



CREATIVE OFFICE SPACE FOR SUB-LEASE

99 MELBOURNE STREET
SOUTH BRISBANE



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THE OPPORTUNITY

WHERE BUSINESS IS REAWAKENED

The perfect place to call 'work' – 99 Melbourne Street is an opportunity for businesses to take advantage of the benefits a collaborative and dynamic workspace can deliver.

Perfect for the creative, innovative and social minds, this unique space has only been completed within the last two years. Its flexible and modern fit out creates the ideal space for teams to work together and generate great results. Situated on level 2 and with up to 525sqm available for sub-lease, 99 Melbourne Street is equipped with highly practical layouts, expansive areas and efficiencies to help businesses perform at their best.

Located in the heart of South Brisbane, you are also at the doorstep of a vibrant lifestyle scene that offers a myriad of choice for employees. Fish Lane Arts Precinct, South Brisbane bus & train station and South Bank are all within easy walking distance, providing great options when it comes to retaining staff and entertaining clients.



Located in the heart of South Brisbane



425sqm – 540sqm available



Long-term sub-lease until 31 August 2025



Recently completed fit out



Direct lift access



Flexible working spaces with high quality audio visual facilities



Polished concrete floors and exposed ceilings enhance the creative environment



North West facing outdoor terrace



CCTV with integrated base build and tenancy access cards



THE SPACE

A WORKSPACE DESIGNED TO TURN HEADS

From the practicalities of each working area, to its bold design features, it's an inspiring space that's been conceived without compromise.

Level 2 has been assiduously appointed to showcase just how good a modern workspace can be. With natural light throughout, pleasant views through the tree canopy of the adjoining streetscape can be enjoyed from the dominant Melbourne St facade.

The space has been designed to accommodate various ways of working – from linear stations, office enclaves and various collaborative breakout spaces. There is also the potential to access additional boardroom and meeting room facilities, including the 'Bistro' breakout area that is not part of the exclusive sub-lease space but can be utilised for larger team meetings, presentations and social events.

The design of the space itself exudes confidence and provides an abundance of interest compared to the typical four walls. Raw concrete floors, exposed ceilings, avant-garde lighting and eye-catching wall graphics make for a working environment that people will love to work in, and clients will want to visit.

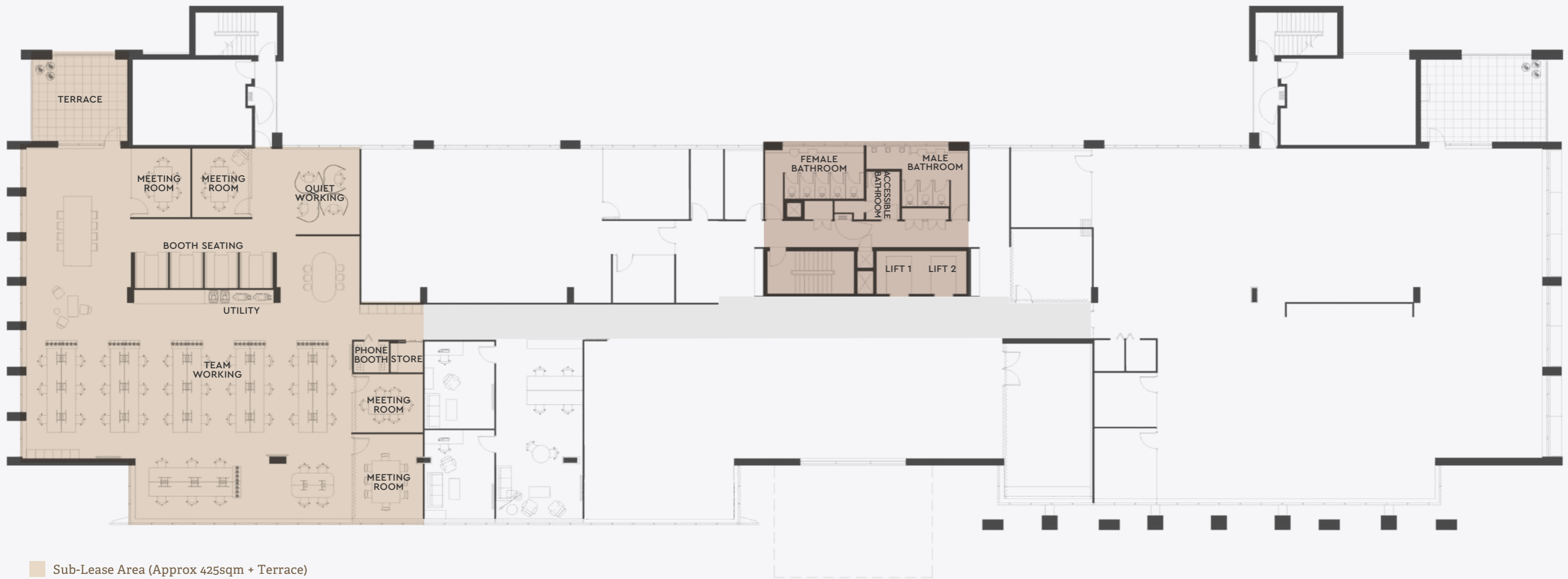
OPTION ONE: APPROX 540SQM + TERRACE



- Sub-Lease Area (Approx 540sqm + Terrace)
- Proposed Lobby
- Core Areas



OPTION TWO: APPROX. 425SQM + TERRACE



- Sub-Lease Area (Approx 425sqm + Terrace)
- Proposed Lobby
- Core Areas



LOCATION
IN THE HEART OF A SPIRITED PRECINCT

South Brisbane is home to some of the most dynamic destinations in the city and they are all on the doorstep of 99 Melbourne Street, just 15mins walk from the CBD.

This part of the city has seen rapid development and expansion over recent years, and is now the home of popular eateries, interactive public spaces and Brisbane's art precinct. It's a highly sought after option for all kinds of businesses due to the inspiring surrounds and generous lifestyle offerings it presents to employees. South Brisbane offers plenty of quality eating options, green parklands for those wanting to break up the day with fresh air, and great bars and dining for staff or client functions.

Adjacent to 99 Melbourne Street itself is the Fish Lane Arts Precinct where you'll find a diverse selection of eateries, cafes and bars as well as art galleries, creative workshops and live musical events. Expansion of Fish Lane is currently underway to create a vibrant central Town Square. The masterplan features more retail, eating destinations, public parklands with lighting installations and dedicated spaces to accommodate live music and performances.



Raw Space Café on ground floor lobby



4-minute walk to South Brisbane train station



260m to Queensland Performing Arts Centre



In the heart of the Fish Lane Precinct



6-minute walk to South Bank



1-minute walk to Brisbane Convention & Exhibition Centre



South Bank is also within walking distance from 99 Melbourne Street. It promotes itself as a true lifestyle and cultural destination with premium dining, hotel accommodation and open parklands with views to the river and city.

Throughout the year you'll find the numerous public spaces come alive with performances, music and festivals.



GET IN TOUCH

BRING YOUR BUSINESS TO LIFE
Don't pass up this unique opportunity to give your business an inspirational place to call home.

Get in touch with us today for more information and to arrange an inspection.

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