

galleria



Galleria Melbourne

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Galleria is located in an enviable position in the commercial and retail heart of Melbourne's city. A landmark CBD mixed use building with a history as rich as Melbourne itself, Galleria is positioned in an ideal catchment area for CBD employees and city residents. Bordered by Bourke, Elizabeth, and Little Collins Streets, the centre is surrounded by office workers from companies such as Optus, NAB, Deloitte, and CGU who are located in the immediate vicinity.

Comprising an A Grade office tower at 385 Bourke Street housing over 5,000 workers combined with a natural light filled atrium, the tower has recently undergone a refurbishment to the ground floor foyer and office floors to ensure it remains a vibrant central city commercial site into the future. Located in the retail heart of Melbourne's CBD, Galleria provides excellent access to transportation, the CBD commercial and retail precincts and the Bourke Street Mall.

Centre statistics

Centre name

Galleria Melbourne

Classification

CBD

State

Victoria

Location

Corner Bourke, Elizabeth and Little Collins Streets

Year of construction

1983

Retail GLA

6,253 m2 (subject to survey)

Number of shops

41

Including Medicare, Just Cuts, The North Face, Peter Jackson, Mark Muir and Cycles Galleria

Parking spaces

240

Commercial tenants

Energy Australia, Hunt & Hunt, Iress Market Technology, Piper Alderman, Regus, Robert Walters, Serraview Australia, Thomas Geer, Unisuper

ATMs

Commonwealth Bank

Casual mall leasing

Three sites available on Bourke St Level (Food Hall and Commercial Foyer) and two sites available on Elizabeth St Level*



Centre statistics correct at October, 2014.

*Sites are subject to change

Key property statistics

Commercial towers	One A Grade office building totalling 55,482sqm
Commercial tenancy mix	The building currently has a wide ranging group of tenants including finance, legal, human resources, consultants, superannuation, energy, and IT.
Nearby attractions and facilities	Galleria is situated in the hub of Melbourne's CBD retail precinct with Melbourne's GPO, Royal Arcade, Block Arcade and Bourke Street Mall including Myer, Emporium and David Jones all within a 500m radius.
Public transport	The precinct is located within a five minute walk to both Flinders Street and Melbourne Central train stations and has tram stops on Elizabeth Street and Bourke Street, all within metres of the precinct.

Customer demographics

Gender	%	Age	%	Origin of visit	%
Female	58%	20-29yrs	32%	Workplace	41%
Male	42%	30-39yrs	20%	Home	41%

Source: Urbis, 2000



The Advantages of Galleria's prime location

Galleria is situated in one of Melbourne's highest density blocks for city workers with close proximity to both Melbourne Central train station and Flinders Street Station creating substantial passing foot traffic for daily commuters on their way to and from work.



About DEXUS

DEXUS Property Group (DEXUS) is one of Australia's leading real estate groups, investing directly in high quality Australian office and industrial properties. With \$17.8 billion of assets under management, the Group also actively manages office, industrial and retail properties located in key Australian markets on behalf of third party capital partners.

The Group manages an office portfolio of 1.7 million square metres located predominantly across Sydney, Melbourne, Brisbane and Perth and is the largest owner of office buildings in the Sydney CBD, Australia's largest office market.

DEXUS is a Top 50 entity by market capitalisation listed on the Australian Securities Exchange (ASX) under the stock market trading code 'DXS' and is supported by more than 32,000 investors from 20 countries.

With nearly 30 years of expertise in property investment, development and asset management, the Group has a proven track record in capital and risk management, providing service excellence to tenants and delivering superior risk-adjusted returns for its investors.

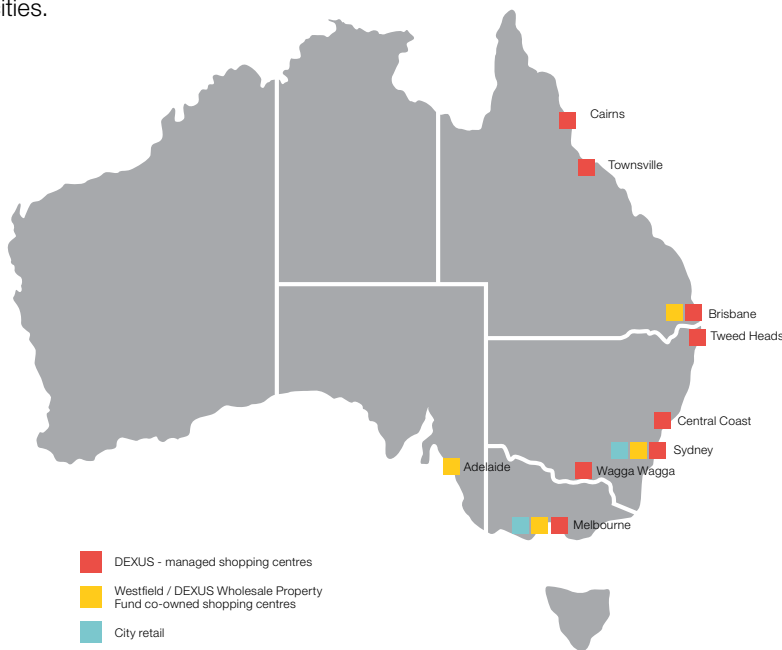
dexus.com

About DEXUS Retail

DEXUS manages investments in 13 shopping centres located across the eastern seaboard of Australia on behalf of its third party capital partners with a total of \$3.4 billion of retail assets currently under management. Its retail portfolio covers a gross lettable area of more than 750,000 square metres and generates a total moving annual turnover of \$4.3 billion.

In line with DEXUS's strategic objective of being the wholesale partner of choice in Australian retail, DEXUS has developed a strong retail team to actively manage six sub-regional shopping centres on behalf of DEXUS Wholesale Property Fund (DWPF) and an Australian mandate and manages investments in seven Westfield shopping centres.

DEXUS Retail maximises the synergies between office and city retail across its \$11.9 billion office portfolio in key Australian cities.



DEXUS Property Group

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Galleria Centre Management

Galleria is owned and managed
by DEXUS Property Group

Corner Bourke, Elizabeth
and Little Collins Streets, Melbourne

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Adelaide

Westfield West Lakes

Brisbane

Capalaba Central
Westfield North Lakes
Beenleigh Marketplace

Cairns

Smithfield Shopping Centre

Central Coast

Deepwater Plaza

Melbourne

Westfield Plenty Valley
Westfield Knox City

Sydney

Plumpton Marketplace
Westfield Miranda
Westfield Hurstville
Westfield Mt Druitt

Townsville

Willows Shopping Centre
– Willows Shopping Centre
– Sunland Plaza
– Cannon Park

Tweed Heads

Tweed City

Wagga Wagga

Sturt Mall

City Retail

385 Bourke Street, Melbourne
Southgate, Melbourne
385 Bourke Street, Melbourne
Australia Square, Sydney
Gateway, Sydney
Grosvenor Place, Sydney
5 Martin Place, Sydney
39 Martin Place, Sydney
201 Elizabeth Street, Sydney

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