



# RIVERSIDE QUAY

Southbank

OFFICE LEASING  
OPPORTUNITIES



by mirvac





## POSITION. PRESTIGE. POSSIBILITY.

Discover the possibilities at Riverside Quay, positioned on the banks of the Yarra River in Southbank. Riverside Quay is an established landmark destination for business and leisure, offering a vibrant place to work, relax and dine.

Actual view from Level 6 tenancy



# RIVERSIDE QUAY DELIVERS IMMEDIATE CACHET FOR BUSINESS AND EMPLOYEES AS A REVITALISED MULTI-PURPOSE PRECINCT SOUTH OF THE CBD.

Riverside Quay's celebrated history as a commercial destination of choice for local and international businesses alike now enters a new chapter, with the completion of PwC's new Victorian headquarters at 2 Riverside Quay.

## KEY FEATURES



4 modern commercial office buildings



Located in the heart of Southbank's business and cultural precinct



High grade services and amenities



Unique retail offering with new food and beverage retailers



Victorian headquarters for Mirvac and PwC



Natural light and views to the Yarra River and CBD



Flexible floorplates



Targeted 5 Star NABERS energy rating



End of Trip Facilities



Taxi rank directly outside the building



**TRAIN**  
Flinders Street Train Station is 3 minutes by foot



**TRAM**  
Queensbridge Street, St. Kilda Road and Swanston Street trams all in very close proximity



**CAR**  
M1/Citylink access ramp 600m



**BICYCLE**  
The Capital City (bike) Trail runs along the front of Riverside Quay on Southbank Promenade



**FOOT**  
The Tan (running) Track around the Royal Botanic Gardens is 1.2km or a 15 minute walk



# A PLACE OF BALANCE WHERE YOU CAN WORK, RELAX AND DINE.



New and existing occupiers will benefit from a redevelopment of Riverside Quay's ground plane, evolving into a vibrant hub complementing the bustling Melbourne CBD lifestyle. Anticipated new food and beverage retailers will be selected to create an authentic Melbourne experience through new activated laneways between the four office buildings.



## SIX DEGREES ARCHITECTS HAVE DESIGNED A VIBRANT RETAIL HUB COMPLEMENTED BY REFURBISHED BUILDING LOBBIES ENCOMPASSING THE CONTEMPORARY NATURE OF THE PRECINCT.





1 Southbank Boulevard, Building Lobby

Artist's impression, indicative only and subject to change



6 Riverside Quay, Building Lobby

Artist's impression, indicative only and subject to change

## NEW AND EXISTING TENANTS WILL BENEFIT FROM AN UPGRADE OF THE BUILDING ENTRIES AND LOBBIES ON THE GROUND PLANE.

As part of the precinct redevelopment, a full ambience upgrade will be completed presenting a calm and authoritative environment – the perfect transition from the hustle of street life to the business world in the towers above. At the base of each tower, robust and distinct concrete entry portals will connect these lane ways to the formal corporate foyers.

A rich palette of natural stone, black steel, brass, contemporary stained glass and custom inlaid carpet will provide a refined and timeless corporate identity within each of the foyers. Fabric paneling will moderate acoustics and modern furniture will create an inviting lobby space to meet and greet guests.



# AN INTEGRATED, VIBRANT MECCA SOUTH OF THE RIVER

1 SOUTHBANK  
BOULEVARD

4 RIVERSIDE  
QUAY

6 RIVERSIDE  
QUAY

2 RIVERSIDE  
QUAY

Riverside Quay will be considered as the key commercial and retail destination within Southbank on the cusp of the CBD. Combining an eclectic casual dining mix with four commercial buildings, the contemporary and energetic nature of the precinct will become an esteemed location to work and dine.





# LIFE AT RIVERSIDE QUAY OFFERS A DIVERSE EXPERIENCE FOR ALL

Employees can easily access Melbourne's green perimeter, with many places to walk, ride and enjoy the sun. The manicured Royal Botanic Gardens are only a 15-minute walk away and riverside walks can be enjoyed along the Southbank Promenade and Birrarung Marr. Keeping fit is easy with the famous 3.8km Tan Track around King's Domain within running distance.

For after hours, Southbank boasts celebrated and sophisticated bars along the Promenade and at the nearby Crown Entertainment Complex with an extensive social offering and a place to unwind.



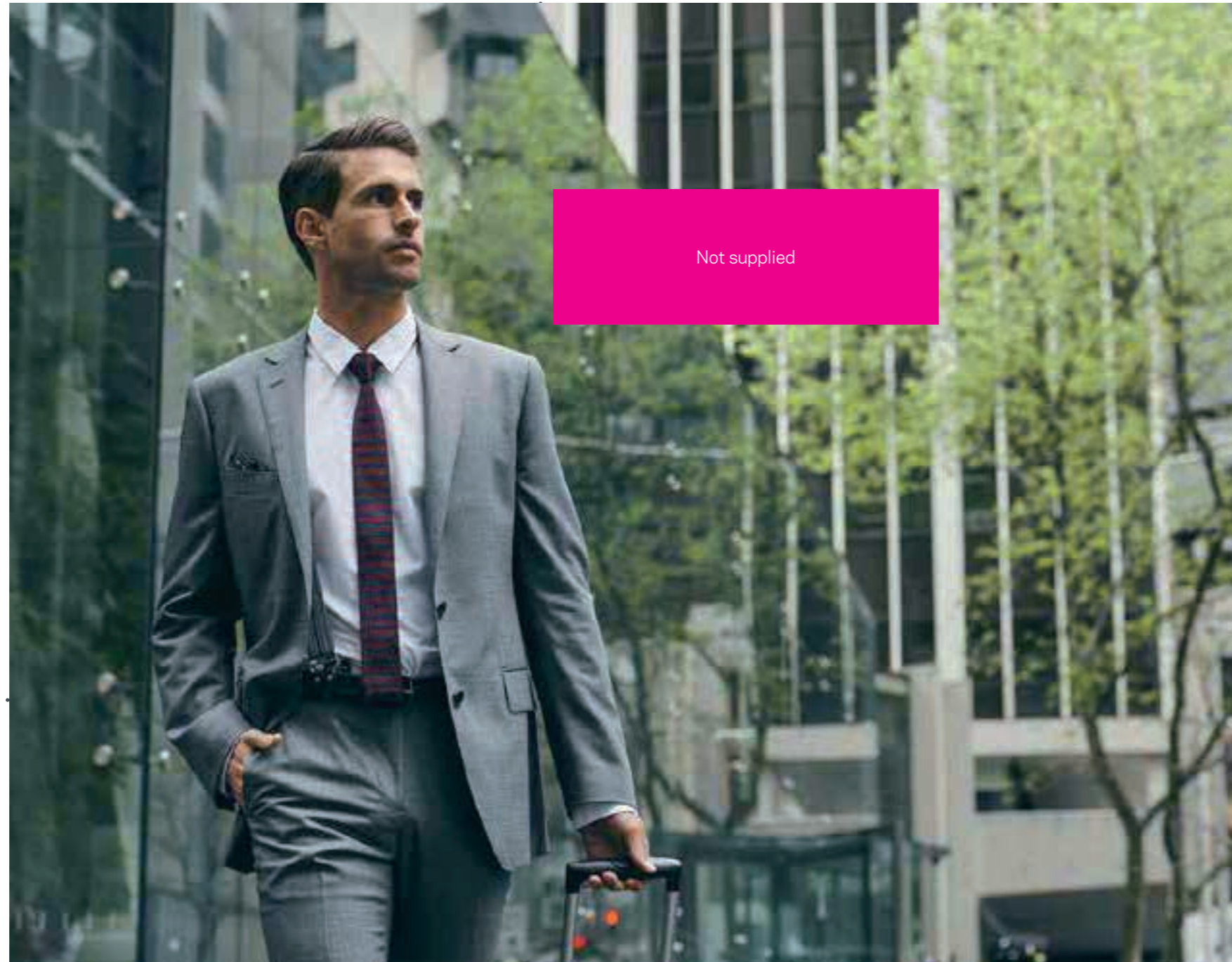
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# A PLACE OF EFFORTLESS CONNECTIVITY.

Riverside Quay's gateway position on the Southern side of the CBD makes access to arterial roads simple with direct access to City Road, Kings Way, the Westgate Freeway and Citylink.



FEDERATION SQUARE

FLINDERS STREET STATION

MCG

MELBOURNE PARK



AAMI PARK

CROWN CASINO

ROYAL BOTANIC GARDENS

CITYLINK ON-RAMP

THE TAN

YARRA RIVER





## WHERE WORK AND LIFE FLOW

Located in the heart of Southbank and in immediate proximity to the CBD, Riverside Quay allows an unrivaled opportunity for work/life balance, offering an authentic extension of the Melbourne lifestyle.

The buildings are positioned in a unique, culturally rich part of the city close-by to iconic Melbourne landmarks such as The Arts Centre, Royal Botanical Gardens, Federation Square, Birrarung Marr and Flinders Street Station.

With easy access via car, bike, tram, train or by foot, Riverside Quay is a sought-after destination to work, socialise and recreate.

## LEGEND

- Parking
- Bike Paths
- Train Station
- Tram Stop
- Hotels
- Dining
- Tram Line
- Railway Line
- Running Track

1. The Langham
2. Quay West Suites
3. Mantra Southbank
4. Quest Southbank
5. Rendezvous Hotel
6. Travelodge Southbank
7. DoubleTree by Hilton Hotel
8. Grand Hyatt
9. The Westin
10. Southgate
11. Ponyfish Island
12. Freshwater Place IGA
13. Ludlow Bar and Dining Room
14. The Leftbank
15. Pure South Dining
16. Arbory Bar & Eatery
17. PJ O'Brien's Irish Pub
18. The Meat & Wine Co
19. Sake Restaurant

## TECHNICAL SPECIFICATIONS



Total NLA approx.  
52,000m<sup>2</sup>



Base Occupancy  
1:10  
(person per square metre)



Large Floor Plates  
Typically 1,300m<sup>2</sup>  
to 1,500m<sup>2</sup>



Power / Lighting  
LED lighting provided to all  
refurbished tenancies



Full property and  
facilities management  
team on site



Building Intelligence  
Full building management  
system including on floor  
control, energy management,  
comfort control, diagnostics  
and reporting.



End of trip facilities  
Including bike storage, showers,  
lockers, ironing stations,  
hairdryers and drying cabinets



Security  
New CCTV perimeter  
system and planned  
access control upgrades



Carriers /  
Telecommunications  
Availability of major carriers



Car Parking  
140 basement spaces  
535 car park spaces next  
door at 2 Riverside Quay  
Additional public car parks  
50m - 500m at Freshwater  
Place, Eureka, Southgate  
and Arts Centre



# BUILDING SUSTAINABILITY

With sustainability playing an increasingly important role in work practices, Mirvac strives to set the standard by creating office space with reduced impact on the environment. Having implemented a number of carbon saving measures, including the installation of automated Building Management Systems, efficient lighting and undertaking major capital upgrades to the heating, ventilation and air conditioning systems, further initiatives remain front of mind. Riverside Quay is currently targeting a 5 Star NABERS energy rating (currently 4.0 – 4.5 stars). Mirvac is committed to improving the performance of all portfolio assets through pro-active management and ongoing investment in our assets. Not only does a sustainable workplace help to reduce carbon emissions, it also helps to foster a healthier, happier working environment.

End of trip facilities at Riverside Quay contribute towards the creation of a sustainable, health conscious workplace of the future. The offices offer convenient and easy access to bike storage, showers, lockers, ironing stations, hairdryers and drying cabinets for staff to freshen up, allowing them to arrive at their workplace feeling ready for the day ahead.

## 'THIS CHANGES EVERYTHING' by mirvac



## PARTNERING WITH MIRVAC

Mirvac is one of Australia's largest listed property owners, with a development and management portfolio of quality real estate across office and industrial sectors.

The portfolio has a primary focus on the major CBD's of Sydney, North Sydney, Melbourne, Brisbane, Canberra and Perth. Mirvac's integrated property platform incorporates all property services, funds management, asset and facilities management, development and sustainability.

As owner, manager, developer and builder, our interests are firmly centred on meeting the commercial requirements of our joint venture partners and tenants. By managing each phase of development internally we are able to exert control over design and construction providing a seamless delivery that extends beyond handover.



Our uniquely integrated model allows us the flexibility to deliver a turn-key solution to anchor tenants, tailoring the building and internal fit-out to their specific needs.

We have exemplary design management skills, with the ability to work with top-tier international architects, leveraging the knowledge and experience of our in-house design and construction teams to produce efficient and affordable office buildings.

We are also unique in the management of our own assets across our portfolio by applying these management skills to the delivery process, ensuring the facilities created are designed to suit long term investment ownership.



## RIVERSIDE QUAY

Southbank



**Mirvac Commercial**  
Level 5, Building Q3, 6 Riverside Quay, Southbank VIC 3006

**Ryan Allport**  
Property Manager  
Office and Industrial  
T +61 3 9695 9608  
M +61 466 456 054

**Gareth Lochaden**  
Property Manager  
Office and Industrial  
T +61 3 9695 9606  
M +61 420 778 456

## CBRE

**Caitlin Murdoch**  
Senior Associate Director  
Advisory & Transaction Services | Office  
M +61 417 473 015  
caitlin.murdoch@cbre.com.au

**Marc Mengoni**  
Director  
Advisory & Transaction Services | Office  
M +61 413 484 966  
marc.mengoni@cbre.com.au



**Thorburn Commercial Property**

**Kenny Thorburn**  
Director  
M +61 418 481 877  
kenny@thorburnproperty.com.au





# ASPIRE TO THE PROMENADE.



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