

# 664 Collins Street



# Rise up in 2018



Artist's impression, indicative only and subject to change.



# Front & centre



Artist's impression, indicative only and subject to change.



# Positioned to perform



# Business without limits



Artist's impression, indicative only and subject to change.  
Fit out at lessee's discretion and cost including tenant stairs/ voids.

# Custom built for ultimate flexibility

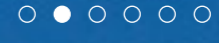


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The outlook  
is brilliant



# The outlook is brilliant





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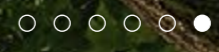




The outlook  
is brilliant



# Naturally connected



Artist's impression, indicative only and subject to change.  
Fit out at lessee's discretion and cost including tenant stairs/ voids.



# Bridging the gap between work and play

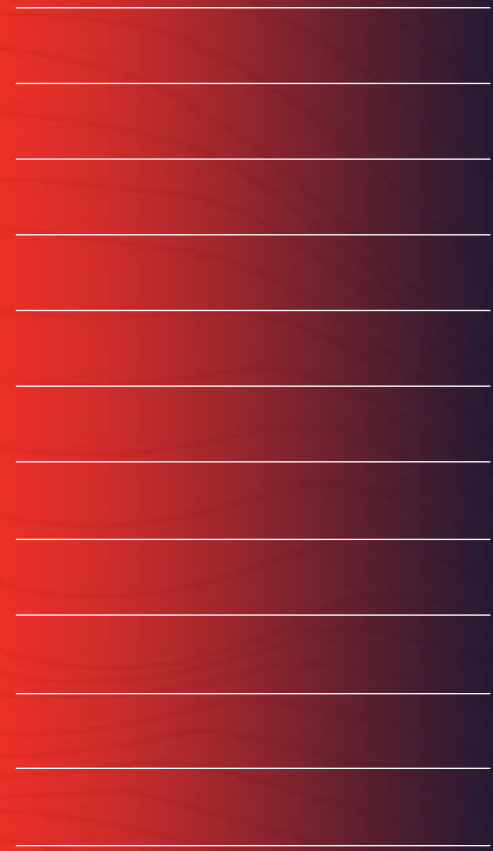


End of trip facilities image, indicative only and subject to change.



Where Collins  
Street and the new  
CBD collide








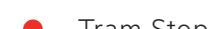








# Melbourne's new business heart

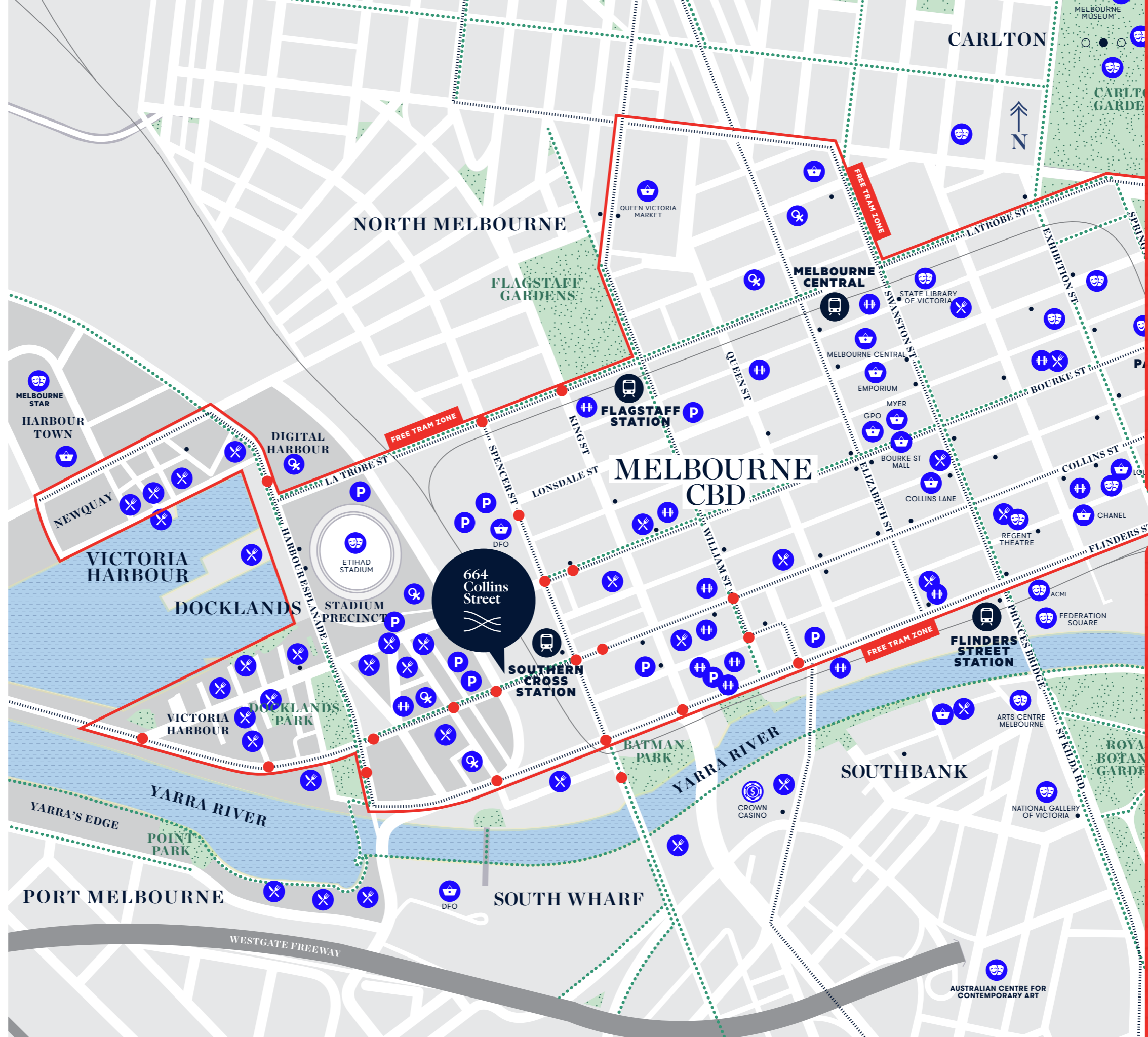


# Your key to the best of the city

When you're positioned at the centre of Melbourne's new business hub, a world of choice, ease and convenience is at your fingertips.

## MAP KEY

-  Location
-  Tram Line
-  Free Tram Zone
-  Cycleways
-  River
-  Parkland
-  Train Station
-  Tram Stop
-  Taxi Rank
-  Shopping
-  Theatre
-  Casino
-  Fitness
-  Childcare
-  Dining
-  Parking










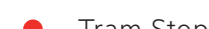










# Your key to the best of the city

## TRANSPORT

664 Collins Street neighbours Southern Cross Station and the nearest tram stop is situated right out the front. The building is surrounded by cycleways and is conveniently close to freeway access points. The SkyBus to the airport is also just a short walk away.

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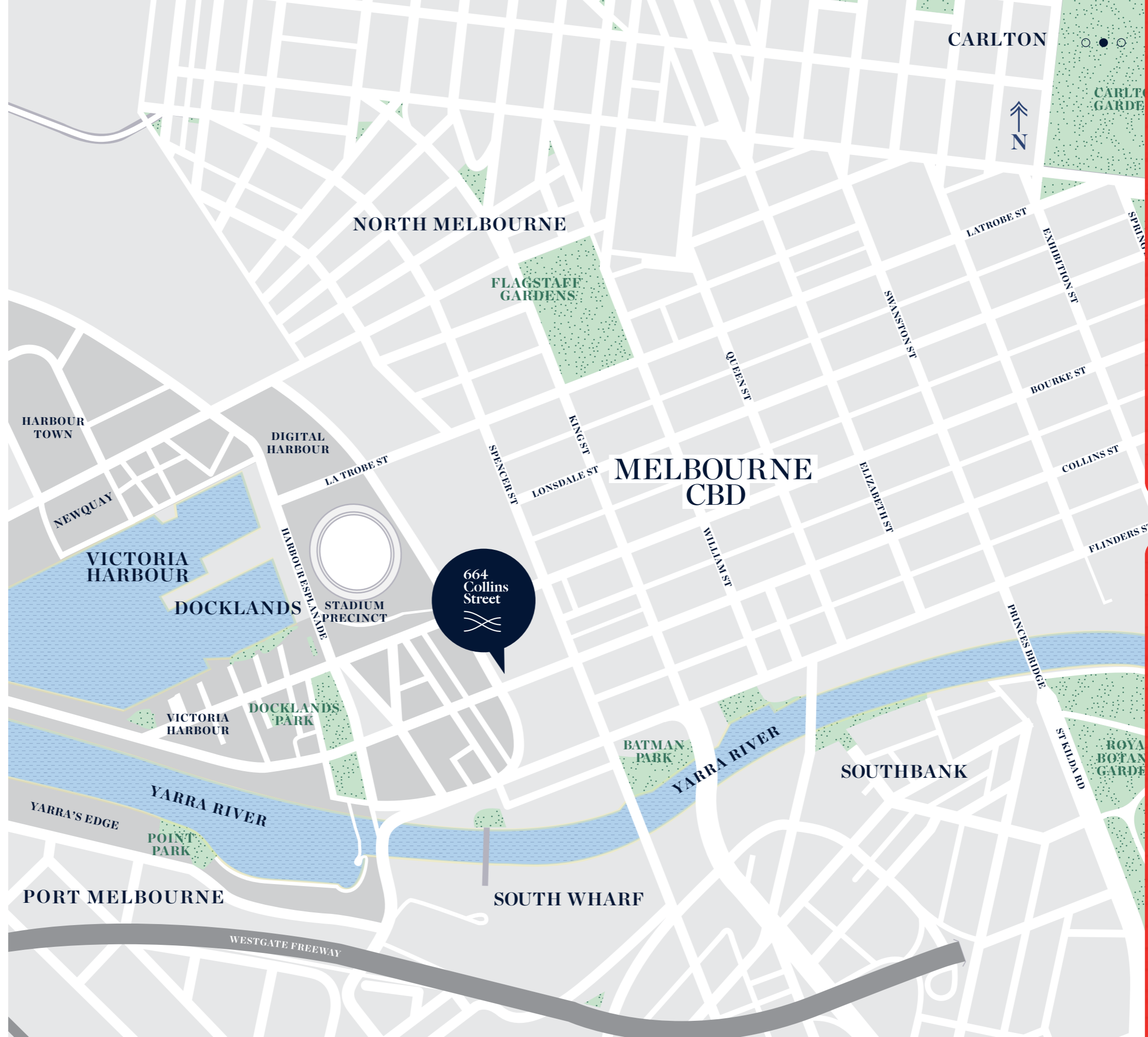
# Your key to the best of the city

## PARKS

There are plenty of surrounding green spaces to choose from, including Docklands Park to the left, and riverfront Batman Park which is also close by.

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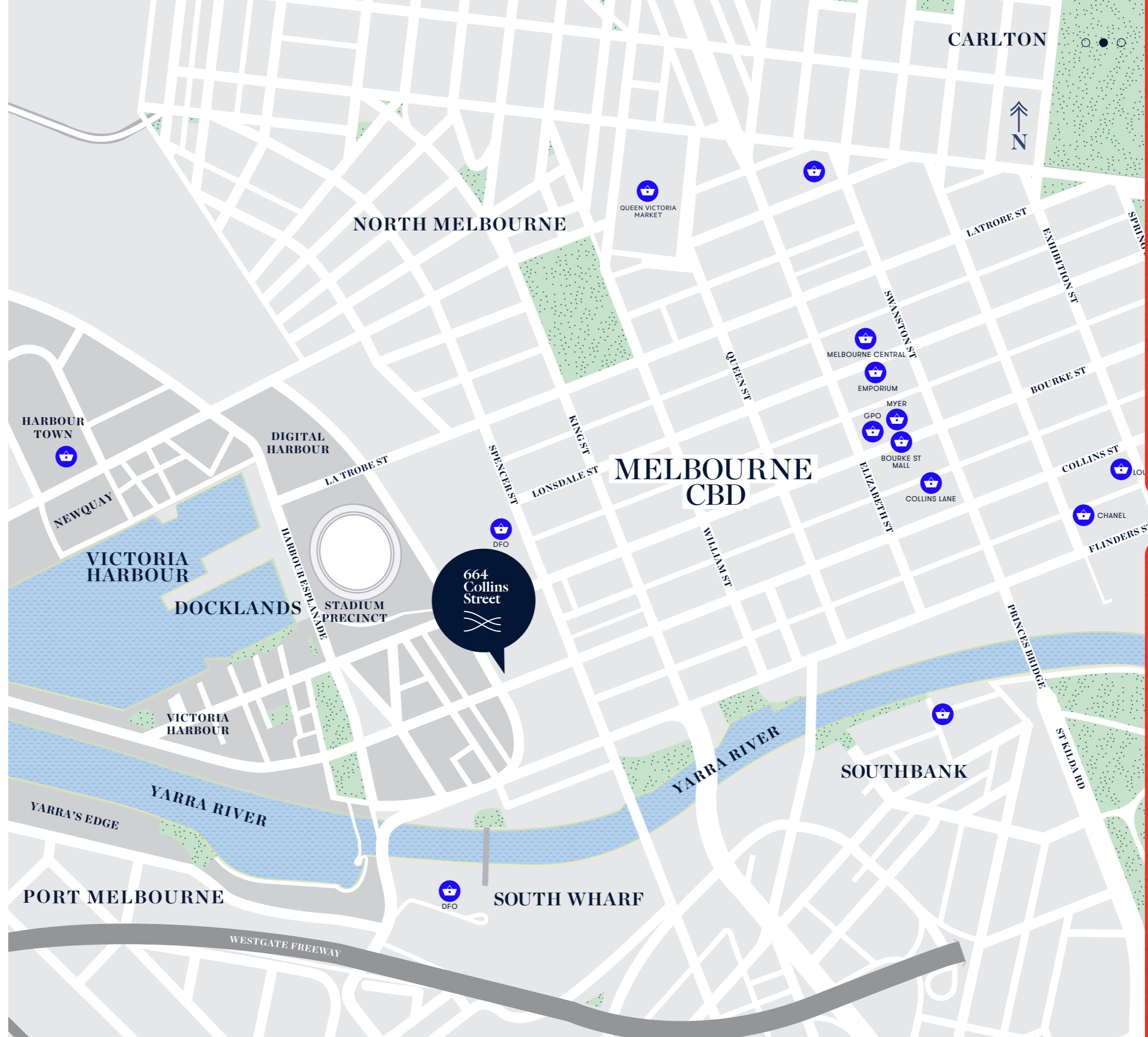
# Your key to the best of the city

## RETAIL

With a variety of shopping strips nearby, your new office is a gateway to some of the best shopping experiences Melbourne has to offer.

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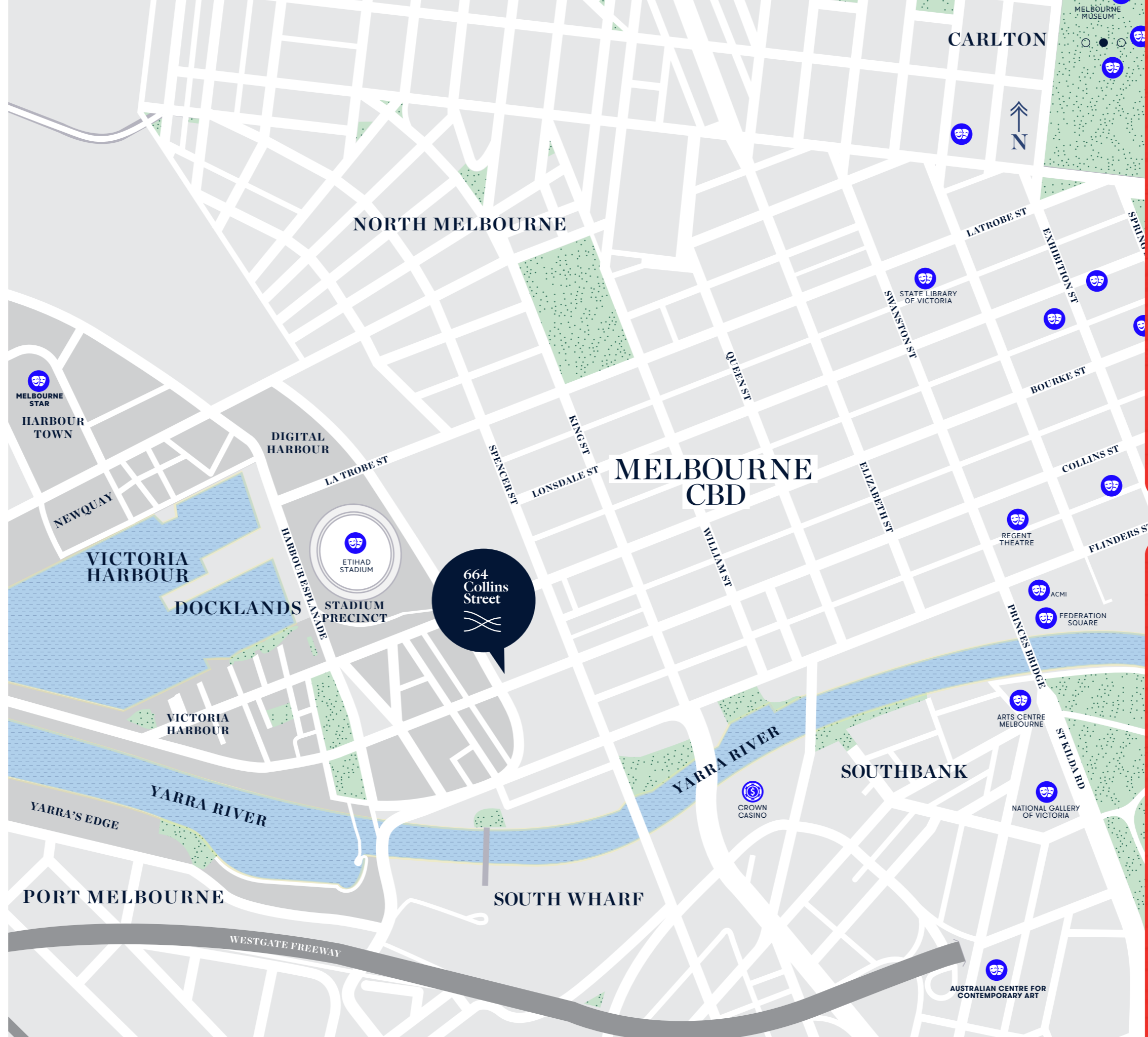
# Your key to the best of the city

## CULTURE

Melbourne's best theatres, art galleries and museums are nearby – while the buzz of Etihad Stadium is merely a stone's throw.

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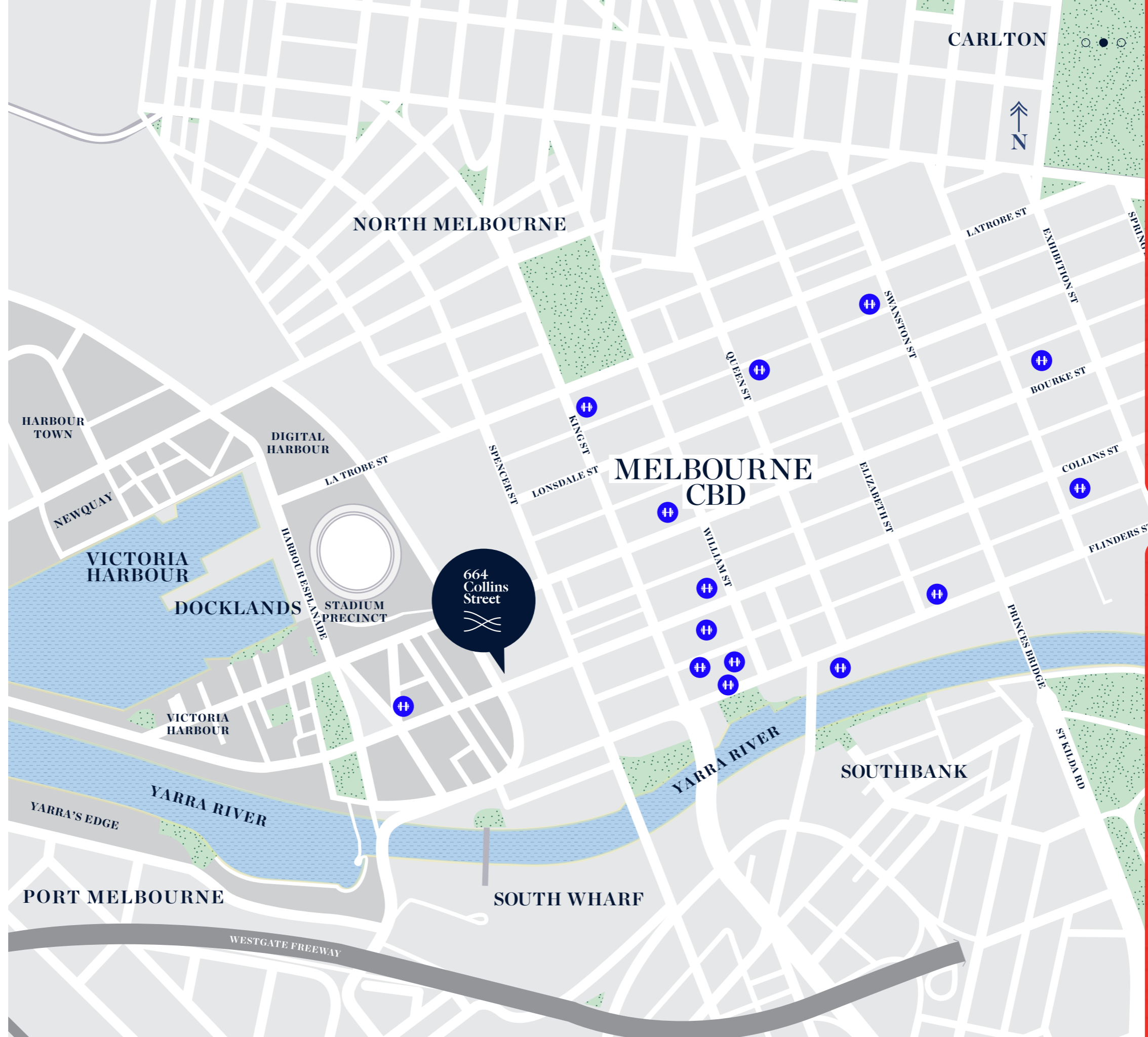
# Your key to the best of the city

## FITNESS

With premium grade end-of-trip facilities in the building, you can also take advantage of the many surrounding gyms, fitness centres, parks and cycleways. Directly connected to Melbourne's famous Capital City Trail, riding straight from work to the Yarra River is an appealing option.

## MAP KEY

- |  |                |   |           |
|--|----------------|---|-----------|
|  | Location       |  | Taxi Rank |
|  | Tram Line      |  | Shopping  |
|  | Free Tram Zone |  | Theatre   |
|  | Cycleways      |  | Casino    |
|  | River          |  | Fitness   |
|  | Parkland       |  | Childcare |
|  | Train Station  |  | Dining    |
|  | Tram Stop      |  | Parking   |



















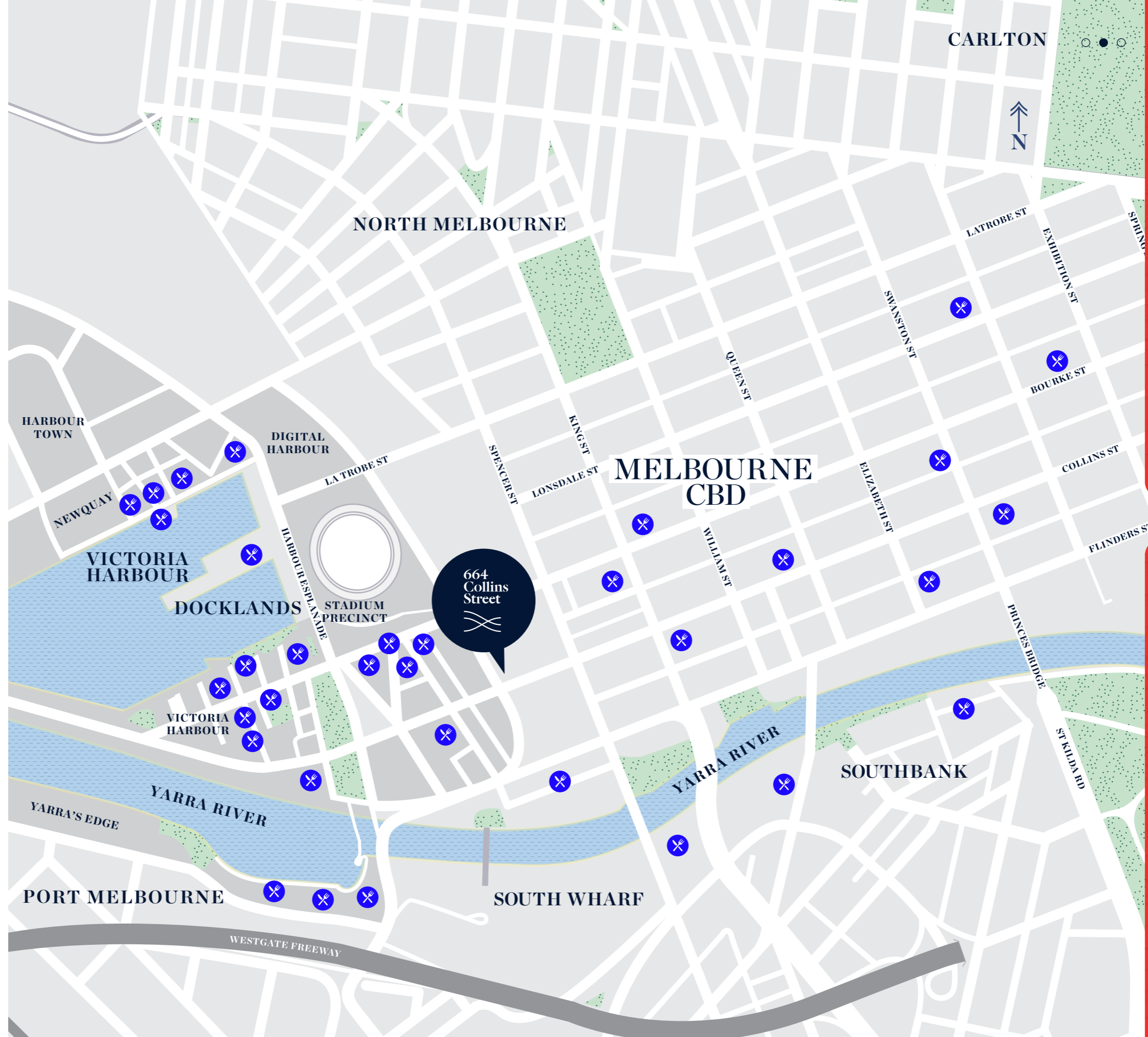
# Your key to the best of the city

## DINING

From fine dining restaurants to family-run delis and stylish cafés, you'll discover an array of great food options within walking distance.

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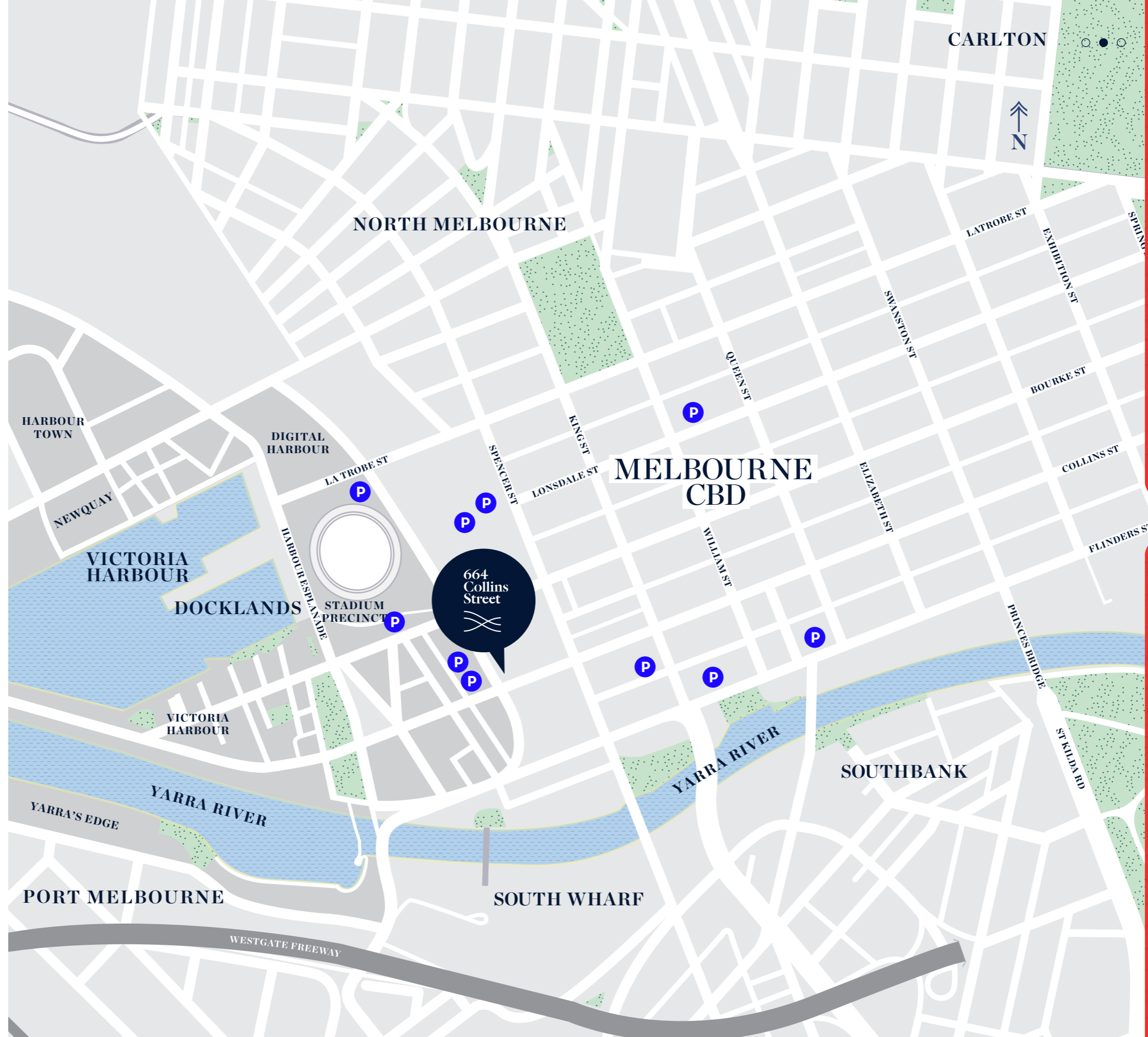
# Your key to the best of the city

## PARKING

664 Collins Street's carpark offers secure parking spaces, and excellent freeway and road connectivity.

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# Melbourne's dynamic link





# At a glance

LARGE EFFICIENT FLOORPLATES FROM

## 3,160m<sup>2</sup>

CONSTRUCTION COMMENCED - ARRIVING 2018



DISTINCTLY POSITIONED WITHIN THE SOUTHERN CROSS STATION PRECINCT



BRILLIANT NATURAL LIGHT AND CITY VIEWS



EXCELLENT CONNECTIONS TO THE CBD, DOCKLANDS AND SURROUNDING AMENITY



COMMITTED TO ACHIEVING A 5 STAR GREEN STAR RATING AND A 5 STAR NABERS RATING



INBUILT OCCUPANCY FLEXIBILITY BY PROVIDING FOR DENSITIES AS LOW AS 1 PERSON PER 8M<sup>2</sup>



FIRST CLASS END-OF-TRIP FACILITIES  
200 BIKE RACKS, LOCKERS AND SHOWERS



# Floorplans & Fit-outs



LEVEL 9 - 3,160m<sup>2</sup>

LEVEL 8 - 3,160m<sup>2</sup>

LEVEL 7 - 3,160m<sup>2</sup>

LEVEL 6 - 3,170m<sup>2</sup>

LEVEL 5 - 3,190m<sup>2</sup>

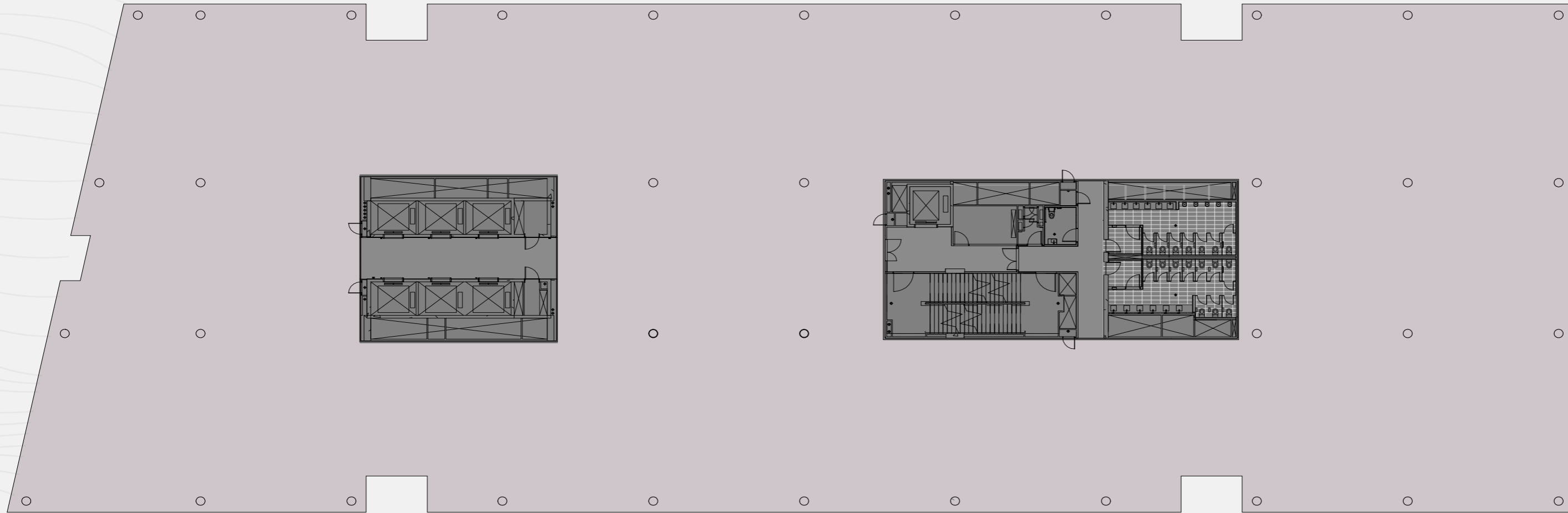


Artist's impression, indicative only and subject to change.



# Standard floorplate

WHOLE FLOOR  
Area: 3,160m<sup>2</sup>



Floorplan not to scale. Indicative only. Interiors/fit-outs are not included. Proposals/guide only.

# Test fit: 1

LEVEL 5 - WHOLE FLOOR + TERRACE  
Area: 3,190M<sup>2</sup>

## TEST FIT ANALYSIS

1 person : 15m<sup>2</sup>

## TENANCY SUMMARY

Meeting Seats - 56

Open Working Points - 170

Collaboration Area - 38

## MENU OF SPACES

- Reception
- Waiting Area
- 1x 12p Meeting
- 1x 10p Meeting
- 3x 8p Meeting
- 2x 5p Meeting
- 3x Casual Meeting
- 2x Casual Meeting/Dining
- 3x Project Areas
- 9x 1p Quiet
- 1x Terrace
- 2x Stairs
- Bleachers
- Kitchen
- Dining Area
- 2x Storage/Copy
- Games Area
- Open Plan Working Area



# Test fit: 2



LEVEL 6 - WHOLE FLOOR  
Area: 3,170m<sup>2</sup>

## TEST FIT ANALYSIS

1 person : 13m<sup>2</sup>

## TENANCY SUMMARY

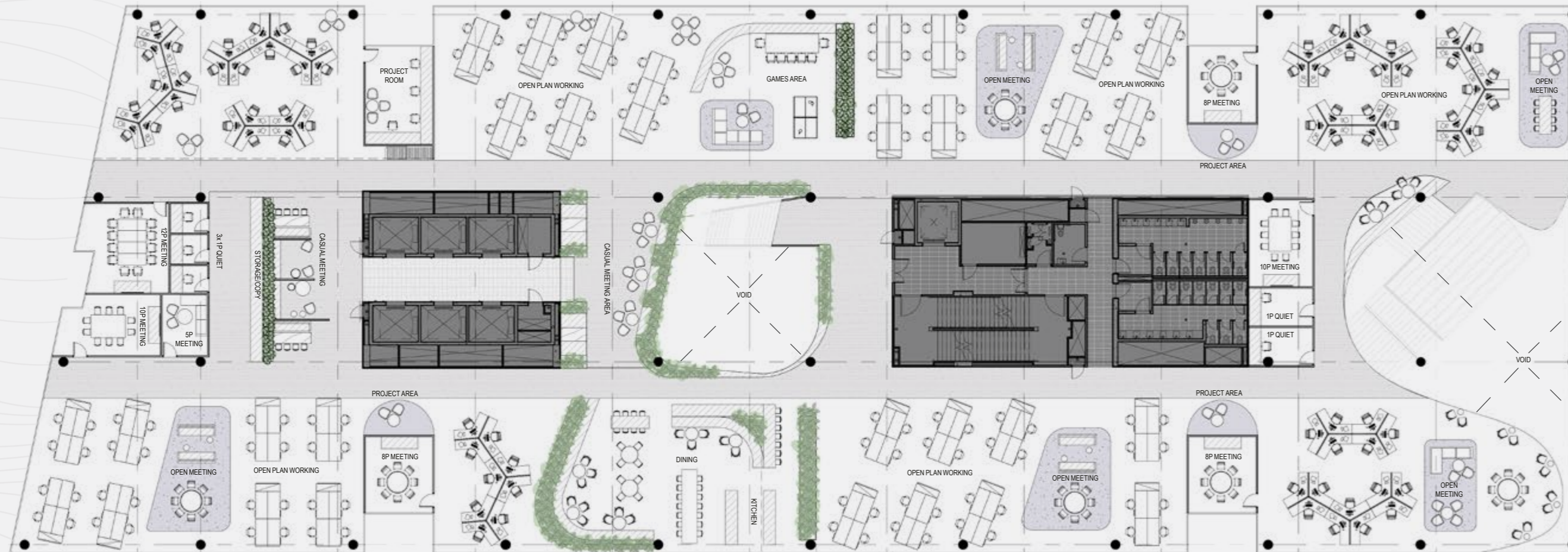
Meeting Seats - 66

Open Working Points - 194

Collaboration Area - 32

## MENU OF SPACES

- Reception
- Waiting Area
- 1x 12p Meeting
- 2x 10p Meeting
- 3x 8p Meeting
- 2x 5p Meeting
- 5x Opening Meeting
- 2x Casual Meeting/Dining
- 1x Project Room
- 3x Project Areas
- 8x 1p Quiet
- 1x Terrace
- Bleachers
- Kitchen
- Dining Area
- 2x Storage/Copy
- Games Area
- Open Plan Working Area



# Test fit: 3

LEVEL 6 - WHOLE FLOOR  
Area: 3,170m<sup>2</sup>

## TEST FIT ANALYSIS

1 person : 10m<sup>2</sup>

## TENANCY SUMMARY

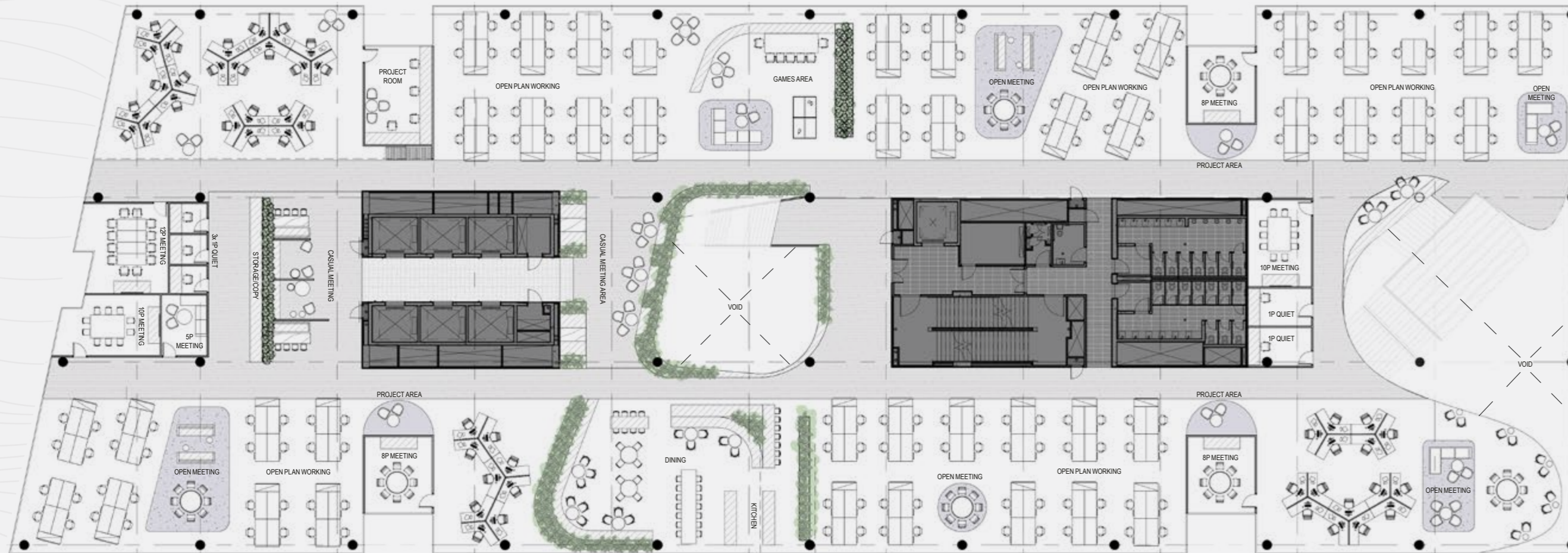
Meeting Seats - 66

Open Working Points - 220

Collaboration Area - 32

## MENU OF SPACES

- Reception
- Waiting Area
- 1x 12p Meeting
- 2x 10p Meeting
- 3x 8p Meeting
- 2x 5p Meeting
- 5x Opening Meeting
- 2x Casual Meeting/Dining
- 1x Project Room
- 3x Project Areas
- 5x 1p Quiet
- 1x Terrace
- Bleachers
- Kitchen
- Dining Area
- 2x Storage/Copy
- Games Area
- Open Plan Working Area



# Test fit: 4

LEVEL 7 - PART FLOOR  
Area: 1,802.7m<sup>2</sup>

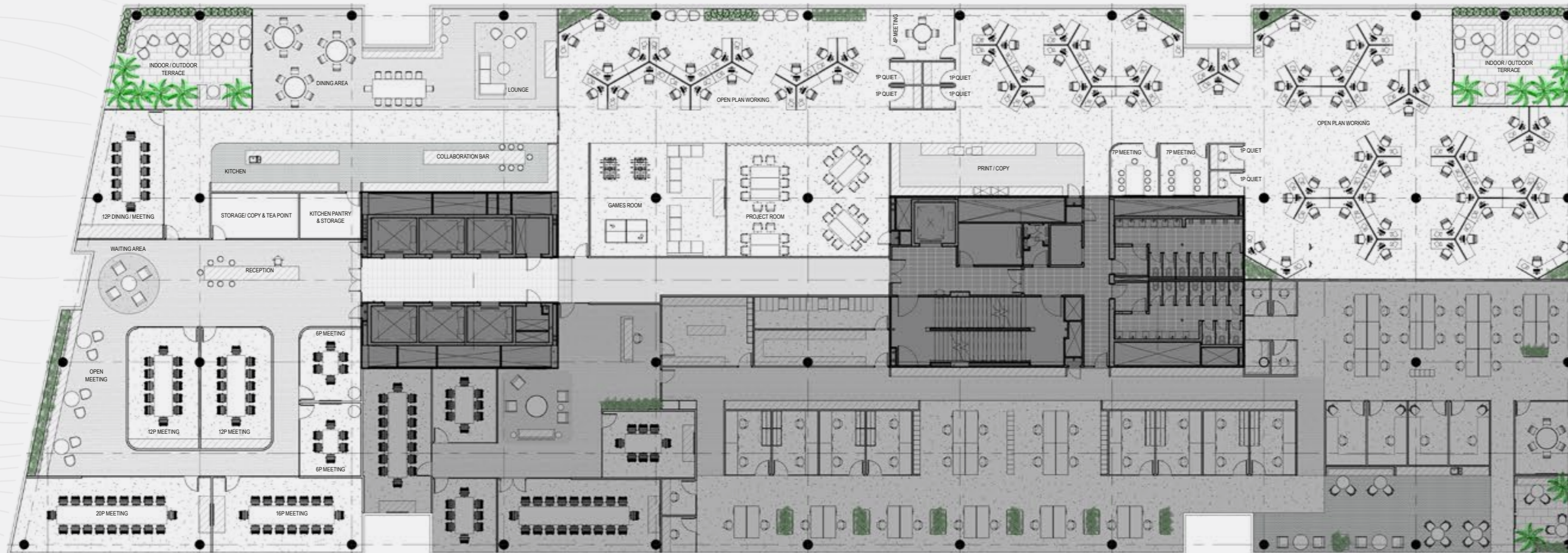
**TEST FIT ANALYSIS\***  
1 person : 13m<sup>2</sup>

**TENANCY SUMMARY**

Meeting Seats - 102  
Open Working Points - 84  
Collaboration Area - 32

**MENU OF SPACES**

- \_ Reception
- \_ Waiting Area
- \_ 1x 20p Meeting
- \_ 1x 16p Meeting
- \_ 2x 12p Meeting
- \_ 1x 12p Meeting/Dining
- \_ 2x 7p Meeting
- \_ 2x 6p Meeting
- \_ 1x 4p Meeting
- \_ 2x Terrace
- \_ 6x 1p Quiet
- \_ Kitchen
- \_ Dining Area
- \_ Living Area
- \_ Storage
- \_ Storage/Copy
- \_ Games Area
- \_ Project Room
- \_ Print/Copy
- \_ Open Plan Working Area



\*Greyed out section not included in analysis.

# Test fit: 5

LEVEL 7 - PART FLOOR  
Area: 1,807.2m<sup>2</sup>

## TEST FIT ANALYSIS\*

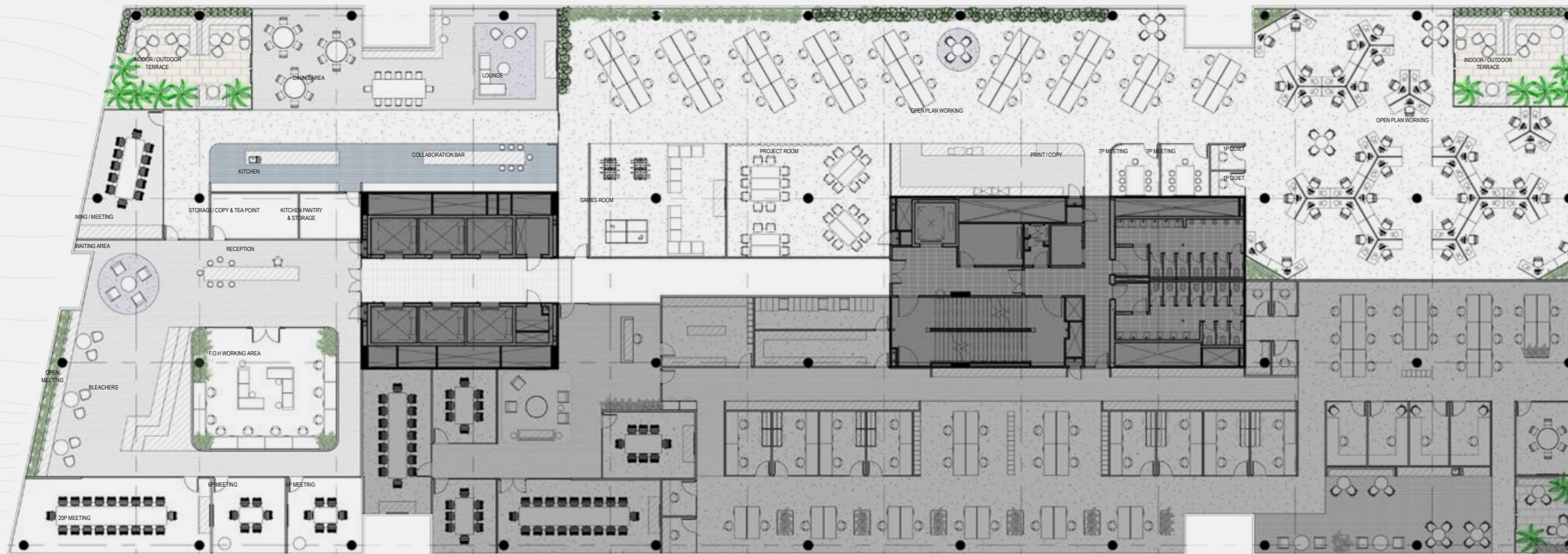
1 person : 10m<sup>2</sup>

## TENANCY SUMMARY

Meeting Seats - 74  
Open Working Points - 105  
Collaboration Area - 32

## MENU OF SPACES

- \_ Reception
- \_ Waiting Area
- \_ 1x 20p Meeting
- \_ 1x 16p Meeting
- \_ 1x 12p Dining/Meeting
- \_ 2x 7p Meeting
- \_ 2x 6p Meeting
- \_ 2x Terrace
- \_ F.O.H Working Area
- \_ Bleachers
- \_ 2x 1p Quiet
- \_ Kitchen
- \_ Dining Area
- \_ Living Area
- \_ Storage
- \_ Storage/Copy
- \_ Games Area
- \_ Project Room
- \_ Print/Copy
- \_ Open Plan Working Area



\*Greyed out section not included in analysis.



# Test fit: 6

LEVEL 7 - PART FLOOR  
Area: 1,312m<sup>2</sup>

## TEST FIT ANALYSIS\*

1 person : 14m<sup>2</sup>

## TENANCY SUMMARY

Meeting Seats - 66

Open Working Points - 40

Office Seats - 20

## MENU OF SPACES

- Reception

- Waiting Area

- 1x 20p Meeting

- 1x 16p Meeting

- 3x 8p Meeting

- 1x 6p Meeting

- 8x 2p Office

- 4x 1p Office

- 6x 1p Quiet

- 1x Terrace

- Kitchen

- Dining Area

- Mail Room

- Storage

- Storage/Print/Copy Room

- Open Plan Working Area



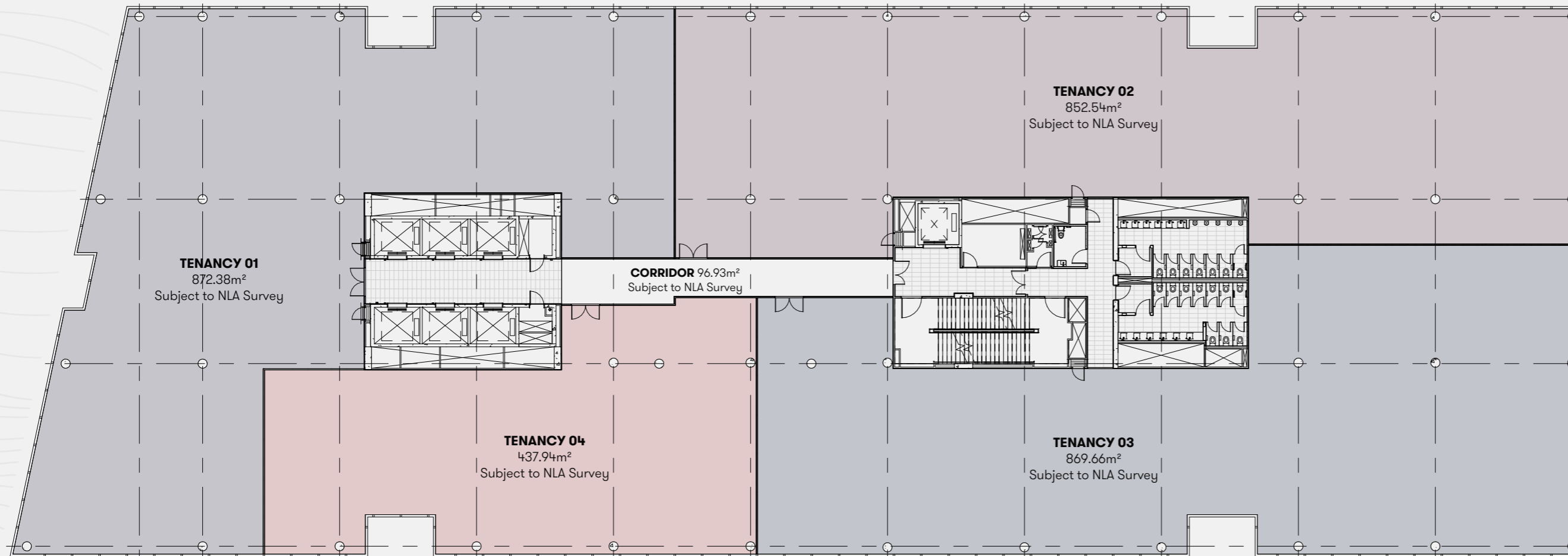
\*Greyed out section not included in analysis.

# Indicative tenancy subdivision



## INDICATIVE SUBDIVISION ANALYSIS

- Tenancy 01 = 872.38m<sup>2</sup>
- Tenancy 02 = 852.54m<sup>2</sup>
- Tenancy 03 = 869.66m<sup>2</sup>
- Tenancy 04 = 437.94m<sup>2</sup>



# A study of success

699 Bourke Street



# The Mirvac Difference



Design by  
Grimshaw





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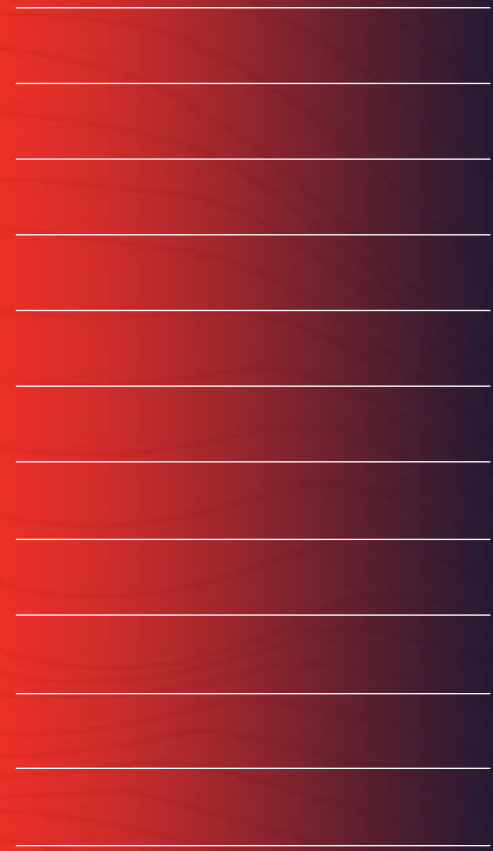
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