ONE FIVE FOUR 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



























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









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









End-of-trip



162 Lockers



8 Showers



12 Bike storage



Towel service



Ironing station









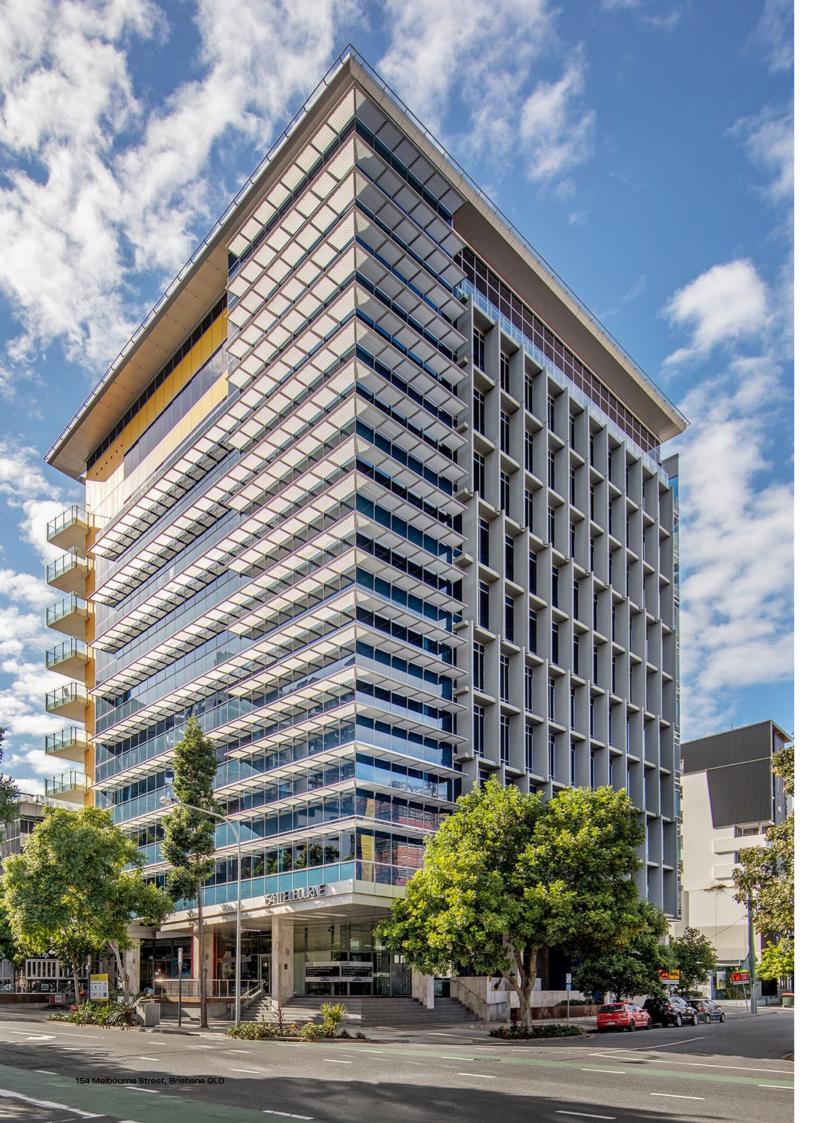






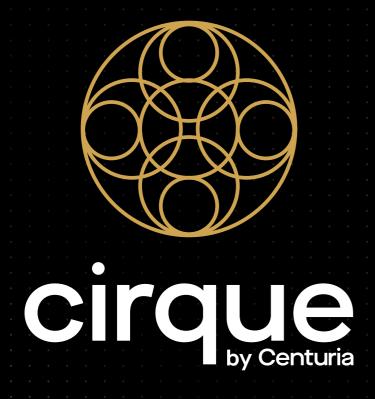






Current leasing opportunities

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.	View floor plan
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	View floor plan
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.	View floor plan
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.	<u>View floor plan</u>
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.	View floor plan
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.	View floor plan
Part Level 8	534	\$650 gross	Immediate	Suite to feature brand new fitout.	View concept plan
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



Shane Van Beest

National Leasing Director Shane.vanbeest@colliers.com 0415 575 007

Warwick Wolfe

National Leasing Director Warwick.wolfe@colliers.com 0412 657 307

TACTIC

Mel Pikos

Senior Partner Mel@tacticproperty.com 0417 087 939

Michael Skarparis

Senior Partner Michael@tacticproperty.com 0405 038 146

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