

# ONE FIVE FOUR

*melbourne*



154 MELBOURNE

# Diversity and convenience, it's all here

Located less than 900m from the Brisbane CBD and just two blocks away from the Boundary Street Fiveways, your organisation will be able attract and retain professional personnel through the lifestyle benefits South Brisbane has to offer. The popular Fish Lane and Melbourne Street dining precincts are on your doorstep.

## Bars, restaurants & cafes

The Fox Hotel, Taro Ramen, Southbank Beer Garden, Bacchus, Pig 'N' Whistle, Cowch Dessert Cocktail Bar, Hop And Pickle, Olio Cafe & Bar, champ kitchen & bar, La Lune Wine Co, Saccharomyces Beer Cafe, The Charming Squire, Gelato Messina, Julius Pizzeria.

## Culture

South Brisbane hosts a mix of artistic, cultural, culinary and leisure experiences including The Queensland Art Gallery, Gallery of Modern Art, State Library of Queensland, Queensland Museum and Sciencentre and the Queensland Performing Arts

## Hotels & serviced apartments

Fleet Lane, Rydges, Spice, Arena, Riverside Hotel, Opera, Parkview, soda, Morgan Suites





BRISBANE  
CBD

QUEEN VICTORIA  
BRIDGE  
900m from Queen  
Street Mall

QUEENSLAND  
PERFORMING  
ARTS CENTRE

SOUTHBANK  
PARKLANDS

M3 TO GOLD  
COAST

GOMA

SOUTH BRISBANE  
TRAIN STATION

BRISBANE  
CONVENTION  
CENTRE

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## Location

154 Melbourne Street enjoys an enviable position just minutes from South Brisbane Railway Station, City Glider and new Metro Bus Station.



Train 550m  
South Brisbane station



Bus on the doorstep  
City Glider Service



Major bus station 500m  
Performing Arts Bus Centre



Citycat 1km  
South Bank 1



Bicycle  
Brisbane's best cycle pathways lead straight to South Brisbane



RENDER OF APPROVED  
FOYER CONCEPT



ESPRESSO	2.50
AMERICANO	2.50
MACCHIATO	2.50
CORTADO	2.50
CAPPUCCINO	3.50
MOCHA	3.50
COLD BREW	3.50
CHAI LATTE	3.50
LATTE	3.50
HOT CHOCOLATE	3.50
LEMON HONEY	3.50
HOT TEA	2.50
ICED TEA	2.50
ADD SYRUP	0.50
ESPRESSO	0.50
DAT BOY HEMP	0.50

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## A higher level of workplace, service and experience

154 Melbourne offers a highly desirable business address in the heart of Brisbane's most sought after commercial business precincts, South Brisbane. This eye catching 11 level commercial building incorporates the advantages of a prominent location with the ultimate convenience of close proximity to the CBD and an abundance of services, amenities and infrastructure on your doorstep.

This modern A-grade complex was constructed in 2009 and benefits from virtually column free floors offering superb natural light on four sides and fantastic views. Increased ventilation rates promote a healthy indoor environment and the chilled beam air conditioning is highly energy efficient and quiet. Sustainability credentials are great with a 5.5-Star NABERS Energy rating and a 5-Star Green Star rating.

Other benefits include:

- High profile signage rights available
- Excellent tenant parking ratio
- A refurbished foyer
- End of trip facilities and bike racks
- Centrally monitored CCTV cameras
- High speed connectivity





## A flexible design



**5.5 STAR**  
NABERS energy rating  
4 star NABERS water rating



**WIFI ENABLED**  
High speed connectivity  
to the building



**SECURITY**  
Access control throughout the building



**Wellness**  
Abundant natural light, high ceilings and  
uninterrupted views of the Brisbane River




**4 LIFTS**  
servicing all office and basement floors



**Parkland**  
Walking distance to Southbank Parklands and  
Musgrave Park for outdoor activities



## End-of-trip

 162 Lockers

 8 Showers

 12 Bike storage

 Towel service

 Ironing station









## Current leasing opportunities













SUITE/ LEVEL	AREA (SQM)	RENT (PER SQM P.A. + GST)	TIMING	COMMENT	FLOOR PLANS
Level 3	1,086	\$625 gross	Immediate	Fitted whole floor which can be made good to an open plan condition.	<a href="#">View floor plan</a>
Part Level 4	313	\$650 gross	Q1 2024	Existing fitout includes waiting area, boardroom, 2 meeting rooms, 2 offices, 20 linear workstations and large kitchen area	<a href="#">View floor plan</a>
Suite 501	193	\$650 gross	Q4 2022	Space to feature brand new fitout including reception, boardroom, meeting room, quiet room, office, breakout / kitchen and an open plan area with 18 workstations.	<a href="#">View floor plan</a>
Suite 502	412	\$650 gross	Q4 2022	Space to feature brand new fitout including reception, boardroom, meeting room, quiet room, 3 offices or meeting rooms, large breakout / kitchen with tiered seating and a balcony and an open plan area with 36 workstations.	<a href="#">View floor plan</a>
Suite 503	281	\$650 gross	Q4 2022	Space to feature brand new fitout including reception, boardroom, meeting room, 2 offices, breakout / kitchen and an open plan area with 24 workstations.	<a href="#">View floor plan</a>
Suite 504	144	\$650 gross	Q4 2022	Space to feature brand new fitout including unmanned reception, boardroom, meeting room, one office, breakout / kitchen and an open plan area with 12 workstations.	<a href="#">View floor plan</a>
Part Level 8	534	\$650 gross	Immediate	Suite to feature brand new fitout.	<a href="#">View concept plan</a>
Level 9	~300	\$625 gross	Immediate	To be fitted out.	N/a
Level 10	987	\$625 gross	Immediate	Refurbished to a warm shell.	N/a



## A new flexible work solution by Centuria.

**cirque** is Centuria's national network of flexible workspace sites located within our commercial office buildings. cirque offers luxe meeting and office spaces for collaboration and community, with best in class amenities. Located within lifestyle precincts, these top quality flexible workspaces have a strong focus on technology, offering state of the art work hubs to small, medium and large businesses who are looking for high end finishes and brand elevating client engagement spaces.

**Convenience at your fingertips, these exclusive inclusions come as part of our memberships**

 Fast secure wifi	 Private meeting rooms
 24/7 access and security	 Mail and package handling
 Concierge services	 Dedicated support team
 Luxe kitchens	 State of the art printers
 Daily cleaning service	 Regular professional social events
 End of trip facilities	 Conference spaces



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