

OFFICE/COMMERCIAL NOW LEASING



Artist Impression



YOUR NEW OFFICE AWAITS AT



BOTANICAL VILLAGE

**Coles + 22 Specialties in this
mixed use development**

Level 5, 111 Cecil St, South Melbourne
Ph: 03 9998 8000 comac.com.au

OFFICE/COMMERCIAL - Botanical Village

Why Choose Botanical Village?

Botanical Village will be the region's newest convenience hub — directly beside Mickleham South Community Centre and opposite Yubup Primary School. This will be a key location in one of Melbourne's fastest-growing corridors, ensuring a steady flow of local families and professionals.

Flexible Space, Tailored to You

Secure the entire 344m² top floor or customise the footprint to suit—from 50m² up to 200m². Efficient floor plate makes it simple to create everything from open-plan work zones to private consulting suites. There is full stair and lift access for effortless client mobility and future compliance.

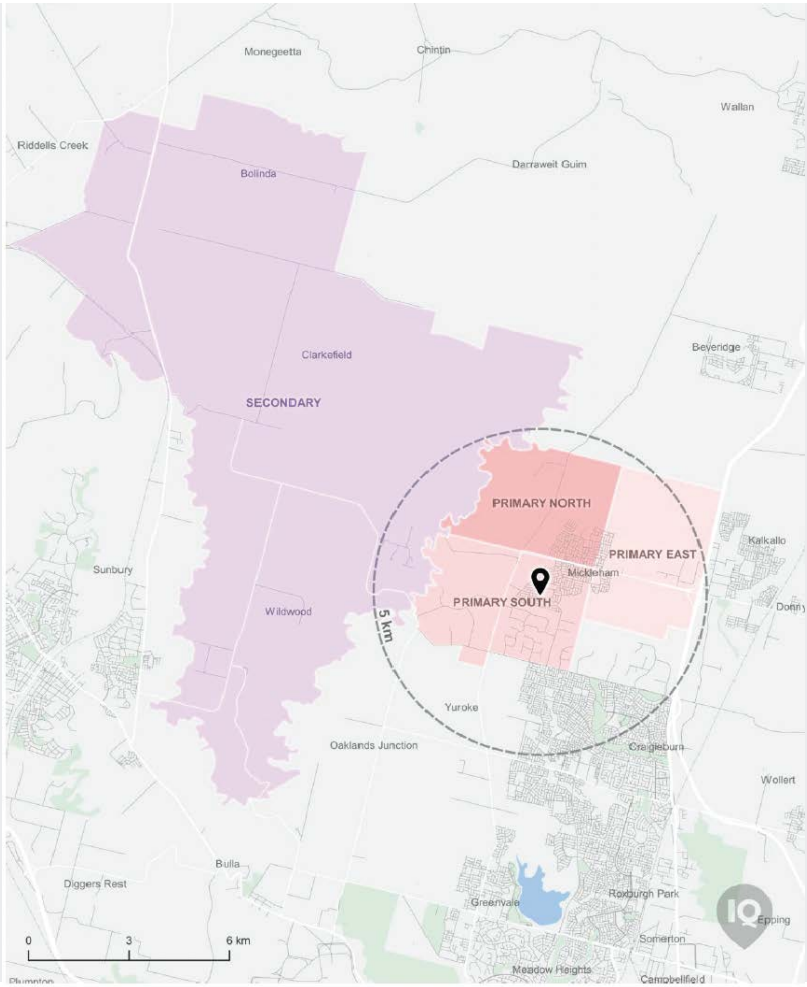
Join key national brands like Coles, Liquorland, Direct Chemist Outlet, Domino's Pizza, Aspire Childcare and Anytime Fitness right next door on the same level—driving constant traffic, morning to midnight.

Perfect for Professional Services

These office/commercial areas are ideal for real estate agencies, conveyancers, accountants, mortgage brokers, solicitors, NDIS providers and other practice-based businesses looking for credibility, convenience and growth.



MAIN TRADE AREA & SURROUNDING SUBURBS



Source: Location IQ - Market Potential Assessment 2022

FAST FACTS



Perfectly located
in a strong growth corridor



Anchored by
Coles + 22 specialties



Opportunity to arrange
the office footprint
to meet needs



Join key national
brands in this
new shopping centre



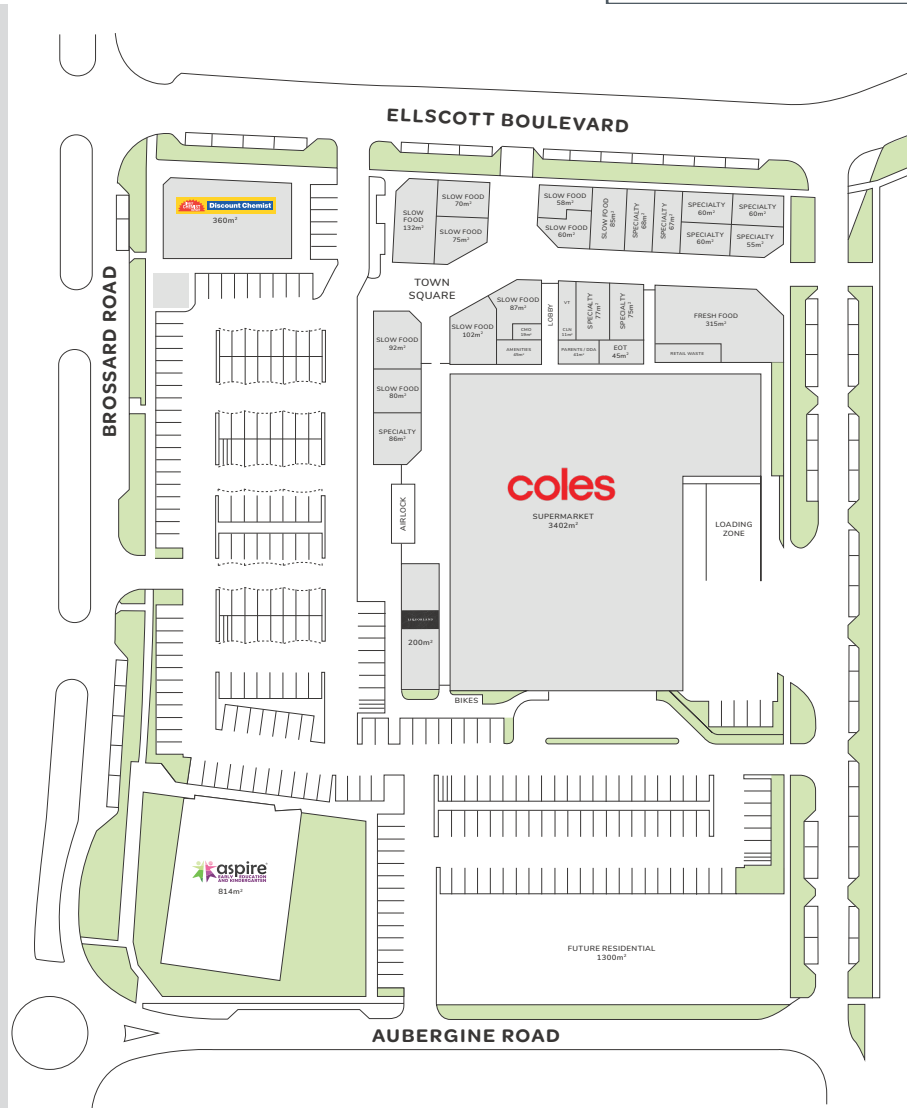
Average customer age
31.2 years old



Ample on-site
Customer Parking

CENTRE PLAN

Office/Commercial - Level 1



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