

545

BLACKBURN RD
MOUNT WAVERLEY

**NOW
LEASING**



Leasing

See Key Advantages Inside

7,730sqm

Premium Corporate Office Space



centrepoin
PROJECTS

Go to
545blackburn.com.au
for more information and enquiries.

Fortune Building Pty Ltd

A.C.N 060 679 709

PO Box 152 Mount Waverley Vic 3149



Thank you for the opportunity to present our exciting building at 545 Blackburn Road Mount Waverley. We believe 545 represents a unique leasing opportunity in the popular South East corridor of Melbourne.

The following information is provided for your consideration:

- A high profile and convenient location on Blackburn Road - Mount Waverley
- Brand new 5 star quality building, offering 3 large office floor plates of **2,500** sqm each
- Including large foyers, polished stone floors, timber ceilings and the latest LED lighting
- **315** car parks providing a high ratio of **secure undercover** car parking
- On site - ground floor café
- Opportunity for separate level Reception and Board room locations
- Roof top recreation areas with covered louvers
- A **high quality build** (targeting Nabers 4.5) providing reduced operating costs
- Building Management located just next door
- Fast fit-out & service connections opportunities

The website at www.545blackburn.com.au has more information on the building and it's features.

This building is designed and built to be a long term home for future tenants, and is indeed a long term investment for the owners and operators who are located next door. Inspection is welcome of the already completed and tenanted - STAGE 1, located at 549 Blackburn Road.

Please contact the owners or your preferred agent to discuss a competitive rental and fit-out deal, with appropriate incentives available.

Kind regards,

A handwritten signature in blue ink, appearing to read "Grant Taylor". The signature is stylized with a large, looped initial "G" and a trailing flourish.

Grant Taylor

Managing Director - Fortune Building Pty Ltd

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Building Overview

545 Blackburn Road now offers premium office accommodation in a highly prominent corporate headquarters.

Situated just minutes from both inbound and outbound access ramps to the Monash Freeway, the building incorporates the following features:

- Large, efficient floor plates (2,500sqm+) with 7,730sqm available in total
- Secure parking for 315 vehicles plus ample unrestricted kerbside parking for clients and visitors
- Impressive entrance/lift lobby with top level atrium
- Premium level building services including high speed data access
- Ground level café
- 17 staff showers and bicycle racks
- Rooftop recreation area
- Extensive views from upper levels
- Signage/naming rights for major tenant
- Separate executive/boardroom areas if required
- “15 minutes to Melbourne CBD via the Monash Freeway”

Floorplan Summary

Top Floor	Corporate Office	2,180 sqm	UNDER CONTRACT
Third Floor	Corporate Office	2,503 sqm	
Second Floor	Corporate Office	2,503 sqm	
First Floor	Corporate Office/Meeting	160 sqm	
	Corporate Office/Meeting	130 sqm	
Ground Floor	Reception/Office	130 sqm	
	Café	124 sqm	
Total*		7,730 sqm	

Leasing Information

545 Blackburn Road, Mount Waverley

545 Blackburn Road offers approximately 7,700 sqm of high quality floor space over five office levels; featuring large efficient floor plates of up to 2,503 sqm, and 315 undercover in-building car parks.

With construction substantially completed and finishing works underway, tenants now have access to commence fitout and occupy when their fitout work is completed.

Thank you for the opportunity to present our exciting building at 545 Blackburn Road Mount Waverley, we would be pleased to arrange a meeting to discuss any clients requirements in more detail. We have already demonstrated our ability to deliver a quality product on time with Stage 1 at 549 and believe 545 represents a unique leasing opportunity in the popular South East corridor of Melbourne.

Level	Area Sqm	Min Area Sqm	Rent \$/sqm pa	Outgoings \$/sqm pa	Lease Type	Lease Term	Availability	Fitout	Car Parks
Whole	7,606	1,000	\$340.00	\$50 - \$60	Direct	Negotiable	September 2016	No	315
Rent Reviews	Fixed by negotiation								
Outgoings	Outgoings are payable in addition to the net rental								
Car Parking	315 car spaces available @ \$130 pcm (NO TANDEM) Unrestricted kerbside parking for clients and visitors Building located on Service Lane								
Cleaning	The lessee is responsible for their portion of tenancy and common area cleaning charges								
Comments	Large efficient Floor plates Opportunity for additional dedicated intra floor stair access Impressive entrance/lift lobby with 2 level atrium Ground Floor Café Extensive views from upper office levels Signage/naming rights for major tenant Building Management located next door by owner								
AVAILABILITY	NOW								
NABERS	Greater than 4.5 NABERS Rating (Report Available)								
GST	All quoted rentals, fees and charges are exclusive of GST								

Accommodation Summary

Building Summary

Top Floor	Corporate Office	2,180 sqm
Third Floor	Corporate Office	2,503 sqm
Second Floor	Corporate Office	2,503 sqm
First Floor	Corporate Office/Meeting	160 sqm
	Corporate Office/Meeting	130 sqm
Ground Floor	Reception/Office	130 sqm
	Café	124 sqm
Total*		7,730 sqm

Bathroom Summary

Top Floor	Corporate Office	17 toilets	5 showers
Second Floor	Corporate Office	17 toilets	5 showers
Third Floor	Corporate Office	17 toilets	5 showers
First Floor	Office/Meeting	2 toilets	
	Office/Meeting	2 toilets	
Ground Floor	Café	5 toilets	
	Reception/Office	3 toilets	2 showers
Total		63 toilets	17 showers

Car Parking Summary

First Floor	84 car spaces
Mezzanine	82 car spaces
Ground Floor	66 car spaces
Basement	83 car spaces
Total**	315 car spaces

* Office areas indicative only and subject to final survey

** Car parking spaces subject to final allocation



Key Advantages

Building Advantages

- 5 Star Building
- Large Floor Plates
- Secure Under Cover Car Parking
- Organic Response Lighting
- Premium Road Frontage & Signage Opportunity
- On Site Café
- Generous Amenities
- Roof Top Recreation Areas
- 3 High Speed Elevators
- Separate Executive Office/Reception Spaces
- High Flow Air

Fitout Advantages

- Integrated Fit Out
- Roof Top Recreation Areas
- Organic Response Lighting
- Premium Heating & Cooling
- Data Connectivity
- Electricity Switch Board & Meter Configurations
- Data Cabling
- Curtain Pelmet
- Computer Room
- Plumbing Points



Building Advantages

Feature	Benefit
5 Star Building	Premium market leading corporate office building Designed to be 5 Star energy efficient Reduced operational outgoings LED lighting, Double Glazing, Sun Shades, Daido external walls Quiet office environment - Sound proofing, tiles, insulation * Inspect Stage 1 at 549 Blackburn Road completed in 2013 or Stage 2 at 545 Blackburn Road completed in 2016 by the same team
Large Floor Plates	3 large floor plates - Top Floor 2,180 sqm - Level 3 2,503 sqm - Level 2 2,503 sqm Providing greater connectivity & floorplan options (areas available from 1,000 sqm) Exclusive Outside Terrace Space with remarkable views
Secure Under Cover Car Parking	315 In building under cover Car Parks plus Bike storage High ratio availability (no tandems) Secure & Safe parking No FBT or parking tax Non metered off street parking available
Organic Response Lighting	Intelligent LED Lighting Helping minimise operational costs Motion & light level control built into fittings No light switches cable runs Reduced fit out costs
Heating & Cooling	Equipped with the latest Daikin VRV IV Heat Recovery climate systems High static pressure units provide flexible ducting configurations With energy management & external fresh air economy cycle Touch pad control & management system Meter usage to individual zones
Premium Road Frontage & Signage Opportunity	Premium location of Blackburn Rd Service Lane protecting building entry/egress Major traffic corridor from the South East suburbs (38,000 cars per day) Dedicated service lane with on street parking Close to Monash freeway and shopping strip
On Site Café	Large on site ground floor café & al fresco dining Café has their own internal toilet facilities Separate visitor/employee toilet and shower facilities
Generous Amenities	First Class Amenities & Generous end of trip facilities including:- - Large entrance lobby and floor foyers - Ground floor showers & toilets - 5 showers on each office level - bike storage & lockers - Building Access Security Controls & Video Monitoring
Roof Top Recreation Areas	Top floor recreation areas Outside Balcony Space Covered area with louvres Outside lighting
3 High Speed Elevators	3 large/fast secure elevators serving all levels including basement car park
Executive Office/Reception Space	Lower levels provide the incorporation of dedicated Reception & Board Room facilities. 3 smaller Office/Executive Board Room/Reception spaces available Spaces up to 150sqm

Fitout Advantages

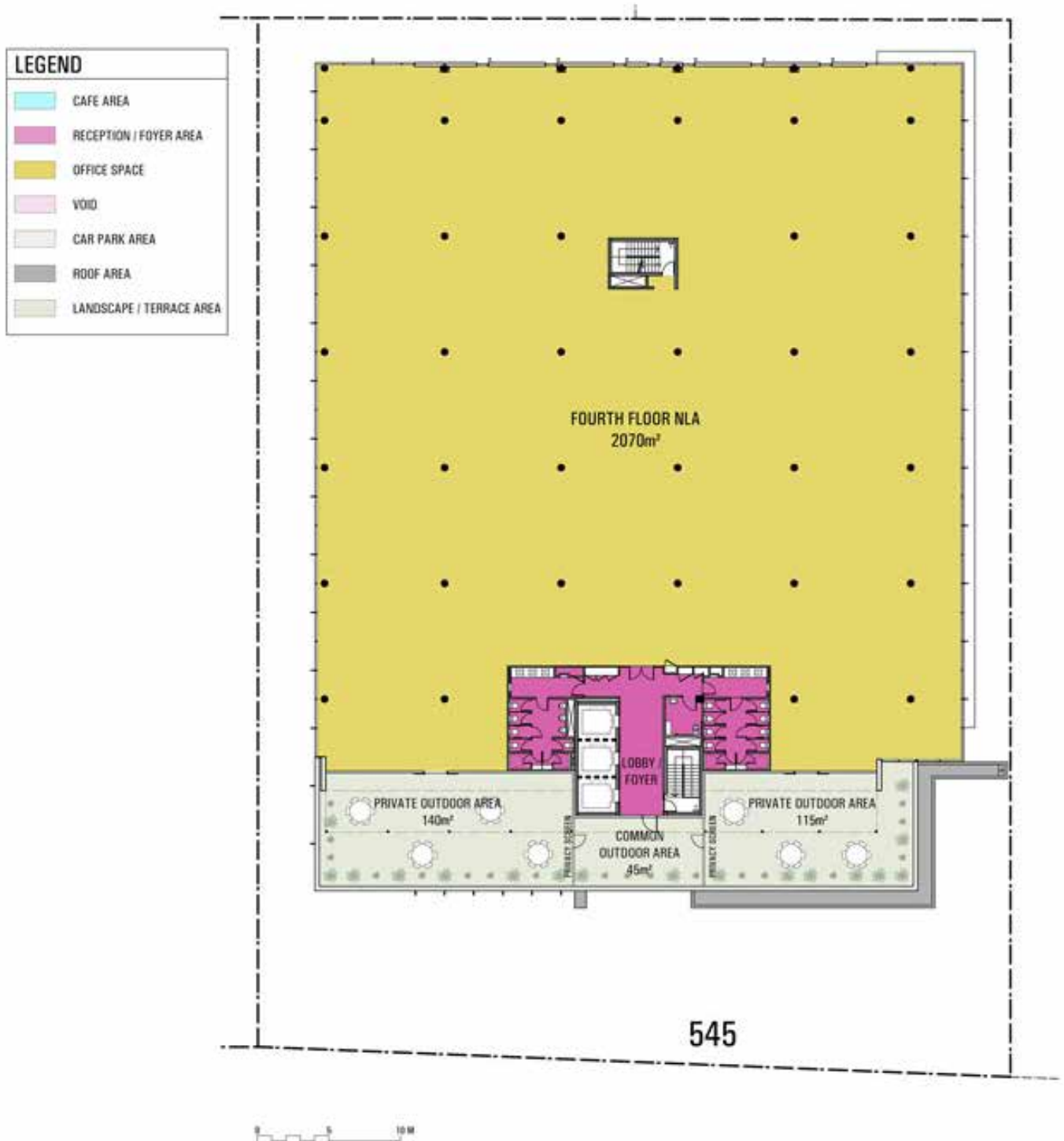
Feature	Benefit
Integrated Fit Out	Opportunity to fully integrate tenancy fit out in construction program for substantial savings in cost & time
Roof Top Recreation Areas	Top floor recreation area Outside Balcony Space Covered area with louvers Outside lighting
Organic Response Lighting	Intelligent LED Lighting Helping minimise operational costs Motion & light level control built into fittings No light switch cabling runs Reduces fit out costs Remote Controls for manual control
Premium Heating & Cooling	Equipped with the latest Daikin VRV IV Heat Recovery climate systems High static pressure units provide flexible ducting configurations With energy management & external fresh air economy cycle Touch pad control & management system Meter usage to individual zones
Data Connectivity	Immediate access to high speed data Connection to significant hosting and ISP supplier next door
Electricity Switch Board & Meter Configurations	Office floors can be provided with up to 4 individual power meters Smaller tenancies have their own meter 4 large commercial switch boards per floor in secure non office space areas Plant equipment individually metered to each tenancy Roof tray infrastructure ready and waiting Easy fitout to workstations thru boxed columns
Data Cabling	Communication access cupboards already provided Data cable infrastructure ceiling cable trays - ready and waiting Easy fitout to workstations thru boxed columns
Curtain Pelmet	Recessed curtain pelmets for large automatic curtains Timber fixing Easy to install automatic blinds
Computer Room	Appropriate space designed at the back of rear stairs No services in ceiling space Easy access for A/C (to roof) and power Remove ceiling Grid
Plumbing Points	Additional Water & Sewer Access points provided at rear of building Harvested tank water for toilets
Other	Top Floor - Gutter overflow system preventing flooding Insulation & Sound proofing on exterior daido and party walls Quality ceiling tiles - with strong acoustic abilities Separate entry for delivery vehicles In building Security Cameras on shared Network



NOW LEASE

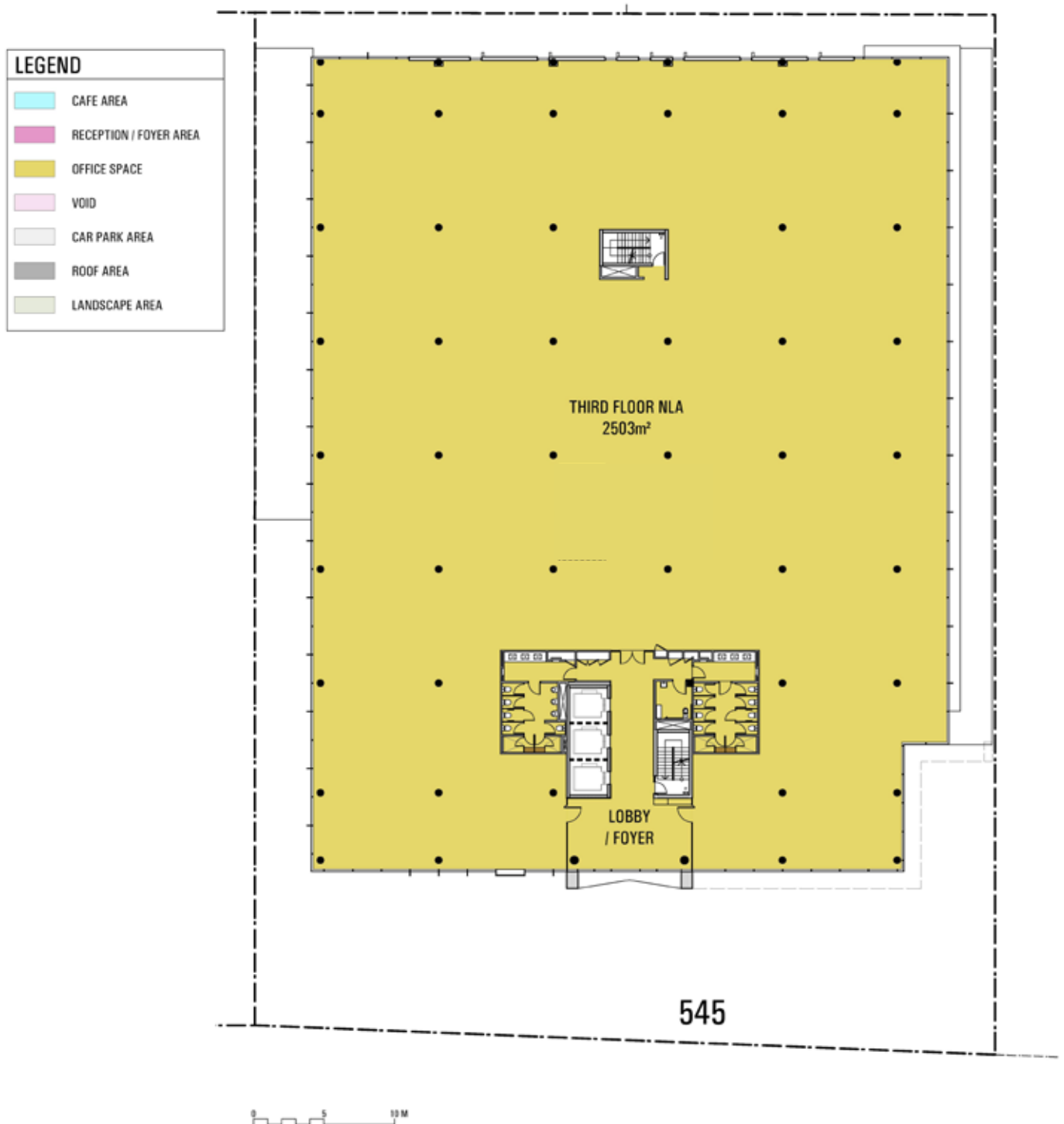
Top Floor Summary

- Approximately 2,180 square metres
- Magnificent views to city skyline and Dandenong Ranges
- Large outdoor terrace areas of 140sqm, 115sqm and 45sqm
- Excellent natural light to 4 sides
- Sheltered verandas with automatic louvres



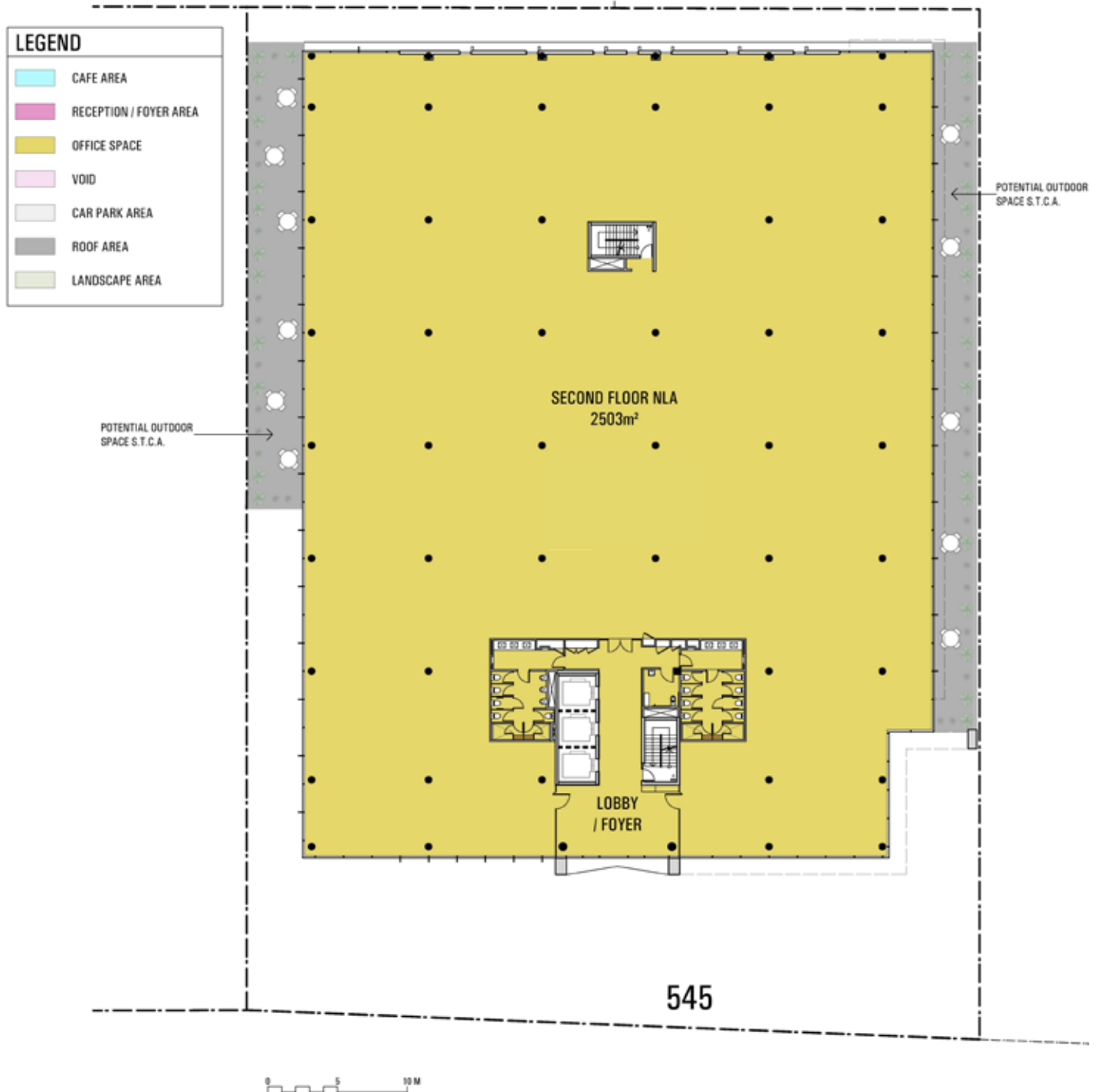
Third Floor Summary

- 2,503 square metres approximately
- Flexible floor plan options
- Large polished stone floor lobby/foyer entry area with feature timber ceilings and the latest LED lighting
- Excellent natural light to 4 sides



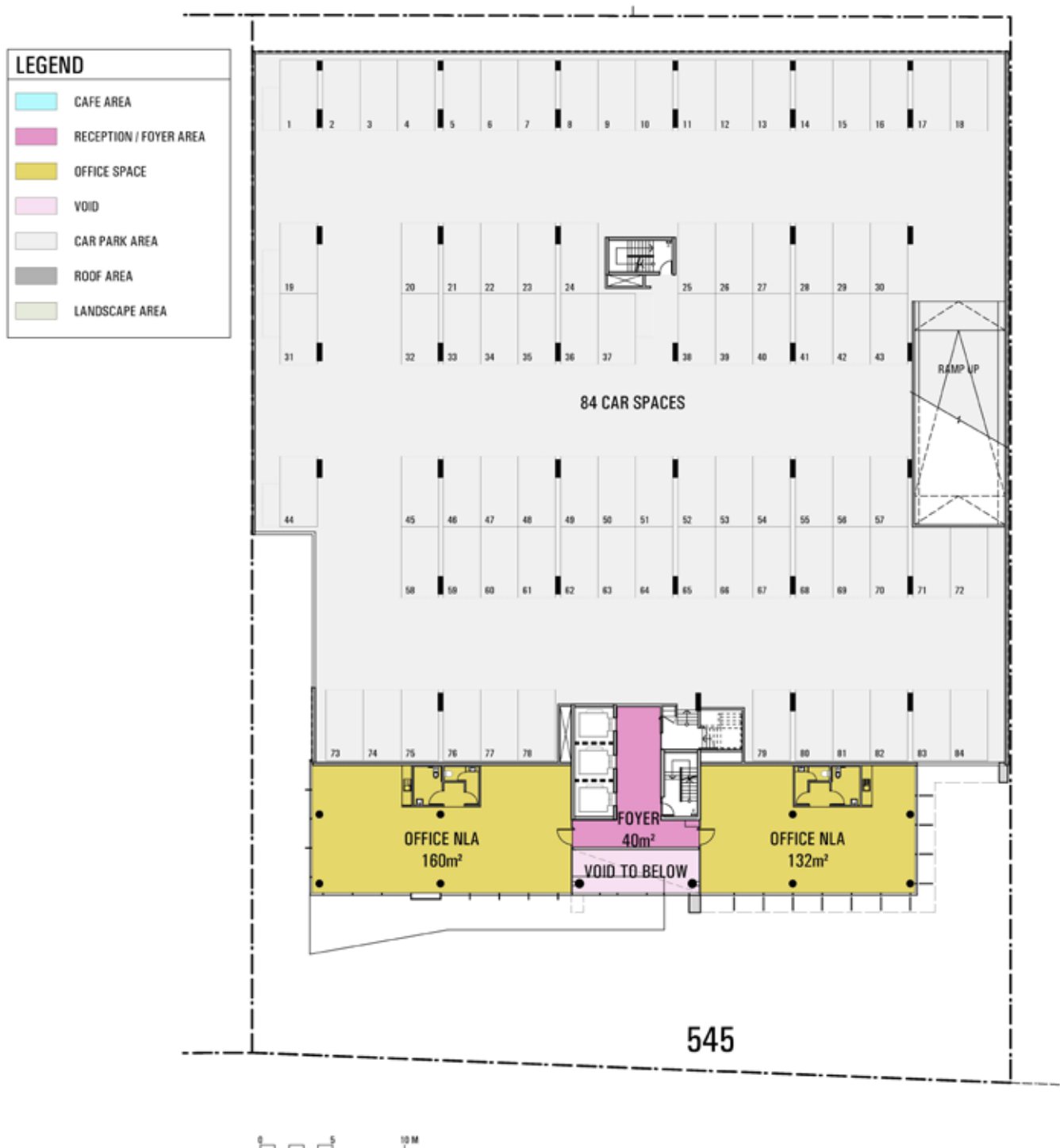
Second Floor Summary

- 2,503 square metres approximately
- Flexible floor plan options
- Large polished stone floor lobby/foyer entry area with feature timber ceilings and the latest LED lighting
- Excellent natural light to 4 sides
- Terrace area



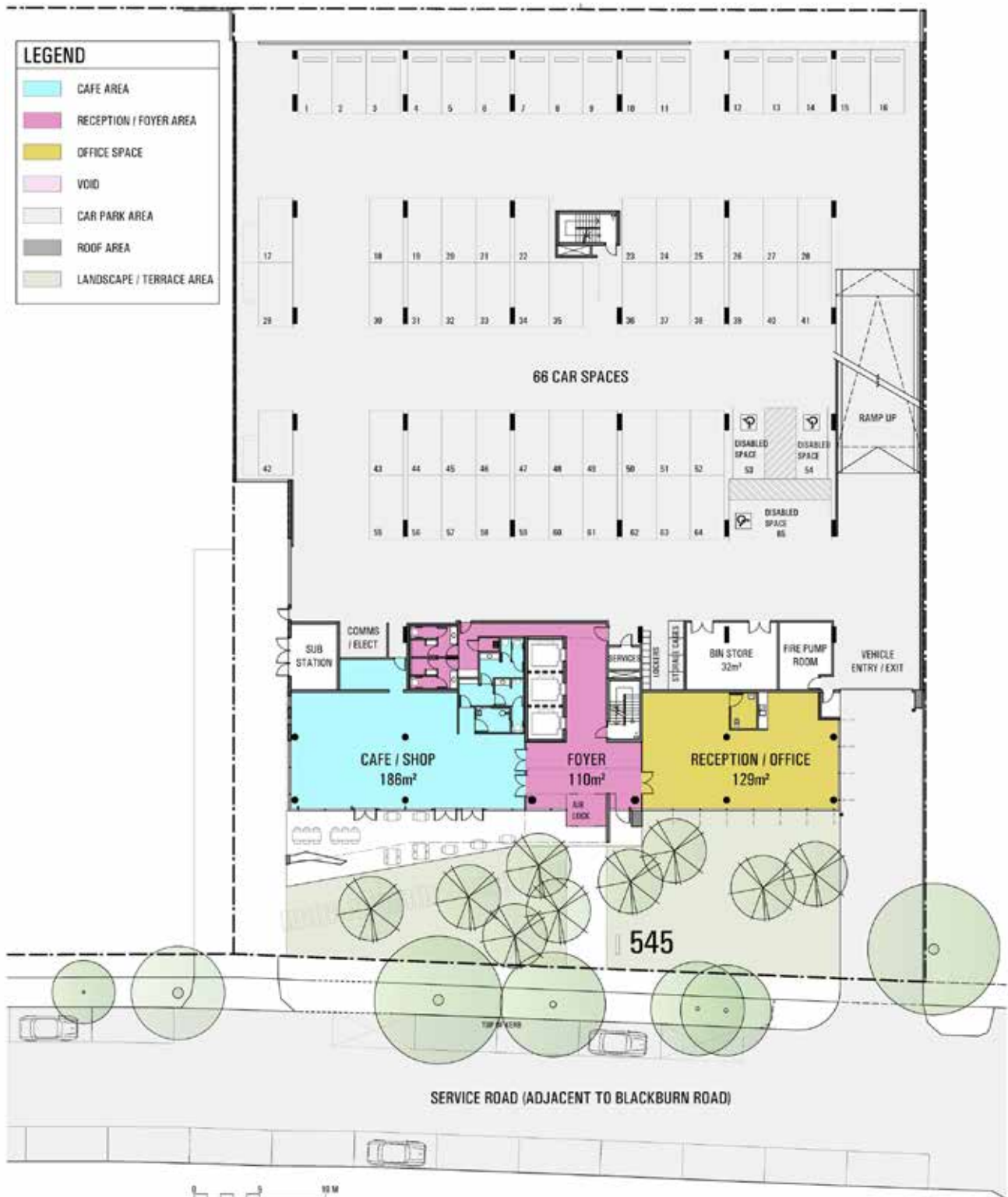
First Floor Summary

- Two Executive office areas (130sqm + 160sqm)
- Flexible fit out options
- Direct car park entry to floor level
- Impressive foyer entry area with polished stone floors, feature timber ceilings and the latest LED lighting



Ground Floor Summary

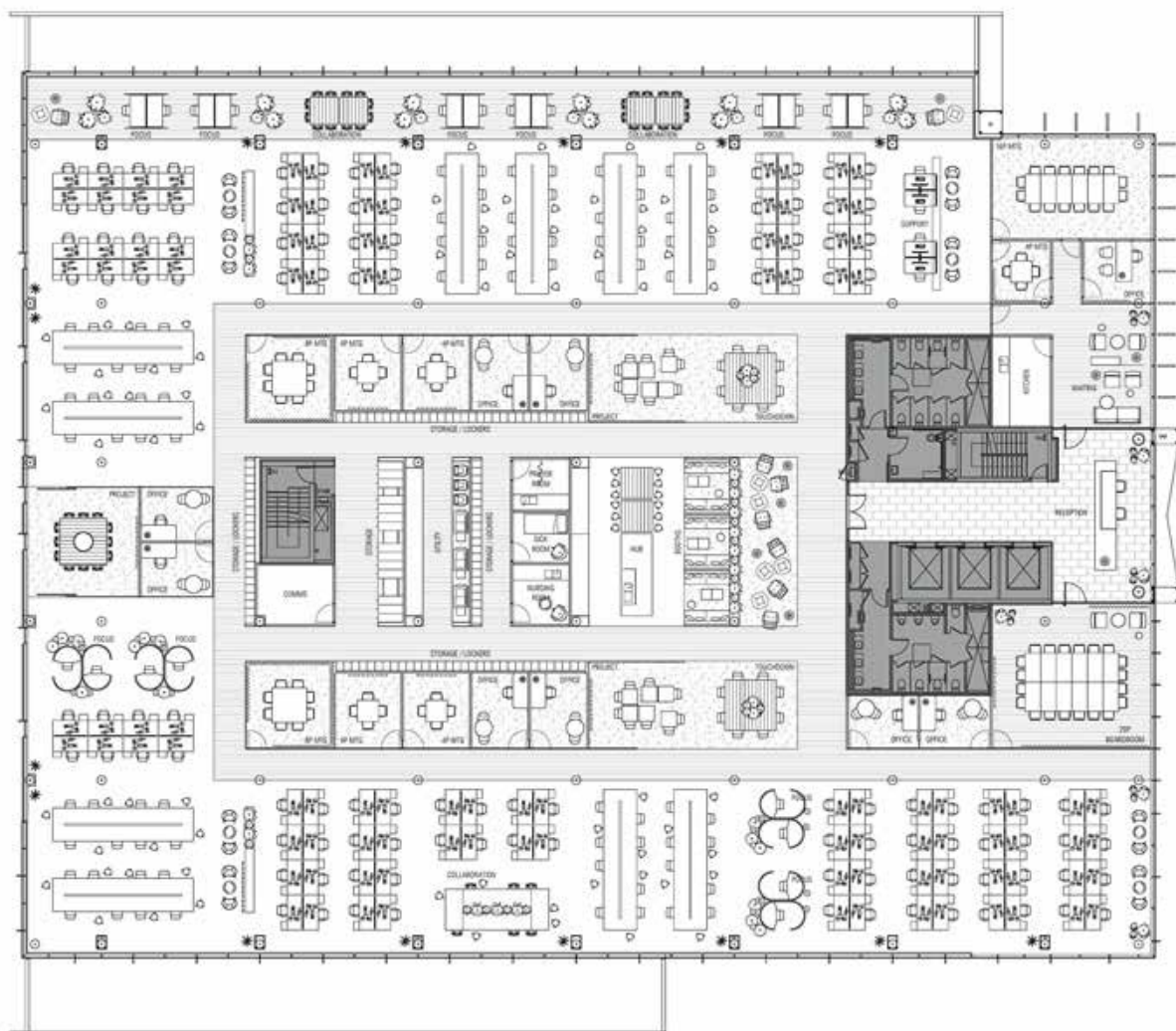
- Impressive 2 level foyer entry area with polished stone floors, feature timber ceilings and the latest LED lighting
- Café (124sqm) with own toilets and 100sqm Al Fresco outdoor area
- Reception Office with own facilities (130sqm)
- Separate staff facilities area with toilets and showers
- Secure car park access (66 spaces)
- Two driveways for separate egress
- Safe access from service lane (via Ferntree Gully Road)
- Locker and Storage Cages





Office Fitout Sample

Single Floor Tenancy



NOT TO SCALE @ A2

Summary

- NLA 2300m²
- Density 1:10.6m²
- Locker Ratio 1:1

Workstation Type

- Desk 116
- Team 80
- Focus 20
- Total 216

Shared Space Type

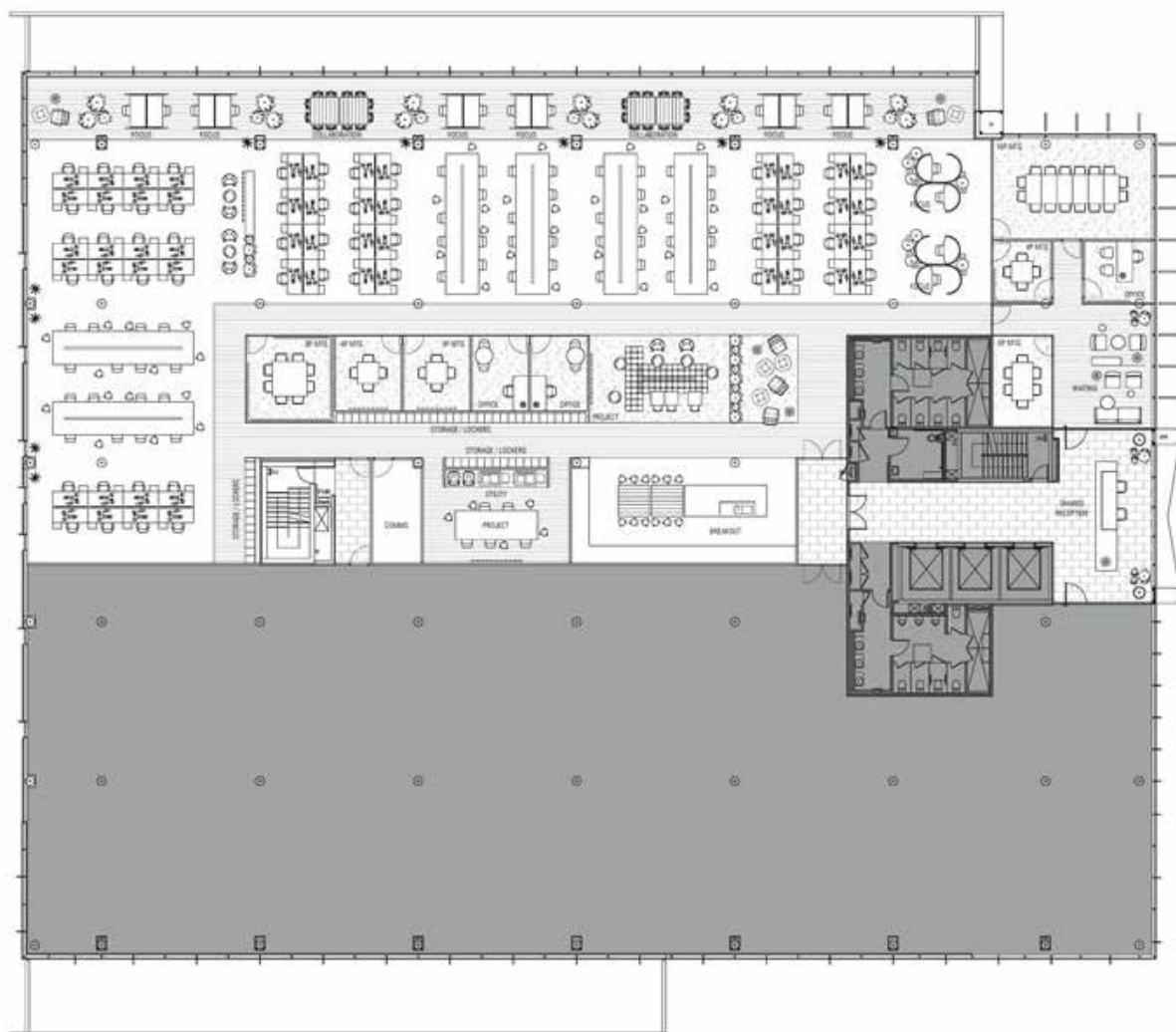
- Office 9
- Meeting Room 4P 5
- Meeting Room 8P 2
- Meeting Room 16P 1
- Boardroom 20P 1
- Project 3
- Touchdown 2
- Collaboration Table 3
- Collaboration Booth 3
- Total 29

Other

- Reception & Waiting 1
- Hub 1
- Utility 1
- Nursing Room 1
- Sick Room 1
- Prayer Room 1
- Reheat Kitchen 1
- Comms 1
- Storage 1
- Total 9

Office Fitout Sample

Split Floor Tenancy Option 1



Summary

- NLA 1200m²
- Density 1:10.0m²
- Locker Ratio 1:1

Workstation Type

- Desk 56
- Team 48
- Focus 16
- Total 120

Shared Space Type

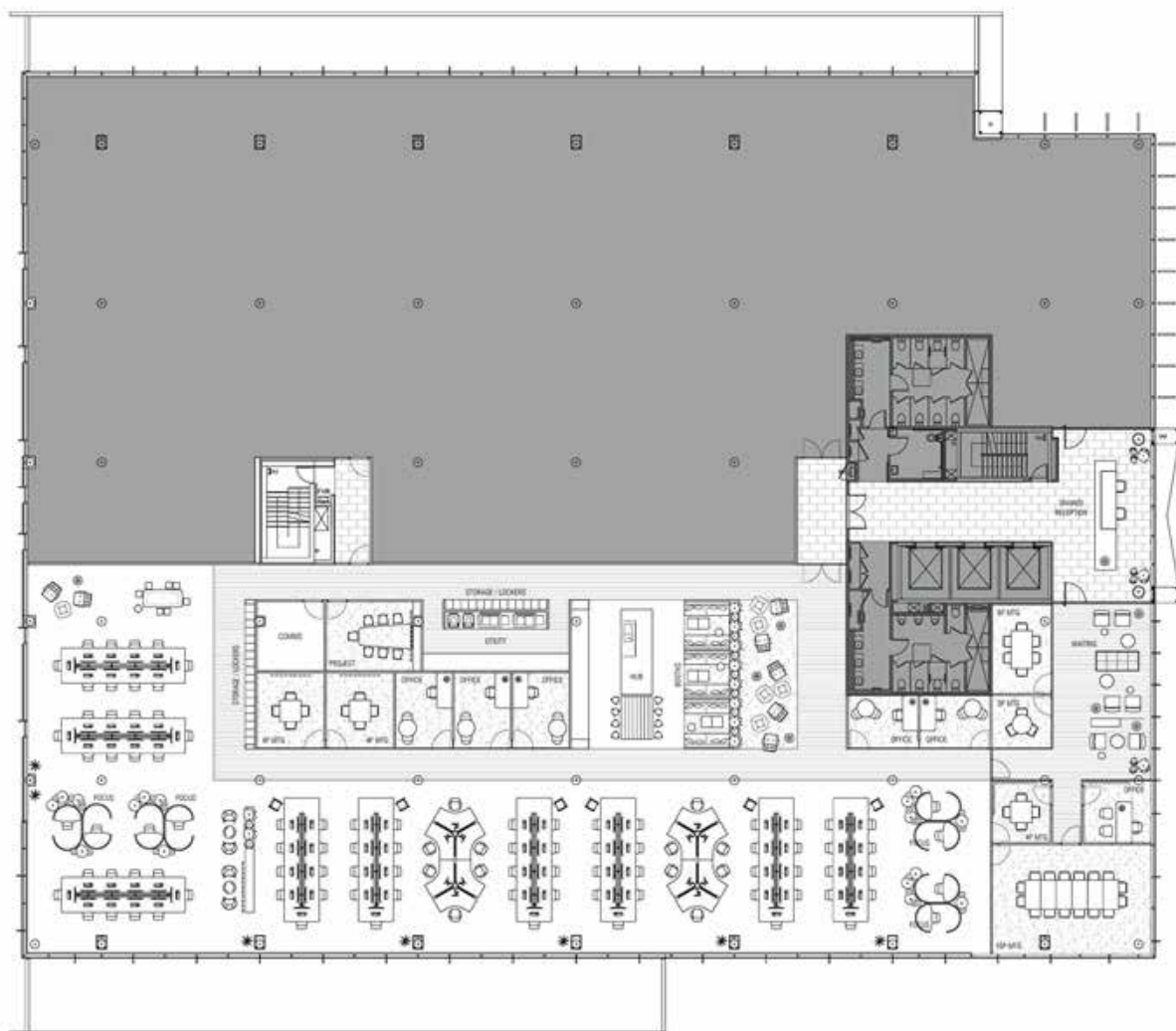
- Office 3
- Meeting Room 4P 3
- Meeting Room 6P 1
- Meeting Room 8P 1
- Meeting Room 16P 1
- Project 1
- Lounge 1
- Collaboration Table 2
- Total 14

Other

- Shared Reception 1
- Waiting 1
- Breakout 1
- Utility 1
- Comms 1
- Total 5

Office Fitout Sample

Split Floor Tenancy Option 2



NOT TO SCALE @ A2

Summary

• NLA	1080m ²
• Density	1:10.0m ²
• Locker Ratio	1:1

Workstation Type

• Desk	96
• Focus	8
• Total	104

Shared Space Type

• Office	6
• Meeting Room 3P	1
• Meeting Room 4P	3
• Meeting Room 6P	1
• Meeting Room 16P	1
• Project	1
• Lounge	1
• Collaboration Booth	3
• Total	17

Other

• Shared Reception	1
• Waiting	1
• Hub	1
• Utility	1
• Comms	1
• Total	5

Location & Environment

545 Blackburn Road is in a high visibility location just a short distance from the Monash Freeway in a precinct that is “home” to a number of corporate groups, including:

Pentana Solutions	Heidelberg
Fonterra	Metricon Homes
PaperlinX	Invetech
Toyota Research & Development	Schneider Electric
Olympus	



Proximity

Melbourne CBD	→	20km – 15 minute travel time along Monash Freeway
Monash Freeway	→	400 metres
Princes Highway	→	2.8 kms
Eastlink	→	8 kms
Syndal train station	→	2.5 kms
Clayton train station	→	4.7 kms
Bus stop at front door		

Accommodation

Amenities

Bruce County ¹	Pinewood shopping centre
Gateway On Monash ¹	Fitness First Club
Quest Glen Waverley	On-site café
Novotel	Monash Aquatic & Recreation Centre

¹ Walking Distance



Outline Specifications

Scope of Project

- 7,730sqm of quality new office development over 4 levels ranging from 800sqm to 2,503sqm with the layout allowing for each floor to be divided into smaller tenancies; each with an abundance of natural light from the perimeter floor to ceiling and punched opening glazing
- Facing a front plaza area, the ground floor is divided into main reception area/foyer/office and café with toilet provision off the main foyer area
- 4 levels of on-site undercover car parking are provided accommodating 315 parking spaces
- Designed to achieve minimum 4.5 star NABERS energy rating
- 545 Blackburn Rd is the second and final stage of an office development with Stage 1 at 549 Blackburn Road being completed in 2012

Finishes Generally

- Both external & internal finishes are of the highest quality and have been selected for their durability and low maintenance attributes resulting in reduced outgoings
- The colour selection and use of the finishes contribute to the streetscape and set a standard for future developments in this area
- Appropriate external screening and shading edge treatments have also been applied to the external facade

Structure

- Floor and column construction of reinforced concrete
- Precast panels to sections of external walls
- Steel frame roof structure supported on concrete columns and beams

Roof

- Steel deck roofing supported on steel purlins and beams
- Insulated with thermal insulation blanket and double sided fire resistant foil with safety mesh

Glazing

- A combination of clear and blue tinted double glazing with anodised / powder coated aluminium framing
- Automatic dual sliding doors to front entry
- Appropriate external screening and shading edge treatments have also been applied to the external façade

External Finishes

- Aluminium frame curtain wall to north and east elevations
- Painted precast concrete panels to west and south elevations
- West elevation has reduced glazing to reduce solar gain
- Composite metal cladding to feature street façade elements
- Durable bluestone and coloured aggregate concrete paving to pedestrian entrance and terrace areas

Terraces

- Potential for outdoor paved terraces on level 2
- Terraces are paved, drained and have clear glass balustrades
- Outdoor terrace areas at rooftop level

Painting

- All internal walls to offices to be painted in satin acrylic finish
- Amenities to be painted in washable acrylic paint

Toilet and other facilities

- Office floors are each served with 8 female WC's with 3 basins and 5 male WC's with 3 urinals and 3 basins
- Each bathroom has two additional shower rooms
- Each floor has a unisex shower/toilet and changing facility
- Tea rooms / kitchen facilities on each floor have an inset s/s sink in a reconstituted stone bench top, overhead cupboards and provision for a microwave and full size refrigerator
- A cleaners room is provided on each floor in the plant area
- A shared waste room is provided on ground floor
- 4 additional unisex showers and toilets are provided in the bicycle storage area in the car park

Disabled Facilities

- Access for disabled to all floors via lift from front entry level
- Front entry has level access
- Unisex toilet provision for disabled on all floors
- Three disabled car parking spaces are provided on ground floor level

Amenities

- Ceramic tiling to floors and wet areas
- Flush jointed plasterboard ceilings
- Reconstituted stone vanity benches with large wall mirrors
- Quality white ceramic toilet suites and vanity basins
- Chromed on brass tap ware and toilet accessories
- Electric hand dryers and soap dispensers

Carpets

- Commercial heavy duty carpet / carpet tile on all office floors

Ceilings

- Acoustic pre-finished white tiles set in 1200 x 600 exposed grid

Lighting

- Latest Organic Response Lighting System
- Low voltage recessed down lights to amenities / Level 1 CEO office / suite area
- Guarded fluorescent fittings to basement car parks and bicycle areas
- Special LED light fittings to ground floor and lift lobby foyer timber featured areas
- Requisite emergency lighting throughout
- External security lighting

Power

- Each floor or tenancy individually metered and provided with a switchboard for control of light, power and air conditioning

Communications

- Service risers to accommodate structural cabling for data & internet access
- Switchboard fitted with surge protectors to avoid spikes

Outline Specifications cont'

Air Conditioning

- Each tenancy has its own air conditioning plant ducted throughout the ceiling space
- Energy efficient heating/cooling by zone with high flow air movement
- Each tenancy is individually controlled by thermostats and timers
- Plant equipment is also located on the roof deck and car parking areas

Lifts

- Three Passenger lifts serve all floors and car park areas
- High quality internal car finishes including stainless steel and mirror finish to walls

Fire Services

- Hose reels, hydrants, extinguishers and automated fire detection system to public and tenancy areas to conform with AS standards

Security

- The front door, car park gate and other external doors are fitted with an electronic security access system
- Entry to building after hours are by proximity card access
- Lift to have proximity reader controlled floor access
- An intercom system facilitate after hours release to front entry door from each tenancy
- Entry to the car park after hours via proximity card reader for entry and magnetic loop sensor for exit

Car Park

- Floor and columns constructed of reinforced concrete
- Balustrades are constructed of precast concrete panels
- Line markings and identification numbering to all spaces
- 2100mm nominal height is available for all vehicle access
- Ramps between floors are short and wide allowing traffic in both directions
- Basement car park is mechanically ventilated
- Upper car park levels are naturally ventilated

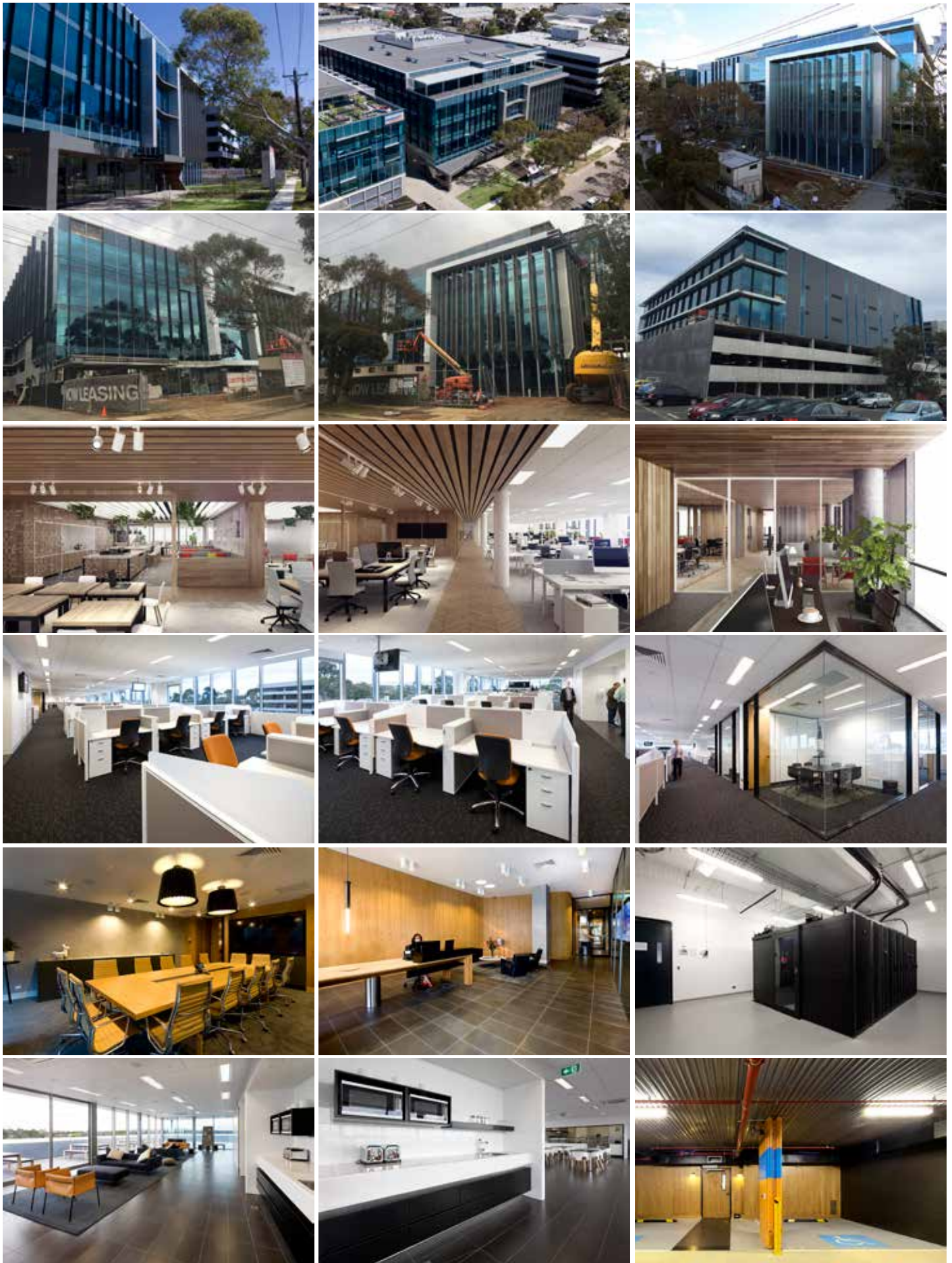
Motor Cycle and Bicycles

- Motor cycle parking spaces are available within the car park
- Storage for 42 bicycles is provided in the car park area with individual lockers for storage of helmets and riding gear

Landscaping

- Street trees planted in accordance with planning permit
- Automatic watering from onsite storm water harvesting
- Street footpaths and entrance paved in accordance with planning permit

Building Gallery



Contact Details

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for more information and enquiries.