



FIVE
BOWEN

5 BOWEN CRESCENT
MELBOURNE

WELCOME TO FIVE BOWEN

A WORKPLACE OF INFLUENCE

At a time when there are higher expectations of the working environment, it's never been more important to create a sense of belonging.

In reimagining this significant building, leading architects **Bates Smart** have designed welcoming spaces that respond to tomorrow's way of working. From the onsite café and impressive foyer to lavish end-of-trip facilities, Five Bowen will foster a sense of personal connection.





WHERE IDEAS TAKE SHAPE

Creativity and productivity flourish in spaces that nurture our physical and emotional wellbeing. The design intent for Five Bowen is to provide a superior level of amenity that rewards and inspires its occupants, encouraging collaborative endeavours and contributing to work/life balance.

WHOLE BUILDING OPPORTUNITY

The challenge for today's new workplace is to bring people together in a way that acknowledges the need for flexibility and balance. Aligning with the aim of an A-grade commercial building, the work floors are designed to help people operate at their peak performance, maximising views and access to natural light and providing touchless, hygienic and technology-enabled spaces.

OFFICE
LEVELS
9

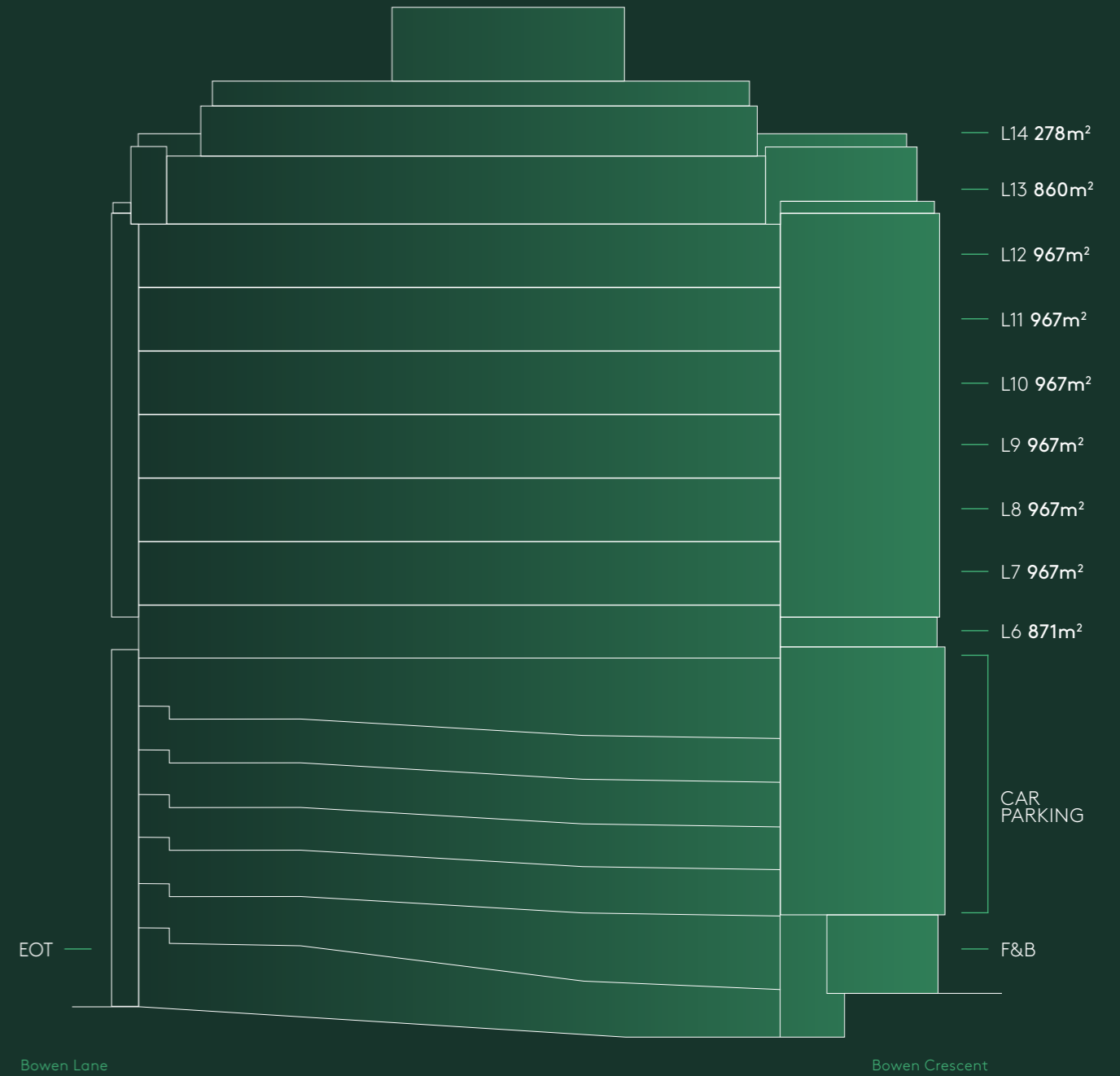
FLOOR
PLATES
860m² – 967m²

OFFICE
SPACE
7,811m²

BICYCLE
PARKS
99

CAR
PARKS
171

MOTORBIKE
PARKS
17



COMMITTED TO ESD TARGETS

An important part of the extensive refurbishment of Five Bowen is the commitment to achieving high ESD targets. The 5-star NABERS Commitment Agreement aims to achieve long-term sustainable outcomes.

A GREENER FUTURE

A GREEN VISION

Among the initiatives to achieve energy efficiency are roof top solar panels and LED lighting with sensor and timing systems throughout the building, including tenancies. Tenant spaces will be separately metered. Water-saving provisions include rain water collection and low-water-use toilets. Other sustainability measures include EV charging stations in the car park, the inclusion of "green" clauses in cleaning contracts, and a waste recycling program.



TOUCHLESS LIFT ACCESS

The destination controlled lifts incorporate new, world leading touch-free technology, letting you select your floor with a swipe card, fob or even a free mobile app. All lift interiors and lobbies have been stylishly refurbished by **Bates Smart**.



CONTROLLED AIR FLOW

Heating, ventilation and air conditioning is controlled by a high-efficiency Siemens Building Management System. The variable capacity allows the HVAC system to adjust to the level of occupancy in the building.



PLANT ROOM

Each level has its own plant room and an average of 18 zones with independent heating and cooling control set points, adjustable to suit the needs of each tenancy. Each level also has its own air filtration system. The carpark extraction system has been replaced and upgraded and operates via CO sensors, based on demand.



RAIN WATER COLLECTION



EV CHARGING STATIONS



GREEN CLEANING POLICY



TRASH RECYCLING PROGRAM



A PLACE TO PROSPER

KEY FEATURES

CLOSE PROXIMITY TO ANZAC STATION



The Anzac Station public transport hub is around 500m away and will provide unrivalled connectivity to the city-wide transport network, anticipated to be completed late 2024/early 2025.

ON-SITE PARKING & ACCESS



The building offers dedicated spaces in the multi-level car park, with multiple electric car charging stations available. Key features include car park entry via number plate recognition and touchless building access via your phone.

CUTTING EDGE END OF TRIP



Luxurious end-of-trip facilities include an exercise/yoga space, while a dedicated, car-free entry from Bowen Lane provides safe bicycle access.

FULLY FITTED OUT SPEC SUITES



Move in and start operating. Several floors offer fully-fitted office suites from 249sqm, carefully designed to provide optimum working conditions.

UNIQUE F&B OFFER



A stylish street-facing café adjoining the lobby will provide a perfect place for building occupants to meet, relax and refresh. A unique opportunity for the right operator.

5 STAR NABERS COMMITMENT AGREEMENT



The building upgrade will target a 5-Star NABERS rating, with a commitment to achieving long term sustainable outcomes and energy efficiency.




ARTIST IMPRESSION

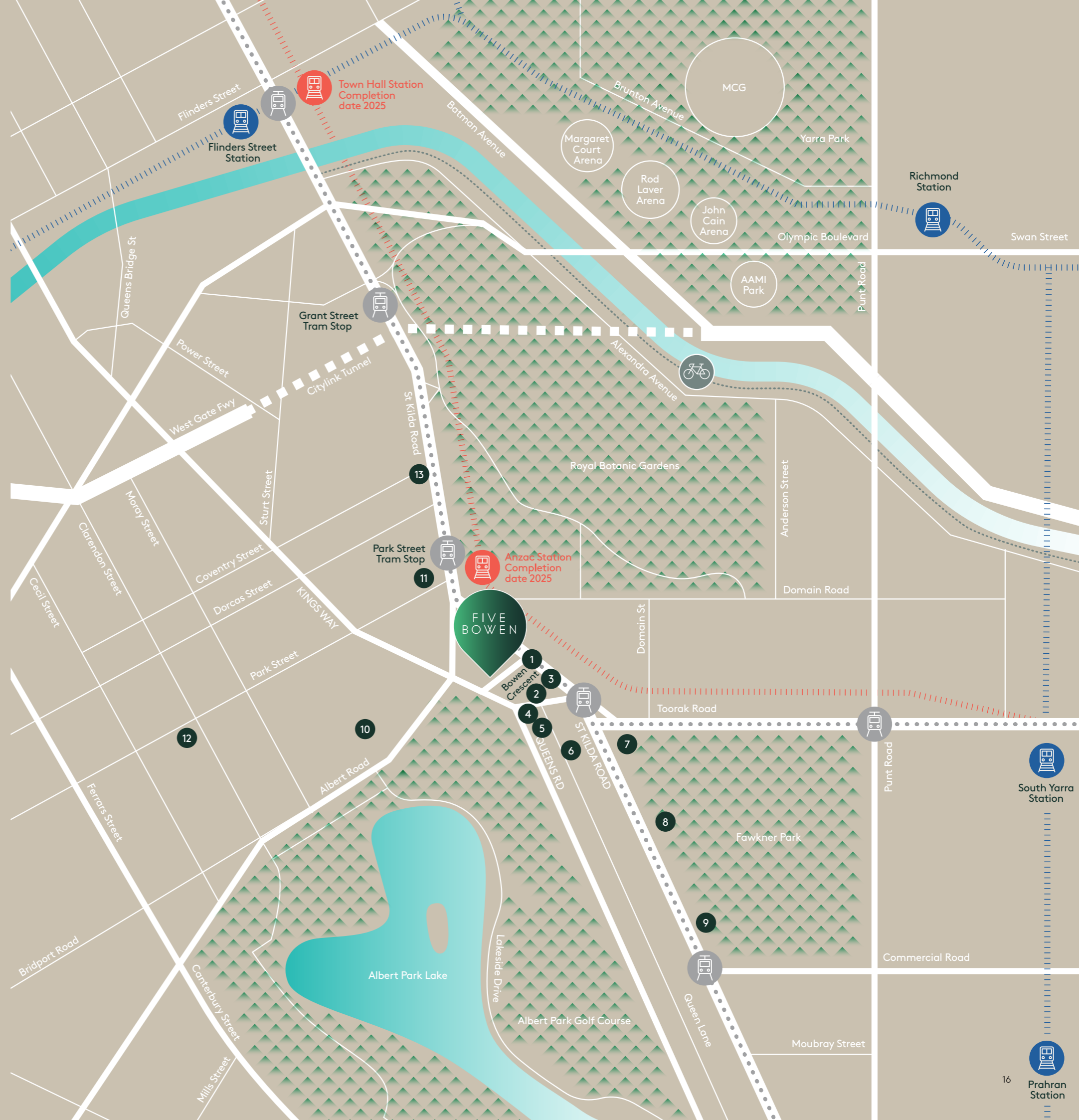
GREEN IS THE NEW BLACK

Embracing a new working style that rejects the formal structures of the past, Five Bowen provides the flexibility and balance that define the workplace of the future.

IN GOOD COMPANY

The precinct around Five Bowen is becoming a compelling alternative to the CBD, thanks to its accessibility and lifestyle advantages. A prestigious address since Melbourne's earliest days, today the St Kilda Road corridor is home to a broad mix of major financial, tech and retail businesses.

- | | |
|---------------------------------------|---|
| 1. HANSENYUNCKEN | 8. THE JUST GROUP |
| 2. technologyone | 9.  |
| 3. ANZ | 10. frank green |
| 4. BECA | 11. TOLL |
| 5. HITACHI
Inspire the Next | 12.  |
| 6. FLIGHT CENTRE | 13.  |
| 7. ORACLE | |



VIBRANT AND DIVERSE NEIGHBOURHOOD

At Five Bowen, there's a lot more to life than the office. The precinct abounds in eateries, bars and cultural institutions ranging from the fine arts to top sports venues. Plus all the essential everyday services are within easy reach.

SOCIAL

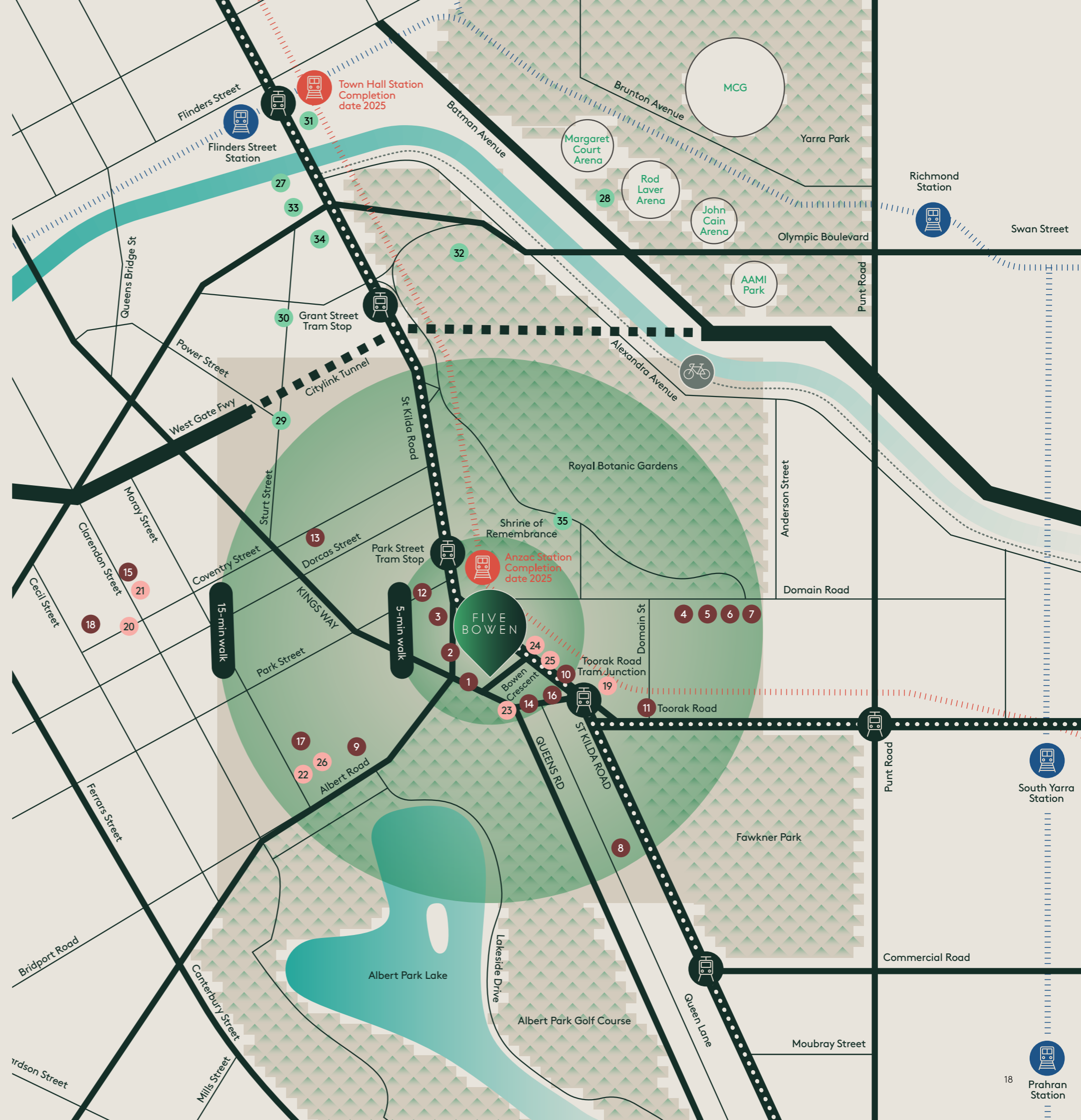
1. Otis Coffee & Wine
2. The Crux & Co
3. The Kettle Black
4. Botanical Hotel
5. Gilson
6. Baker D. Chirico
7. Bacash
8. Jishan Garden
9. Woods Yard
10. Giro D'Italia
11. Bistro Gitan
12. The Olive Tree
13. Ayam Chef
14. Good Vibes
15. St Ali
16. Squires Loft Albert Park
17. Rising Sun Hotel
18. Hectors Deli

LIFE

19. Post Office
20. Coles
21. Saint Domain Barbers
22. KX Pilates
23. Ace Parking
24. Medical Centre
25. Pharmacy
26. Evoke Early Learning

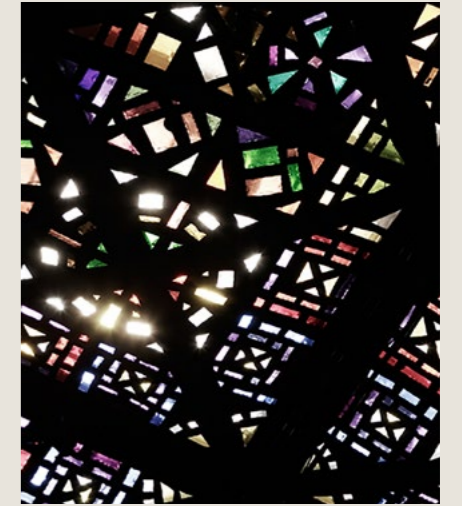
CULTURE

27. Hamer Hall
28. Sports Precinct
29. Malthouse Theatre
30. Melbourne Recital Centre
31. Federation Square
32. Sidney Myer Music Bowl
33. Arts Centre Melbourne
34. National Gallery of Victoria
35. Shrine Of Remembrance





Performance spaces and galleries are just minutes away and nearby locations host major sporting events - opportunities to extend social gatherings and corporate entertaining beyond the office.



THE POINT
OF MANY
RETURNS



A popular meeting place for decades, The Botanical is just one of many pubs, restaurants, delis and retail establishments only a short walk away.





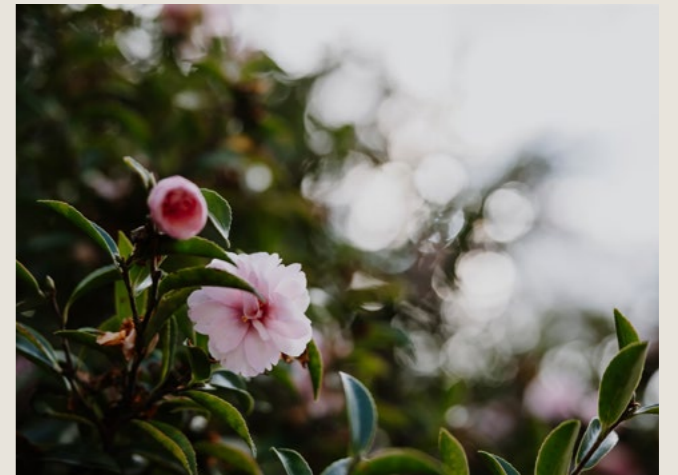
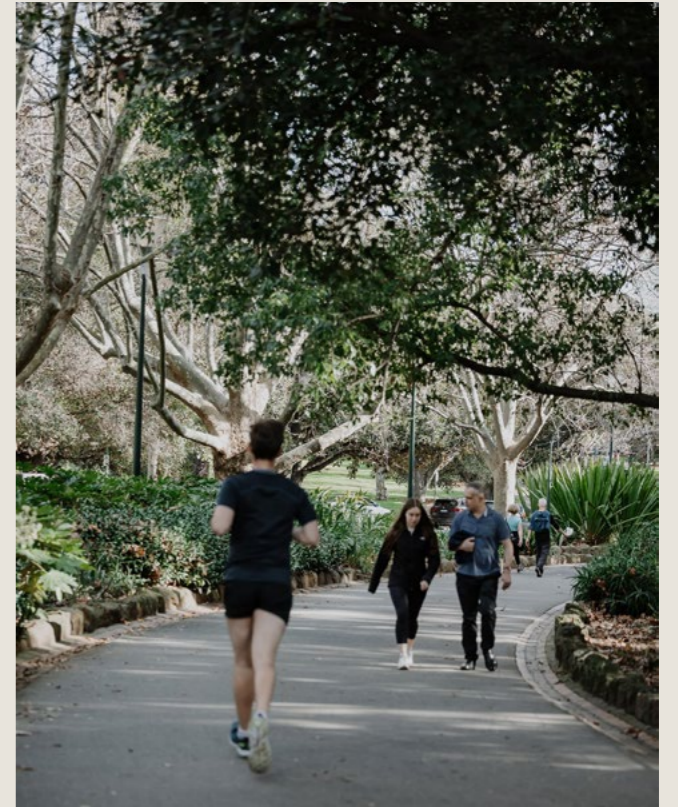
Whether it's picking up a bakery treat, boutique shopping or adding to the wine collection you don't have to go far from Five Bowen to fulfill every need.



A NEIGHBOURHOOD RICH IN FLAVOURS



WHERE LIFE BALANCES WORK



Albert Park, Kings Domain and the Royal Botanical Gardens are among the nearby green spaces ideal for a restorative lunchtime stroll.



A SHORT WALK AWAY



A seven-minute tram ride connects you to Flinders Street Station, Federation Square and the Melbourne CBD, whilst just a few steps away, the new Anzac Station will reduce travel time for commuters across metro and regional Melbourne.



A WORKPLACE WITH EXCEPTIONAL CONNECTIONS

The St Kilda Road corridor has long been a prestigious business address. Now the construction of the future Anzac Station public transport hub has made the surrounding precinct more desirable than ever. The building is positioned between the major arterials of St Kilda Road and Kings Way and is serviced by multiple tram routes. Parklands around the Shrine of Remembrance and Albert Park Lake are just steps away, with many restaurants, cafés and cultural institutions nearby.



A PLACE TO CONNECT

A sense of connection starts at the front door. The entry lobby and the adjoining café will help to create a lively streetscape, providing more diversity along Bowen Crescent and contributing positively to the precinct. These revitalised spaces will have an active, energetic ambience, welcoming building occupants, visitors and the public.



ARTIST IMPRESSION



ARTIST IMPRESSION

THE LOBBY

With contemporary finishes and cleverly configured seating, the lobby and café will have separate entries from the street. The internal spaces flex between them, creating a range of settings for informal meetings, greeting visitors or personal breaks.



ARTIST IMPRESSION

SPEC SUITES

The new workplace purpose is to bring people together in a way that surpasses a working-from-home experience.

WORK FLOORS

Natural light, ample ventilation, access to views and high ceilings all are key ingredients of enduring and desirable workplaces. At Five Bowen, work floors of up to 967m² benefit from spectacular parkland and bay views. Upgraded lift foyers and bathrooms on each floor reflect a sleek contemporary aesthetic.



ARTIST IMPRESSION

ROOFTOP

The tenancy on Level 14 includes exclusive use of a unique rooftop amenity. Planned around the best opportunity for views, it combines indoor and outdoor collaborative spaces as well as providing an impressive entertainment space.

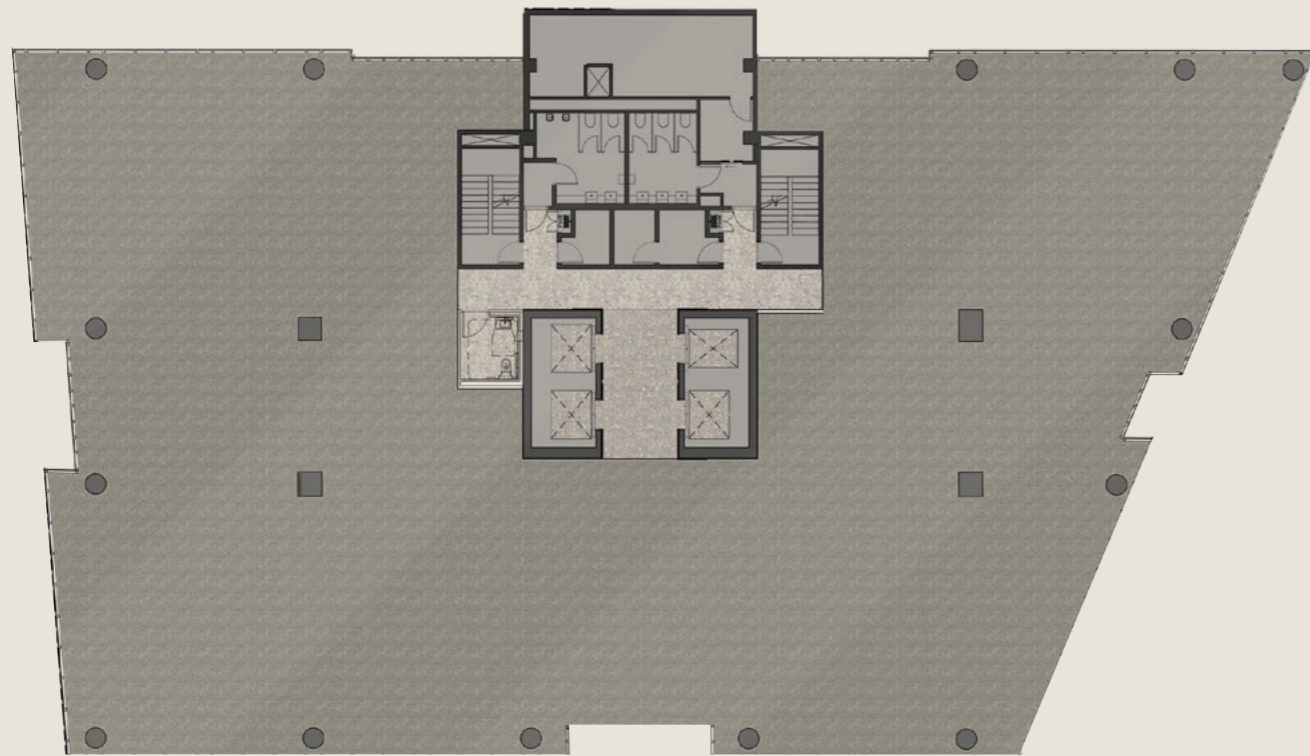


ARTIST IMPRESSION

END OF TRIP

At Five Bowen, the end-of-trip facility is designed to support wellbeing and enhance the daily experience of its users. It will include an exercise/yoga space as well as lockers and showers (including accessible showers). The rear carpark entry from Bowen Lane will be converted to provide a safe, car-free entry for bikes and pedestrians.

TENANCY PLANS



TYPICAL FLOORPLATE

Office NLA **967m²**



LEVEL 7 SPEC SUITE

Areas from **249m²**

THE TEAM

BATESSMART

Bates Smart is a multidisciplinary design firm delivering architecture, interior design, urban design and strategic services across Australia, with a staff of over 250 in studios in Melbourne and Sydney. Their award-winning projects transform the city fabric and the way people use and inhabit urban spaces and built environments.

BERGAMIN GROUP

We are a family owned business which has built and developed commercial properties for over 60 years. Always aiming to provide a high quality office space which caters to the needs of today's modern work environment. We believe when you build in a great location and provide great office space, people will want to be there!

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