

ARC

where business meets lifestyle



Essendon Fields is Melbourne North West's largest master-planned office hub, perfectly situated **15 minutes*** north west of the Melbourne CBD and **6 minutes*** south east of the Melbourne Airport, home to over 30,000m2 quality office accommodation and over 200 thriving businesses.



Introducing Arc

A striking landmark incorporating three A-grade quality office buildings totalling 20,000m² in the heart of Essendon Fields' commercial hub. Stage One of the Arc, featuring 6,500m² design by the award winning Bruce Henderson Architects, is set out to create a unique hub of balanced and innovative work spaces and breakout areas, set within its own contemporary landscaped courtyard, embracing the perfect work life balance.

Stage One Building

Key Features



6,500m²

OF A GRADE
STYLE OFFICE



DESIGNED TO 4.5
STAR NABERS RATING



FLEXIBLE FLOOR
PLATES



5 STAR GREEN
STAR DESIGN



ABUNDANCE OF
NATURAL LIGHT TO
ALL ELEVATIONS



INNOVATIVE
LANDSCAPED CENTRAL
COURTYARD WITH
WORKHUB SPACES



SECURE CAR
PARKING



END OF TRIP
AMENITIES



MELBOURNE CBD

DFO SHOPPING CENTRE

ARC

GYMNASIUM

AIRPORT TERMINAL

ESSENDON FIELDS CENTRAL SHOPPING AND DINING

LAMANNA SUPERMARKET AND CAFE

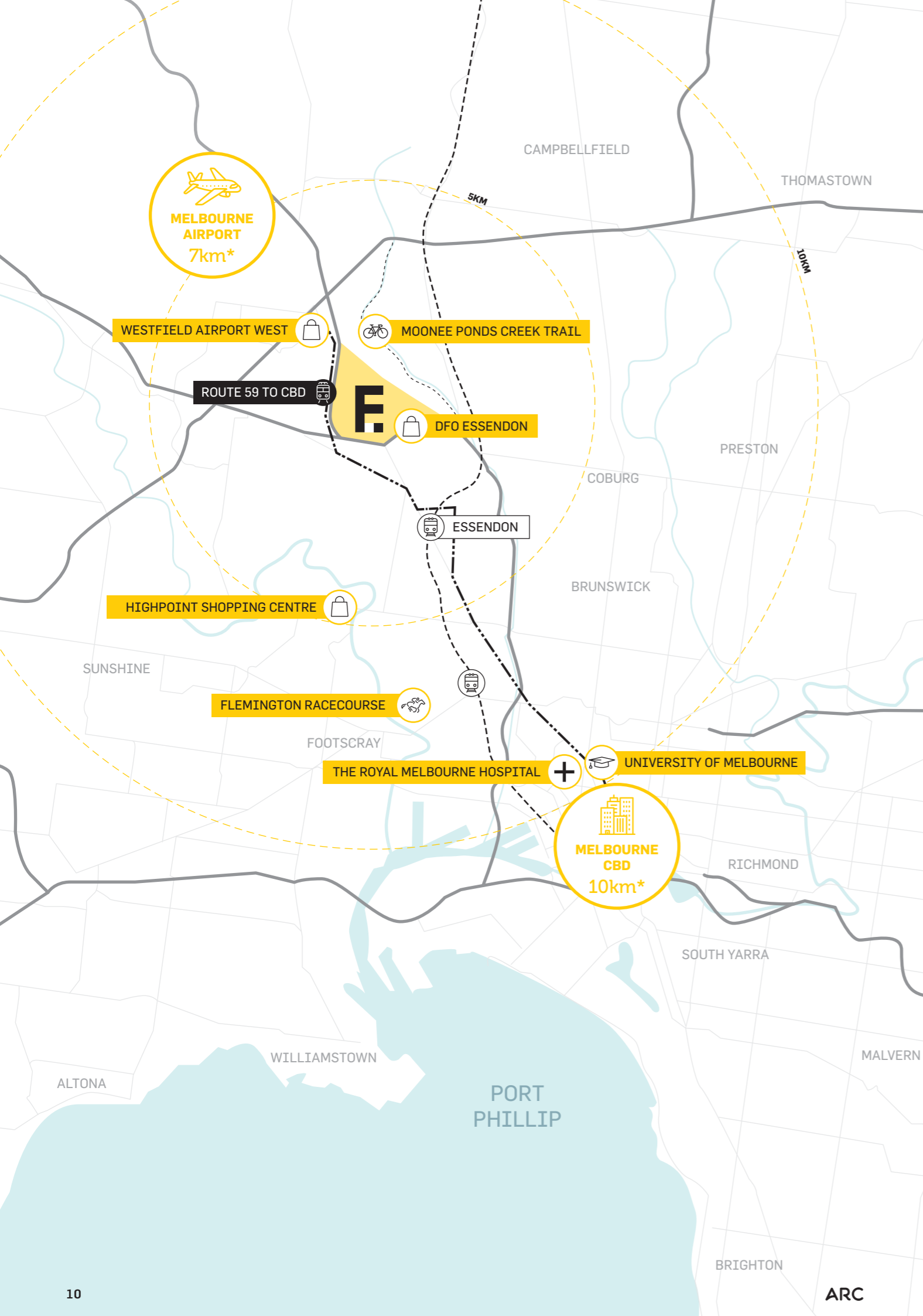
HYATT PLACE AND EVENTS CENTRE

CHILD CARE

MEDICAL CENTRE

BUSINESS DISTRICT

AUTO CENTRO - 20 NEW CAR DEALERSHIPS




Convenient Access

Directly serviced by the Tullamarine Freeway and Citylink, Essendon Fields offers easy connectivity to the Melbourne CBD and Melbourne International Airport, as well as exceptional access to greater metropolitan Melbourne via the Calder Freeway and Western Ring Road, providing an enormous employment catchment within a 30 minute drive.

Public transport is also readily available with bus and tram services as well as a dedicated staff shuttle bus to and from Essendon Train Station.


In addition, the Arc offers an exceptional bike track network to neighbouring suburbs, CBD, as well as south eastern suburbs, embracing staff wellness and sustainable travel methods.


2 min
 walk to trams
 and buses


6 min
 drive to
 Melbourne Airport


8 min
 shuttle bus to
 Essendon Station


8 min
 cycle to the Moonee
 Ponds Creek Trail


15 min
 drive to
 Melbourne CBD



Exceptional Amenity

At Essendon Fields there is an abundance of lifestyle amenity, including the award winning LaManna Direct supermarket, gymnasium, childcare facility, Hyatt Place hotel & events centre, bar & restaurant, an established neighbourhood shopping centre anchored by Coles Supermarket, serviced based specialty stores, cafes and food outlets, as well as specialist facilities including a medical and a dental practice, providing the ultimate convenience of work life balance.

A wide variety of amenity that provides the ultimate work/ life balance



“Our staff really enjoy coming to work at Essendon Fields, that’s because of the modern, inviting environment where they can also shop or enjoy easy access to a range of services, but its also the convenience of getting to work.”

OSSIE KASSO
CHIEF FINANCIAL OFFICER, ARMAGUARD GROUP



“We are delighted with our new home at Essendon Fields. It was important for us to choose a location that not only made commercial sense, but also an environment where our staff would enjoy working.”

MICHAEL FORD
CEO, THE GOOD GUYS



“The inspiration for this development is to create buildings of timeless design and character, enhancing our vision of a unified built form meticulously sculptured with a graceful and articulated curved façade, fostering a vibrant sense of interaction and community reflected through visual and physical links to the unique landscaped courtyard, created for collaboration and promoting of ideas.”

GRAHAM MORRISON
DIRECTOR, BRUCE HENDERSON ARCHITECTS

Building Overview

FLOOR PLATES

With over 1,000 m² of open office floor plates on each level, Arc can accommodate businesses small or large, providing opportunities to efficiently subdivide each level into four smaller offices, or create a larger corporate office through combining multiple levels where internal stair access options are available.

END OF TRIP FACILITIES

The Arc provides state of the art End of Trip facilities incorporating showers, locker rooms and bicycle parking, directly accessible from the secure car park and the lift core.

WELLNESS

Designed to target 4.5 star NABERS rating, 5 star Green star rating and A-Grade office standards, The Arc is focused on the health and wellbeing of the staff, set out to deliver occupier focused workplaces through higher thermal comfort, better ventilation and access to natural light, encouraging better productivity and collaboration.

The building design provides a stunning central courtyard incorporating a variety of breakout spaces, encouraging a truly flexible environment incorporating business with lifestyle.

CAR PARKING

Generous and secure car parking available in the basement and an adjacent multi-deck car park.

“The result is beyond my expectations - already we are seeing the operational benefits of moving to Essendon Fields with absenteeism down and productivity up.”

JOHN S. SIMPSON

STATE MANAGER, INSURANCE AUSTRALIA GROUP (IAG)

Staging plan



Boundaries indicative

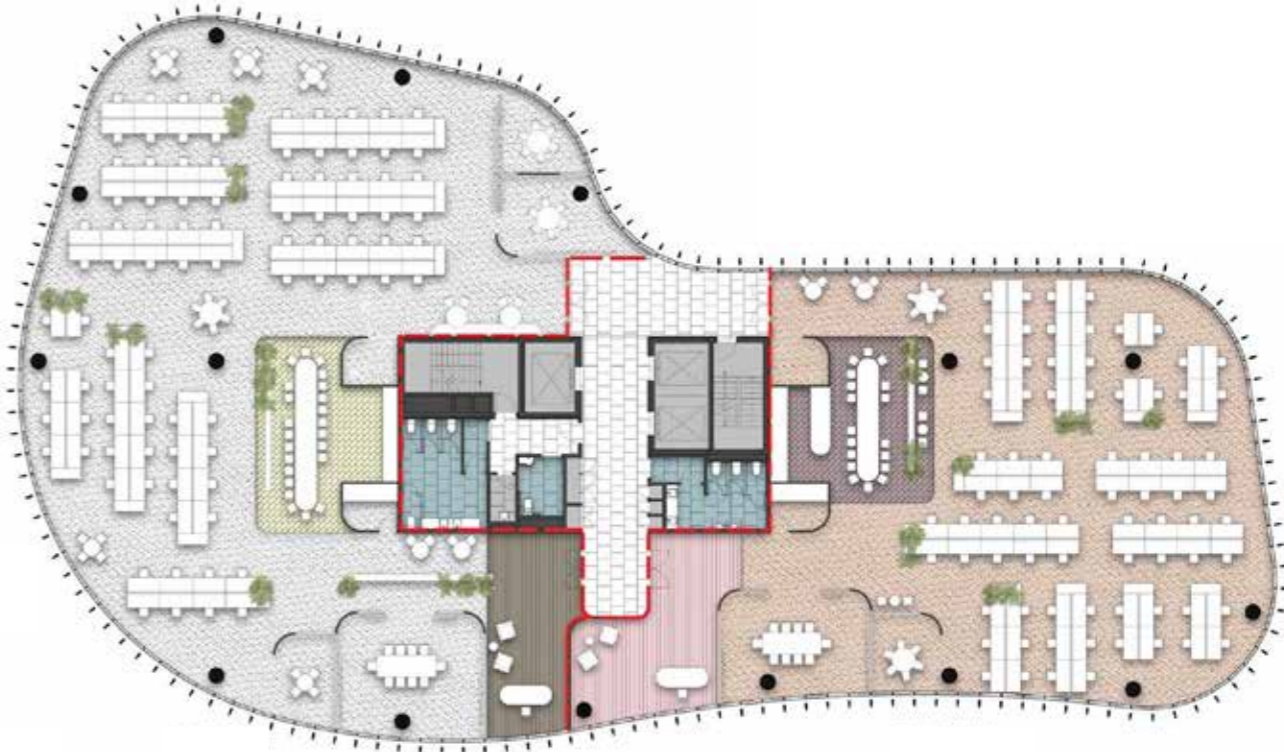
Stage 1

Single Tenant



*BOUNDARIES INDICATIVE

Dual Tenants

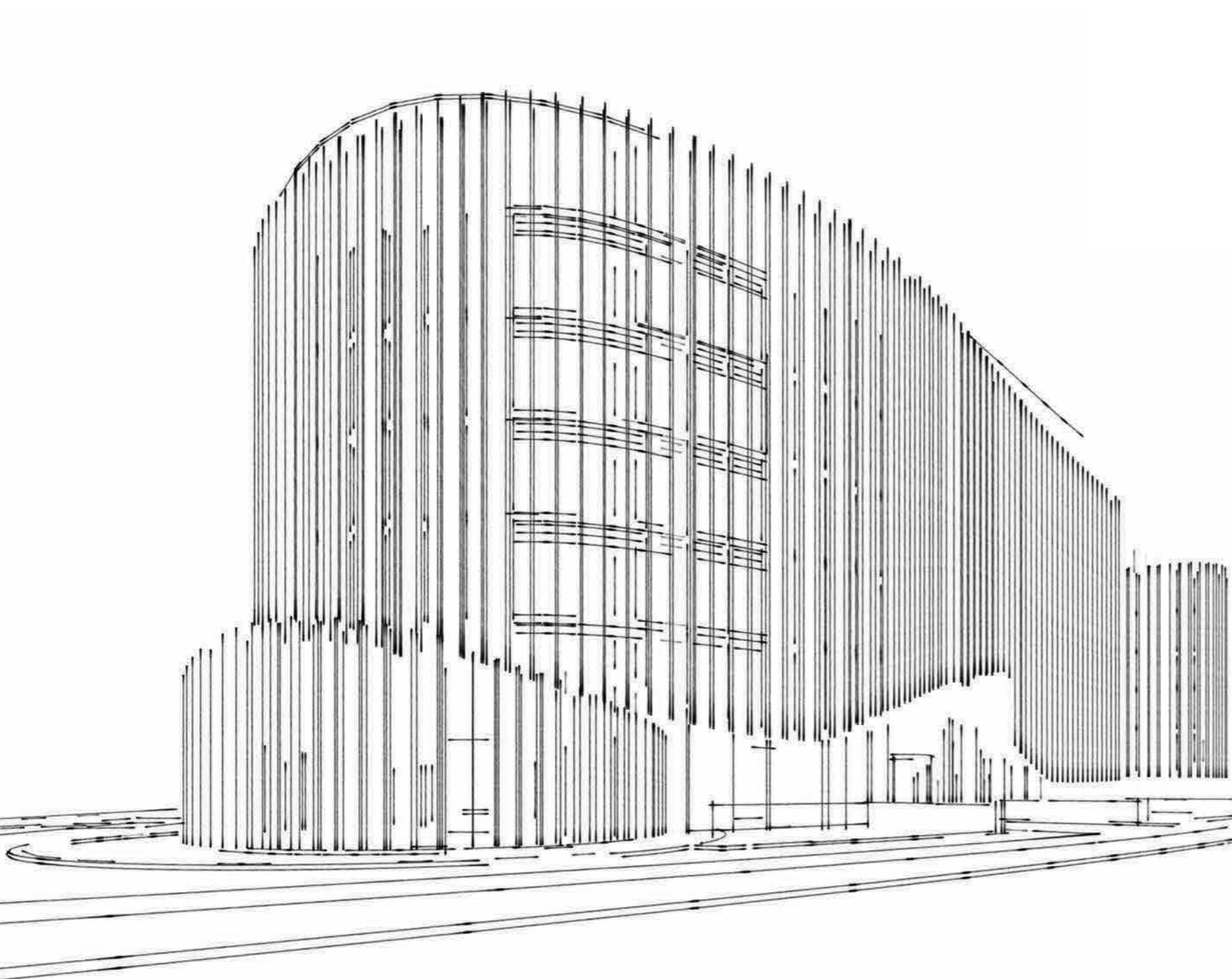


*BOUNDARIES INDICATIVE

Stacking Plan

LEVEL 5	1,133M ²
LEVEL 4	1,133M ²
LEVEL 3	1,133M ²
LEVEL 2	1,133M ²
LEVEL 1	1,071M ²
GROUND FLOOR	897M ²





A Sustainable Workplace

Designed for modern day businesses, ARC is committed to deliver an energy efficient and sustainable workplace solution which enhances productivity and collaboration.

5 STAR GREEN STAR RATING

Green Star assesses the sustainable design, construction and operation of buildings, fitouts and communities.

There are nine categories of assessment to encourage best practice sustainability outcomes, including Management, Indoor Environment Quality, Energy, Transport, Water, Materials, Land Use and Ecology, Emissions and Innovation.

On average, green star buildings:

- Produce 62% fewer greenhouse gas emissions than average Australian buildings
- Use 66% less electricity than average Australian buildings
- Consume 51% less potable water than minimum industry standards
- Recycle 96% of their construction and demolition waste

new.gbca.org.au

4.5 STAR NABERS RATING

The National Australian Built Environment Rating System (NABERS) is a measurement tool which assesses the environmental performance of buildings or tenancies over a 12 months period, across four disciplines including Energy, Water, Waste and Indoor Environment.

Ranging from 1 to 6 stars, higher NABERS ratings delivers demonstrated financial benefits, including reduced operating costs, better work environment for employees.

nabers.gov.au



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