



COLLINS ON BOURKE

90-96 Bourke Road | Alexandria | NSW 2015

Warehouse 1.09





COLLINS ON BOURKE – ENJOY THE MIX

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Based in South Sydney's Alexandria, **Collins on Bourke** is a landmark development where work and life combine. Developed by HSF Property Developments and The Pepper Group, this state-of-the-art 21,500sqm building has been designed to cater to an exciting mix of retail, light industrial and commercial businesses.

“Collins on Bourke is now the most desirable hybrid development in the greater South Sydney market. IT offers tenants a contemporary business space with an ideal work life balance”

As the premium Display & Technology Centre in the area, **Collins on Bourke** is a stunning complex that showcases top-of-the-range finishes throughout. The latest security features, ample parking, plus generous onsite amenities including restaurant and bar, childcare and medical centre has seen this become a sought after development.

There are **High-Tech Office Suites** catering to both large corporate operators and smaller creative businesses. These stylish spaces have been designed with the very latest features such as polished concrete floors, air conditioning, suspended lighting, landscaped terraces and double door entry.

Warehouse Space offers a unique blend of warehouse and office units with high clearance warehousing, excellent access, ample parking and flawless finishes.

A choice of **State Of-The-Art Showrooms** with valuable exposure to Bourke Road are thoughtfully designed with high clearance ceilings for maximum space and an abundance of natural light. The showrooms also include rear underground loading docks that allow easy, hassle-free access.



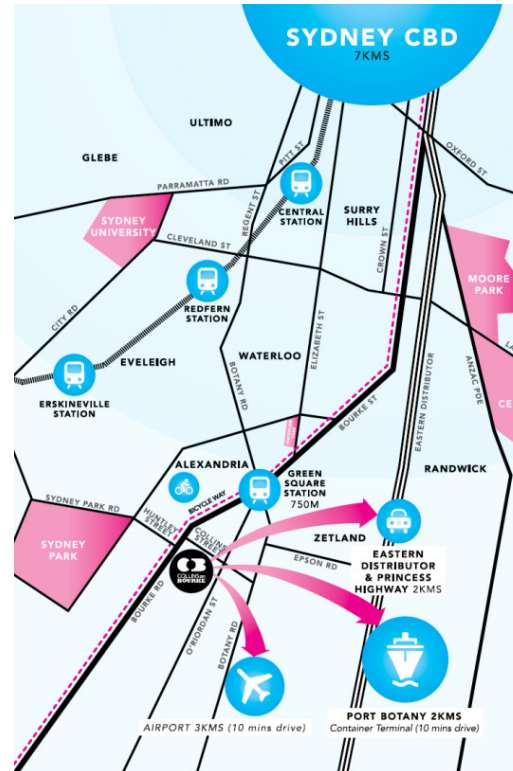
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An Accessible Location

Located on the corner of Collins Street and Bourke Road, Alexandria, this state-of-the-art development is just 7 kilometers from Sydney's thriving CBD.

Many hi-tech businesses have already taken advantage of its superior location, outstanding infrastructure and excellent transport options. With Green Square train station just a short stroll away and a newly built cycle way on Bourke Road, it's easy to see why.

No longer are Surry Hills, Redfern, Glebe and Pyrmont the sought after suburbs – Alexandria, and **Collins On Bourke** is the superior location.





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Current Onsite Tenants

Collins on Bourke provides an enviable mix of spaces that has attracted a number of key tenants including Panasonic, Suntory and Fitness Australia. Australia's leading wine merchants Samuel Smith & Son and Negotiants Australia have relocated their operations to **Collins On Bourke** for its accessibility to key infrastructure within the area.

There is peace of mind for working parents with the provision of a long day childcare center onsite. Explore and Develop at **Collins On Bourke** provides high quality education and care for the children of staff, as well as families in the local South Sydney community.

Onsite gym Plus Fitness and medical centre Galen and Gray provide **Collins On Bourke** tenants with the facilities and knowledge for ultimate health and vitality.

Vicinity Dining is **Collins On Bourke's** onsite café, restaurant and bar that operates 7 days a week. It's an excellent place to grab a morning coffee on the way to work, entertain a client over an impressive lunch or simply pick up a sandwich on the go.





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Tenant Requirements

The following accommodation requirements have been identified by the proposed tenant:

1. Combined warehouse and office space circa 277 sqm.

The warehouses within **Collins On Bourke** benefit from a number of key features, including:

- Its location within a brand new state-of-the-art building.
- A contemporary design with mezzanine office that incorporates an abundance of natural light.
- High clearance of 6 meters with internal bathroom and kitchenette facilities.
- Accessible level 1 position that provides additional security and privacy.
- Access to onsite facilities such as basement car wash bay, cafe, restaurant, 24 hour gym, medical center and childcare.
- Access to fully furnished breakout areas provided across other levels.





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Proposed Area (Warehouse 1.09 @ 277 sqm)

COLLINS ON BOURKE
LEVEL ONE





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Warehouse 1.09 - Internal Image





COLLINS ON BOURKE – ENJOY THE MIX

Warehouse - External Image





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Supporting Images





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Contact Information | Leasing & Sale Rates

Leasing rates are set at \$285psm (\$78,945 PA) Net and the purchase price is \$3900psm (\$1,080,300).

For more information on becoming part of this landmark development contact George Mitsis or Patricia Rogers from **Collins On Bourke**.

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