenience-based retail, including Coles and Aldi, alongside an award-winning 200 berth marina.

Total Area	33,106 sqm
Car Spaces	1,351
Operating Costs	\$232.90 PSM + GST
Ownership	100% – Mirvac Property Trust

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 4, Suite 10	165.50	\$300	Yes	Now	Open plan fitout with carpeted floors and painted walls
Level 4, Suite 5	204.00	\$325	Yes	Now	Turnkey fitout in situ, with kitchenette, work stations, chairs and separate offices



CONTACT

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39 HERBERT STREET, ST LEONARDS



OVERVIEW

Exceptionally situated as a “last mile” distribution hub, 39 Herbert Street, allows businesses to offer same day delivery across Sydney. Just 6km from the Sydney CBD and minutes from key infrastructure, 39 Herbert St guarantees fast, direct access to clients, consumers and suppliers. The premium corporate estate is a rare combination of free-standing office buildings, together with hi-tech industrial units, a child care centre and multi-level carpark. Superbly maintained, the site has the added lifestyle benefits of easy access to public transport and local parklands.

Grade	Industrial
Total Area	24,724 sqm
Car Spaces	420
Operating Costs	\$75.12 / PSQM PA + GST
Ownership	100% – Mirvac Property Trust

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Unit 21	1,549.40	POA	Yes	Now	Fitted out unit comprising 819sqm ground floor warehouse and office, 299sqm first floor office and 432sqm second floor office. Office Space: 731sqm Warehouse Space: 787sqm Internal Clearance: 7.0-8.1m Power: 100A
Unit 20	1,125.60	POA	No	Under Offer	Fitted out unit comprising 544sqm ground floor warehouse and office, 278sqm first floor office and 304sqm second floor office. Office Space: 582sqm Warehouse Space: 544sqm Internal Clearance: 7.0-8.1m Power: 100A
Unit 15	1163.5	POA	Yes	March 2024	Fitted out unit comprising 788sqm ground floor warehouse and office and 376sqm first floor office Office Space: 731sqm Warehouse Space: 787sqm Internal Clearance: 7.0-8.1m Power: 100A

CONTACT

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39 HERBERT STREET, ST LEONARDS



AVAILABILITY					
Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Unit 2	1,191.50	POA	Yes	Under Offer	Fitted out unit comprising 609sqm ground floor warehouse and office, 222sqm first floor office and 361sqm second-floor office. Office Space: 583sqm Warehouse Space: 609sqm Internal Clearance: 7.0-8.1m Power: 100A



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380 ST KILDA ROAD, MELBOURNE



OVERVIEW

380 St Kilda Road in Melbourne is a 15-level, A grade commercial building providing 24,554 square metres of workspace. Prominently located at the city end of St Kilda Road and opposite the Royal Botanic Gardens, the building is superbly connected to the CBD, and beyond. A significant refurbishment by top-tier design firm Architectus is underway which will deliver luxury End-of-Trip facilities and a sophisticated new ground plane experience.

Grade	A
Total Area	24,554 sqm
Car Spaces	483
NABERS Energy	5.5 Star
Operating Costs	\$157.90 / SQM PA + GST
Ownership	100% – Mirvac Property Trust

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 15	1,261.00	\$595	No	Jan 2025	Full floor with existing fitout with the option to be refurbished to base building standard if required
Level 10	1,268.00	\$585	Yes	Now	Fully refurbished lift lobby and amenities to A Grade standard. Full floor spec suite with 5 meeting rooms and 96 workstations. Kitchen and breakout area with additional open collaboration zones and 5 focus rooms
Level 9	1,156.00	\$575	No	Now	Fully refurbished lift lobby and amenities to A Grade standard. Floor refurbished to new base building standard
Level 8	1,156.00	\$575	No	Now	Fully Refurbished Lift Lobby and Amenities to A Grade standard. Floor refurbished to base building standard
Level 5	2,629.00	\$550	No	Now	Fully Refurbished Lift Lobby and Amenities to A Grade standard. Floor refurbished to base building standard
Level 4, Suite 01	1,661.00	\$550	No	Now	Fully refurbished lift lobby and amenities to A Grade standard. Floor refurbished to new base building standard
Level 2	1,574.00	\$540	No	Oct 2024	Fully Refurbished Lift Lobby and Amenities to A Grade standard. Floor refurbished to base building standard

With the redevelopment of 380 St Kilda Road underway and due to complete in 2024, please take an early look at our CGI virtual tours below.
*Please note: The CGI virtual tours are artist impressions only. Final design and fit out are subject to change.

Take the CGI Virtual Tour* - [Lobby Area](#)
Take the CGI Virtual Tour* - [End-of-Trip facilities](#)

CONTACT

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ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION



367 COLLINS STREET, MELBOURNE



OVERVIEW

367 Collins Street, at the heart of Melbourne’s business district, takes advantage of two prime CBD locations – Collins Street and Flinders Lane – acting as the key thoroughfare and pedestrian link between the two. The A grade building, comprises 34 levels and 37,863 square metres of NLA, with easy access to public transport, extensive retail, Melbourne’s theatre and arts district as well as sporting grounds such as MCG and Marvel Stadium. The building is well appointed with End-of-Trip facilities, concierge and onsite cafes.

Grade	A
Total Area	37,863 sqm
Car Spaces	196
NABERS Energy	4.5 Star
Operating Costs	\$205.03 / SQM PA + GST
Ownership	100% - Mirvac Property Trust

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 22	1,115.40	POA	Yes	Now	Full floor with existing fitout with the option to be refurbished to base building standard if required
Level 12	1,115.40	POA	Yes	Nov 2023	Full floor with existing fitout with the option to be refurbished to base building standard if required
Level 11	1,115.40	POA	Yes	Now	Full floor with existing fitout with the option to be refurbished to base building standard if required
Level 10	1,115.40	POA	Yes	Now	Full floor with existing fitout with the option to be refurbished to base building standard if required
Level 9	1,115.40	POA	Yes	Now	Full floor with existing fitout with the option to be refurbished to base building standard if required
Level 8	1,115.40	POA	Yes	Now	Full floor with existing fitout with the option to be refurbished to base building standard if required
Level 7	1,115.40	POA	Yes	Now	Full floor with existing fitout with the option to be refurbished to base building standard if required
Level 6	1,115.40	POA	Yes	Now	Full floor with existing fitout with the option to be refurbished to base building standard if required
Level 5	1,115.40	POA	Yes	Now	Full floor with existing fitout with the option to be refurbished to base building standard if required

Continued on next page

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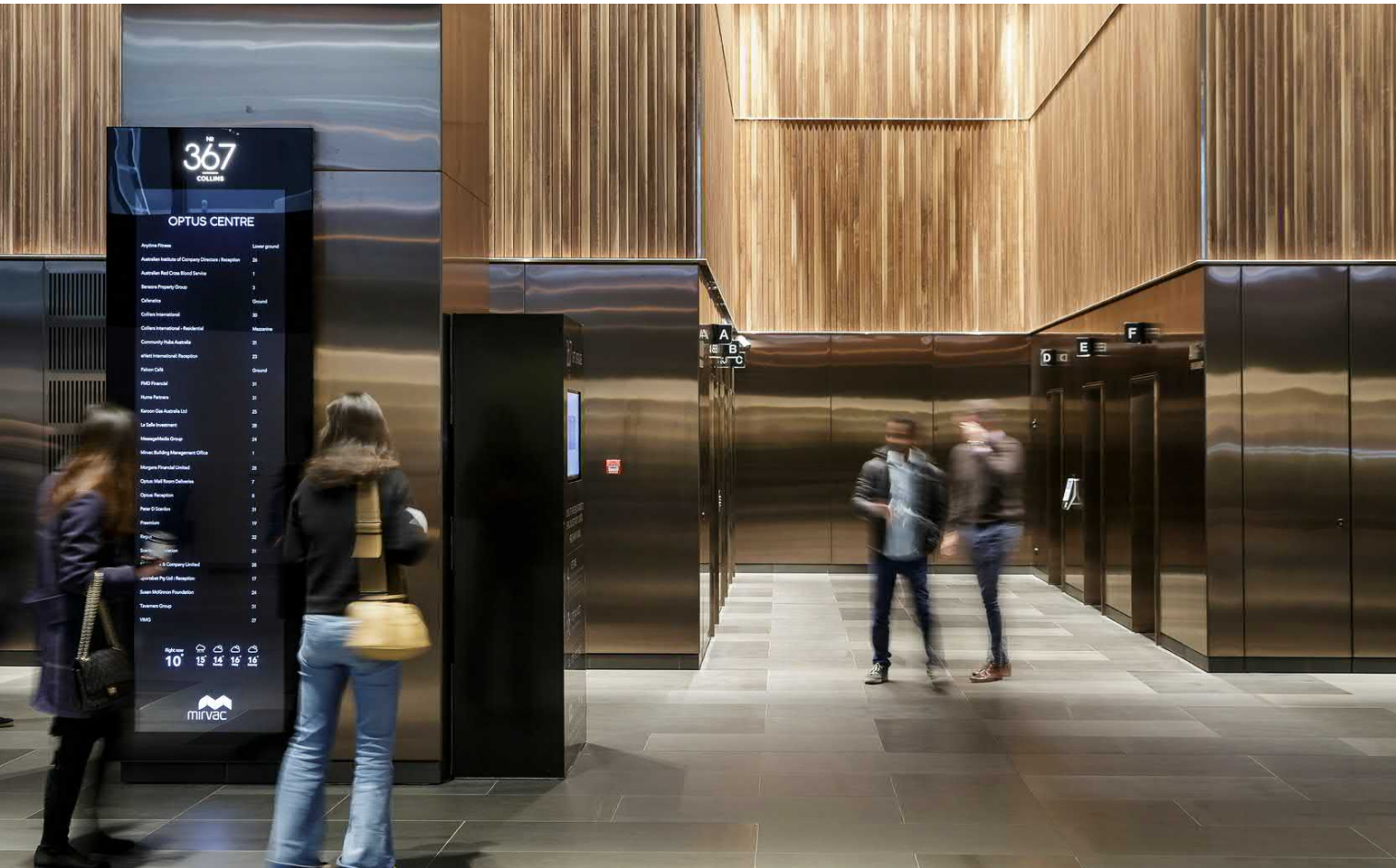




367 COLLINS STREET, MELBOURNE



AVAILABILITY					
Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 4	1,115.40	POA	Yes	Now	Full floor with existing fitout with the option to be refurbished to base building standard if required
Retail					
Ground Level, Suite 3	117.80	POA	No	Now	Warm shell refurbished space, suitable for many uses



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35 COLLINS STREET, MELBOURNE



OVERVIEW

Designed by I.M Pei, Collins Place comprises the iconic office towers of 35 and 55 Collins Street and is complemented by a unique complex that includes the Sofitel Melbourne on Collins, professional suites and a vibrant retail plaza housing Kino Cinemas and some of Melbourne's finest dining and fashion stores.

Grade	A
Total Area	48,469 sqm
Car Spaces	599 - Collins Place
NABERS Energy	4.5 Star
Operating Costs	\$204.34 / SQM PA + GST
Ownership	100% - Mirvac Wholesale Office Fund

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 27, Suite B	295.00	POA	Yes	Under Offer	Good quality existing fitout
Level 26, Suite B	261.40	POA	Yes	Under Offer	Good quality existing fitout
Level 24, Suite A	1,402.30	POA	No	Now	Fully refurbished part floor including lobbies & bathrooms
Level 23	1,677.10	POA	No	Now	Fully refurbished whole floor including lobbies & bathrooms
Level 17, Suite B	229.40	POA	Yes	Under Offer	Good quality existing fitout
Level 8	1,577.70	POA	Yes	Q3 2024	Good quality existing fitout
Level 7	1,576.10	POA	Yes	Q3 2024	Good quality existing fitout
Level 6	1,577.70	POA	Yes	Q3 2024	Good quality existing fitout
Level 5	1,577.50	POA	Yes	Q3 2024	Good quality existing fitout
Level 4	1,577.30	POA	Yes	Q3 2024	Good quality existing fitout

CONTACT

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55 COLLINS STREET, MELBOURNE



OVERVIEW

Designed by I.M Pei, Collins Place comprises the iconic office towers of 35 and 55 Collins Street and is complemented by a unique complex that includes the Sofitel Melbourne on Collins, professional suites and a vibrant retail plaza housing Kino Cinemas and some of Melbourne's finest dining and fashion stores.

Grade	A
Total Area	43,686 sqm
Car Spaces	599 - Collins Place
Operating Costs	\$199.01 / SQM PA + GST
Ownership	100% - Mirvac Wholesale Office Fund

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 39	1,035.00	POA	No	Q3 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas. Works commencing Q1 2024
Level 36, Suite 4	238.50	POA	No	Q2 2024	New spec fitout including new bathrooms, lift lobby and common areas. Works commencing Q1 2024
Level 36, Suite 3	202.00	POA	No	Under Offer	Cold shell including new bathrooms, lift lobby and common areas. Works yet to commence
Level 36, Suite 1	299.00	POA	No	Q2 2024	New spec fitout including new bathrooms, lift lobby and common areas. Works commencing Q1 2024
Level 32	912.50	POA	No	Q4 2023	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 28	1,007.80	POA	No	Q4 2023	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 25	997.00	POA	No	Q4 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas. Works commencing Q2 2024
Level 24, Suite 2	493.00	POA	Yes	Q2 2024	Good quality existing fitout
Level 24, Suite 1	484.60	POA	Yes	Now	Good quality existing fitout
Level 22, Suite 2	743.60	POA	No	Q3 2024	Warm shell. Works commencing Q2 2024

CONTACT

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55 COLLINS STREET, MELBOURNE



AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 21	976.8	POA	No	Q3 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby, intertenancy staircase and common areas. Works commencing Q2 2024
Level 20	992.90	POA	No	Q3 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby, intertenancy staircase and common areas. Works commencing Q2 2024
Level 17	836.90	POA	No	Q4 2023	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 16, Suite 2	172.00	POA	No	Q4 2023	New spec fitout including new bathrooms, lift lobby and common areas. Works commencing Q1 2024
Level 16, Suite 1	750.00	POA	No	Under Offer	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 15	938.20	POA	No	Q1 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas. Works commencing Q1 2024
Level 9	960.90	POA	No	Q1 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 8	960.20	POA	No	Q1 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 7	959.80	POA	No	Q1 2024	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas



CONTACT

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Bourke Place, Melbourne



OVERVIEW

Bourke Place is a modern, premium grade office tower comprising 46 levels of office accommodation, two levels of retail and over 400 car parking spaces. Located at 600 Bourke Street, Melbourne, the complex also boasts top class concierge, end of trip, tennis court and wellness centre exclusively for customers. Located on the prominent corner of Bourke and King Streets in the western and legal precinct of the Melbourne CBD, Bourke Place offers 360 degree views over Melbourne and Port Philip Bay. The building is ideally located for access to transport links, both private and public, within the city environs and through the city periphery to the airport and points beyond.

Grade	Premium
Total Area	62,659 sqm
Car Spaces	403
NABERS Energy	4 Star
Operating Costs	\$208.21 / SQM PA + GST
Ownership	100% - Mirvac Wholesale Office Fund

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 50, Suite 2	362.00	POA	No	Now	Fully refurbished part floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 49	1,450.60	POA	No	Under Offer	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 48	1,457.00	POA	No	Now	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 47	1,457.00	POA	No	Now	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 22, Suite 2	297.00	POA	Yes	Under Offer	Existing Fit-out
Level 22, Suite 1	724.20	POA	Yes	Q2 2024	Existing Fit-out
Level 12	1,338.00	POA	No	Under Offer	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 11	1,337.00	POA	No	Now	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 10	1,338.00	POA	No	Now	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 9	1,335.00	POA	No	Now	Fully refurbished whole floor including new carpet, LED lighting, bathrooms, lift lobby and common areas
Level 3, Suite 3	195.00	POA	Yes	Under Offer	Partially fitted out to an open plan

CONTACT			
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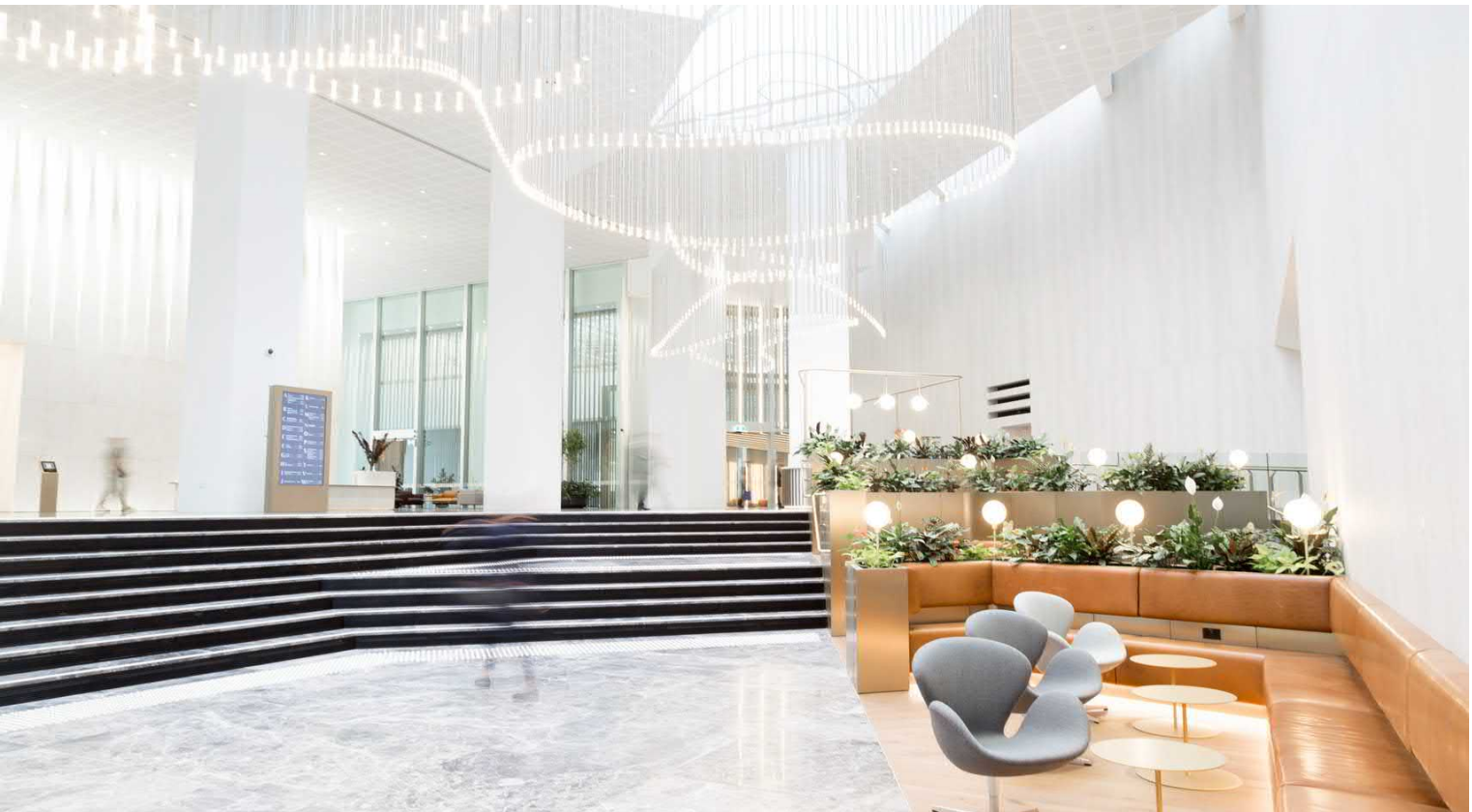


Bourke Place, Melbourne



Availability					
Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
<u>Retail</u>					
LG, Suite 17	72.00	POA	Yes	Now	Existing fitout. F&B tenancy
LG, Suite 9	60.00	POA	Yes	Now	Existing fitout. F&B tenancy
LG, Suite 1	72.00	POA	No	Under Offer	Cold shell, mechanical exhaust
Ground External	48.00	POA	No	Under Offer	Cold shell
<u>Bourke Place Studios, 577 Little Bourke Street</u>					
Level 1	492.00	POA	Yes	Now	Partial fitout

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90 COLLINS STREET, MELBOURNE



OVERVIEW

90 Collins Street is an A grade office tower, located at the prestigious “Paris” end of Collins Street. It offers 21 floors of workspace with ground floor retail and basement parking, across a total of 21,308 square meters. The building’s prime position ensures immediate access to public transport, as well as the best of Melbourne’s dining, arts and culture.

Grade	A
Total Area	21,308 sqm
Car Spaces	111
NABERS Energy	4 Star
Operating Costs	\$201.88 / SQM PA + GST
Ownership	100% – Mirvac Property Trust

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 21, Suite 2	307.90	\$775	Yes	Under Offer	Top level with existing fitout and two balconies overlooking Collins Street
Level 20, Suite 3	228.00	\$725	Yes	Under Offer	Brand new speculative fitout with 10 workstations, two meeting rooms and open plan breakout space
Level 20, Suite 2	303.00	\$775	Yes	Leased	Spacious brand new speculative fitout overlooking Collins Street
Level 20, Suite 1	259.00	\$775	Yes	Dec 2023	Spacious brand new speculative fitout overlooking Collins Street
Level 16, Suite 3	282.70	\$695	Yes	Now	Spacious brand new speculative fitout overlooking Collins Street
Level 13, Suite 2	651.80	\$675	Yes	Now	Fitted space overlooking Collins Street
Level 12, Suite 3	245.00	\$725	Yes	Dec 2023	Brand new speculative fitout with 22 workstations, two meeting rooms, open collab and breakout spaces
Level 12, Suite 2	317.00	\$775	Yes	Dec 2023	Spacious brand new speculative fitout overlooking Collins Street
Level 12, Suite 1	245.00	\$725	Yes	Dec 2023	Spacious brand new speculative fitout overlooking Collins Street
Level 11, Suite 2	275.00	\$650	Yes	Under Offer	Fitted space available for many uses
Level 11, Suite 1	175.00	\$725	Yes	Under Offer	Fitted space available with 17 workstations, two meeting rooms, a boardroom and kitchenette
Level 10	921.20	\$615	Yes	Now	Whole floor with existing fitted space overlooking Collins Street

CONTACT

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90 COLLINS STREET, MELBOURNE



AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 7	1,139.10	\$600	Yes	Now	Full floor fitout with meeting rooms overlooking Collins Street
Level 4	1,139.10	\$550	Yes	Now	Whole floor with existing fitted space overlooking Collins Street
Level 2, Suite 1	1,095.10	\$550	Yes	Now	Fitted space overlooking Collins Street with multiple front of house boardrooms and meeting rooms. Large outdoor terrace

CONTACT

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RIVERSIDE QUAY, SOUTHBANK



OVERVIEW

Located on the banks of Melbourne’s Yarra River in Southbank, Riverside Quay is a modern precinct comprising of four A-grade buildings. The precinct has a wide array of F&B offerings ranging from coffee shops, grab & go to dine-in restaurants. A state-of-the-art End-of-Trip facilities and bike storage, as well as a public car park to the east of 2 Riverside Quay.

Grade	A
Total Area	52,950 sqm
Car Spaces	147
NABERS Energy	4.5 Star
Operating Costs	1 Southbank Boulevard \$228.75 / SQM PA + GST 2 Riverside Quay \$195.86 / SQM PA + GST 4 Riverside Quay \$240.30 / SQM PA + GST 6 Riverside Quay \$224.51 / SQM PA + GST
Ownership	100% - Mirvac Property Trust *2 Riverside Quay – 50% Mirvac Property Trust 50% - ISPT

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
<u>1 Southbank Boulevard</u>					
Level 5, Suite 2	287.20	\$630	No	Feb 2024	Brand new speculative fitout with 23 workstations, one meeting room, two quiet rooms, one boardroom and open plan breakout space
Level 4	1565.70	POA	Yes	April 2024	Floor may be provided with existing fitout in place or refurbished to open plan configuration
Level 1, Suite 2	474.00	POA	No	Now	Floor may be provided with existing fitout in place or refurbished to open plan configuration.
Level 1, Suite 1	542.00	POA	No	Feb 2024	Brand new speculative fitout with 50 workstations, three meeting rooms, three collab rooms, one boardroom and open plan breakout space
Ground Floor	57.00	POA	No	Under Offer	Opportunity to be a part of a thriving F&B precinct, with outdoor seating available adjacent to the tenancy
<u>4 Riverside Quay</u>					
Level 6	1,337.40	\$635	Yes	Now	Fully refurbished lift lobby and amenities to A Grade standard. Floor refurbished to open plan configuration
Level 4	1,360.40	\$635	Yes	Now	Floor may be provided with existing fitout in place or refurbished to open plan configuration

CONTACT

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RIVERSIDE QUAY, SOUTHBANK



AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
<u>6 Riverside Quay</u>					
Level 4, Suite 403	270.70	\$635	No	Jan 2024	Floor may be provided with existing fitout in place or refurbished to open plan configuration
Level 4, Suite 402	660.10	\$635	No	Jan 2024	Floor may be provided with existing fitout in place or refurbished to open plan configuration
Level 4, Suite 401	525.10	\$635	No	Now	Floor may be provided with existing fitout in place or refurbished to open plan configuration



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HERITAGE LANES, 80 ANN STREET, BRISBANE



OVERVIEW

Heritage Lanes, 80 Ann Street, in Brisbane’s CBD, offers over 35 levels of premium grade office space, with extensive retail on the ground plane and best-in-class sustainability credentials and End-of-Trip facilities.

Grade	Premium
Total Area	60,000 sqm
Car Spaces	125
NABERS Energy	5.5 Star
Operating Costs	\$187.10 / SQM PA + GST
Ownership	50% – Mirvac Property Trust 50% – M&G Real Estate

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 8, Suite 3	365.00	POA	Yes	Now	New turn key spec fitout with striking city views.
Level 7	2,213.00	POA	Yes	Ask	Dynamic city views with floor-to-ceiling glass providing superb light penetration across the working floor. This full floor provides efficient high performance floorplate via side core design, minimal internal columns and generous 2,800mm ceiling height. Can be split for smaller size requirements.
Level 1, Suite 3	198.00	POA	Yes	Ask	Creative fitted space with direct entry access from the Level 1 Lobby.

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410 ANN STREET, BRISBANE



OVERVIEW

410 Ann Street, is twin tower complex located at the northern end of Brisbane’s CBD. The B grade buildings comprise 20,521 square metres and boast views over the Brisbane River and CBD. Set in a beautifully landscaped environment, the building's offers dynamic workspaces and generous End-of-Trip facilities.

Grade	B
Total Area	20,521 sqm
Car Spaces	694
NABERS Energy	5.5 Star
Operating Costs	Included in base rent % increases + GST
Ownership	100% – LAT

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Level 9, Suite 3	384.00	\$690	Yes	Now	Full turn-key fitout under construction. Practical completion due late 2023
Level 9, Suite 1	239.00	\$690	Yes	Now	Full turn-key fitout under construction. Practical completion due late 2023
Level 8, Suite 3	135.00	\$690	Yes	Now	Full turn-key fitout under construction. Practical completion due late 2023
Level 1, Suite 2	310.00	\$680.00	Yes	Under Offer	New turn-key fitout recently completed with internal meeting rooms, kitchen and open plan workstations.



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KAWANA SHOPPINGWORLD



OVERVIEW

Kawana Shoppingworld is situated in the Sunshine Coast suburb of Buddina, approximately 8km south-east of the Maroochydore Central Business District (CBD) and 100km north of the Brisbane CBD. Office opportunities are located on Bermagui Crescent, with external street access. With spaces ranging from 40sqm to 53sqm, these offices are designed to suit small, local businesses wanting to be conveniently located to local customers. Kawana Shoppingworld has 1,990 car spaces available for shared use, comprising a mix of at-grade, undercroft and on-deck bays.

Total Area	38,403 sqm
Car Spaces	1,990
Operating Costs	\$212.46 PSM + GST
Ownership	50% - Mirvac Property Trust 50% - ISPT

AVAILABILITY

Tenancy	Area (Sqm)	Net Rent \$/Sqm	Fitout	Availability	Commentary
Shop S0523A	50.00	\$400	Yes	Now	Open plan fitout in place, including kitchenette (with sink), plaster ceiling, painted walls, ducted air-conditioning, cabinets, and vinyl floors
Shop S0523B	40.00	\$400	Yes	Now	Open plan fitout in place, including kitchenette (with sink), plaster ceiling, painted walls, split system air-conditioning, cabinets, and vinyl floors



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