

818

Bourke Street



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Current leasing
availability including
floor details

[CLICK HERE](#)



818 Bourke Street represents a prime opportunity within docklands for organisations looking for a dynamic, boutique workplace.



Executive summary



Campus style floorplates of 3,570m²



Quality end of trip facilities with lockers and showers



Fitted or refurbished space available



Tram super stop within 200 metres



5 sides of excellent natural light



Southern Cross Station only minutes away



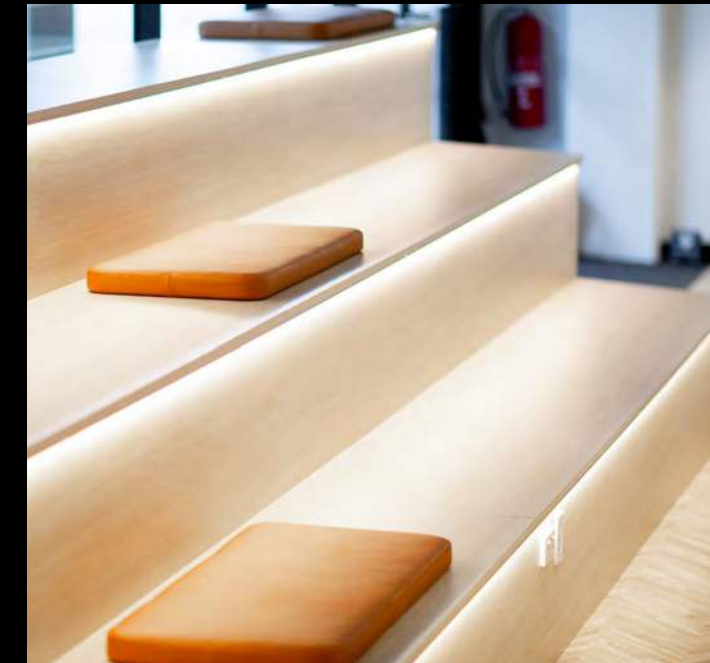
Internal light filled atrium






Secure private car parking



Unencumbered water views



Location and transport

-  Train network
-  Tram network
-  Bike network



Exceptional waterfront location



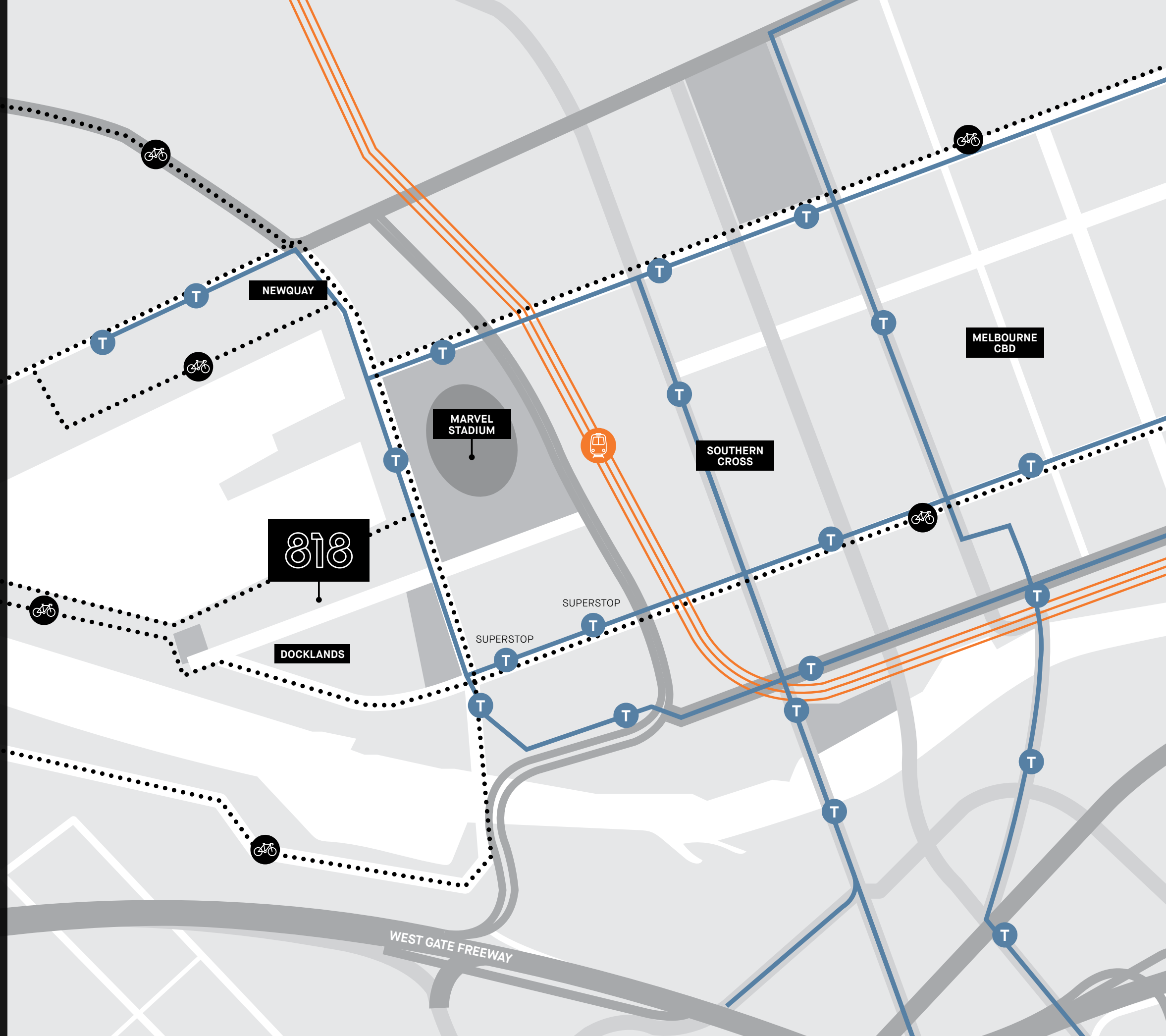
Only 5 mins walk to Southern Cross Station



200 metres from tram super stop



Direct connection to Melbourne's extensive bicycle network



Location



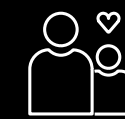


Precinct

Take advantage of being in the heart of a vibrant Melbourne precinct.



80+ restaurants and retailers



2 childcare centres within close proximity



Premium food and beverage offering including Squires Loft, Pok Pok, Banoi, O-Bento, Tap 831, Street Kitchen Co.



Daily essentials including Woolworths, banks, medical centres, post office, pharmacy, health and beauty, ATM's







Amenity

818 provides a variety of shared amenities and services:



Concierge service



Bookable training area and meeting rooms



27 groundfloor smart parcel lockers



Shared car service on site



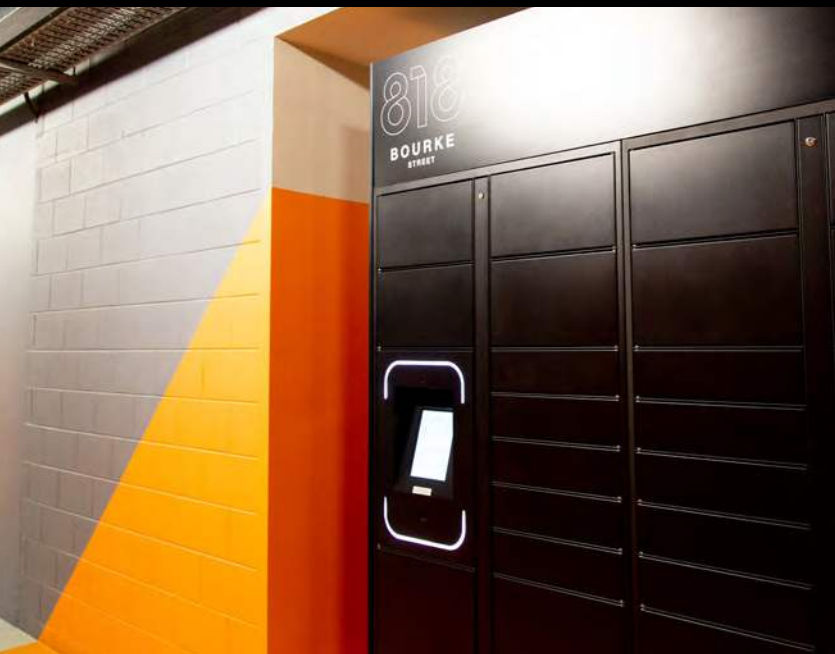
Dry cleaning service



Foyer coffee shop



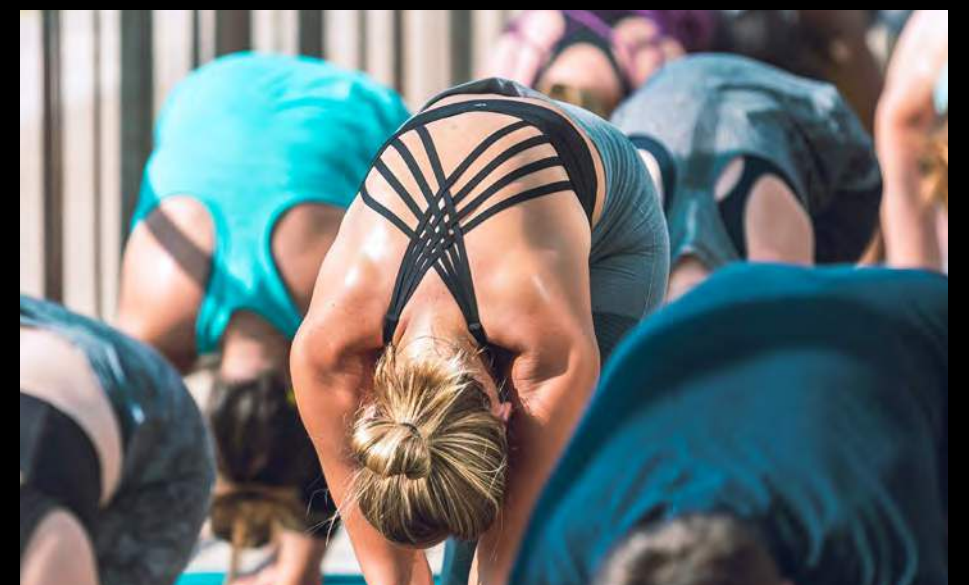
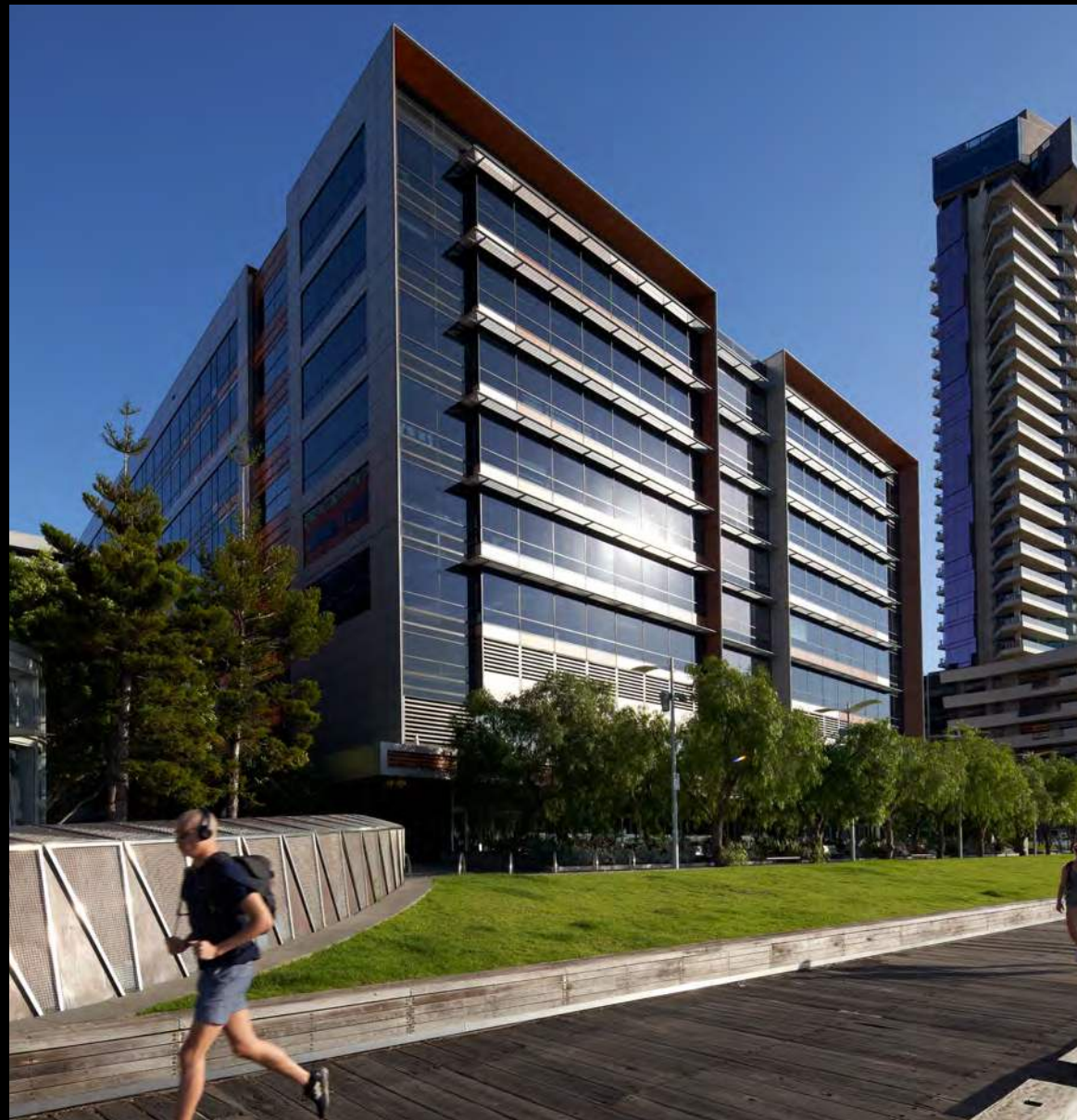
EV chargers



Health and wellbeing

818 provides an abundance of lifestyle, health and wellness offerings for your staff

- Comprehensive wellbeing program
- F45 onsite
- Roof top running track
- 30% of Docklands precinct is open space
- Extensive End-of-Trip facility
- 7 public parks within Vic Harbour
- Playgrounds
- Public BBQ facilities
- 2.5km of water front promenade
- Docklands library and community centre
- Prayer room facilities



Wellness program

The creation of a thriving workplace community that people are eager to join and reluctant to leave

In collaboration with F45 a wellness program is in final planning stages. Complimentary weekly exercise / therapeutic classes will be running on the rooftop / on-site. Tenants will also have the ability to tailor premium wellness packages provided at an additional cost.

Tenants will have the opportunity to take advantage of a unique blend of evidence based education spanning nutrition, exercise, sleep and mental health, practical fitness programs, stress management and mindfulness practices, all tailored to the individual, company or team.

Tenant portal
Building updates and information

Wellness program
Physical exercise and therapeutic experiences, in person and virtually.

Local community events and initiatives and small group workshops



Rooftop

Future rooftop exercise space and breakout area

In collaboration with Grey Pucksand, the Lessor has developed a rooftop space that includes:

- Exercise zone
- Breakout area
- Events space
- Greenery
- Running track
- BBQ area







End-of-trip facilities

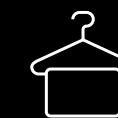
Take advantage of additional on site amenity:



101 bike parks
Free monthly bike servicing



204 lockers



Daily towel service /
onsite dry-cleaning drop
off and pick up



Chemical free cleaning



Tech spec

AIR CONDITIONING TYPE	Condenser and chilled water loops available
BUILDING ACCESS HOURS	7AM – 6PM
COMMUNICATIONS	NBN ready and optic fibre (most providers available)
CONSTRUCTION	precast and traditional reinforced concrete with cladding
FIRE PROTECTION	Fire detection and alarm system. Fire sprinkler system. EWIS
GOODS LIFTS	2000kg capacity
POWER	3200A Main Switchboard
OCCUPANCY LOAD:	1 person per 10m ² , higher with supplementary A/C.
OFFICE AREAS:	10 W/m2 (+3 W/m2 for tenant)
INDOOR SUMMER:	Office areas: 22.5oC +/- 1.5oC DB Lobby: 23oC +/- 2oC DB
INDOOR WINTER:	Office Areas 22.5oC +/- 1.5oC DB Lobby: 23oC +/- 2oC DB
INDOOR WINTER:	Office Areas 22.5oC +/- 1.5oC DB Lobby: 23oC +/- 2oC DB



Sustainability

ESG credentials and sustainability initiatives

Sustainability targets

Centuria is committed to the development and implementation of environmental and social sustainability practices across its portfolio.

Alongside announcing new sustainability targets, Centuria Office Fund (COF), which 818 Bourke Street is a part of, has also released sustainability targets to accelerate our efforts.

- Zero Scope 2 emissions by 2028
- Elimination of gas and diesel where practicable by 2035

Portfolio initiatives

- Water metering to monitor consumption and improve efficiency on our assets
- Monitored waste program to improve the recycling rate on our commercial office assets
- 110kW of onsite solar installed to generate renewable energy for base building and common area building consumption, and reduce carbon emission footprint
- NABERS improvement plans and energy audits to electrify and transition assets from gas and diesel where practical

4.5 star

NABERS* Energy rating

6 star

NABERS* Water rating

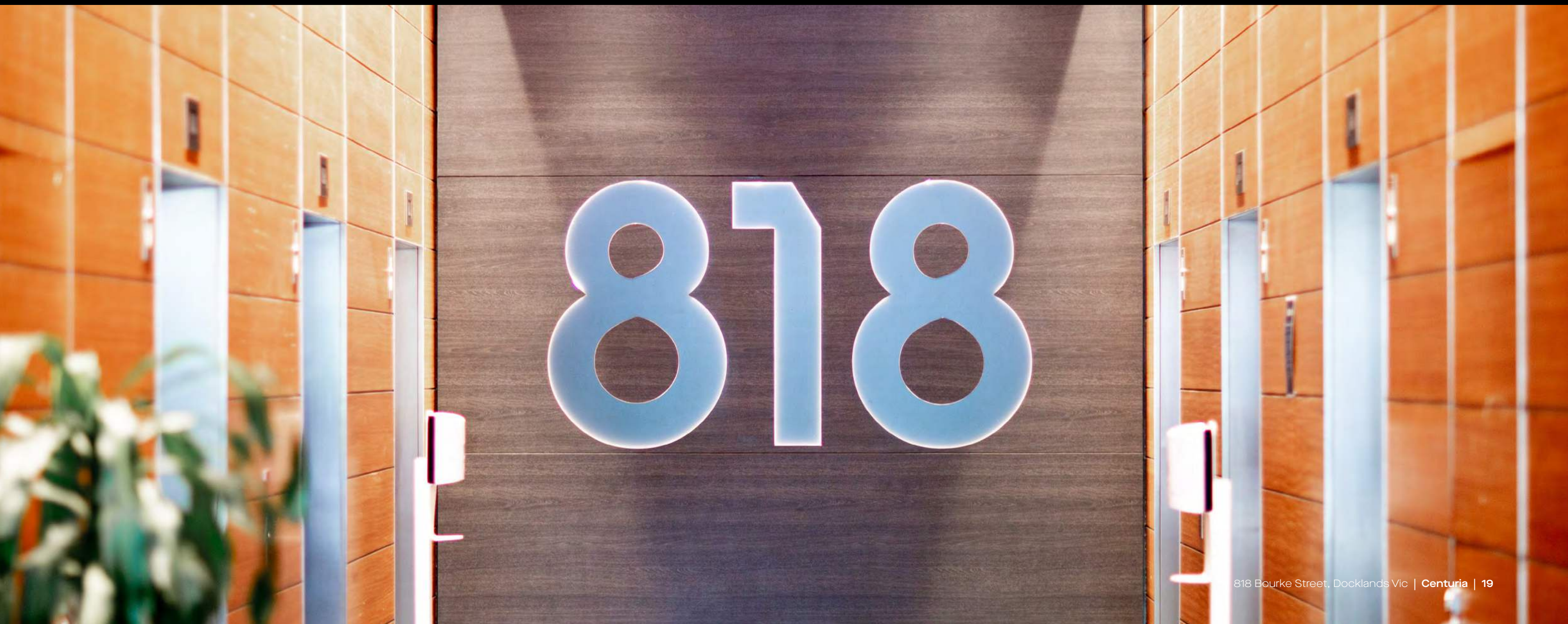
* NABERS (National Australia built Environment Rating System) is a simple and reliable sustainability measure across the building sector. It assists in accurately measuring and communicating how a building is performing environmentally, while also identifies areas of improvement.



Platinum rating

WiredScore for digital connectivity of the building.

- Water efficiency and saving through rainwater tank usage
- Shared vehicle
- EV charger (all tenants have access at a rate of 0.80 cents per kWh)
- UV sterilisation of AHU's (improvements in indoor air quality)
- Bin Tracker & 5 waste streams implementation (the fifth being e-waste)
- Chemical-free cleaning products Mail and parcel lockers
- Dry cleaning lockers and service (to commence March 2024)
- Solar Panel (110 kW system commissioned in July 2023)



Bintracker

Providing real-time, accurate and granular waste reporting.

Waste sorting into four streams using the colour coded bins that you can purchase from us:



The source and weight of all building waste will be captured through:

- Platform scales at the waste collection point; and
- Bintracker Mobile App with QR code recognition and scale integration. The system provides your company with data for scope 3 emissions reporting and reduces your impact on the environment.

Accessible data:

- View your waste data through the Bintracker portal.
- Automated monthly summaries of your company's waste output.

centuria.com.au/bintracker

Indigenous engagement

Has the Lessor considered the history of the land on which the building is located and are there any culturally significant connections to the space your building resides?

Centuria understands and respects the land in which our building, 818 Bourke Street is located. Docklands is an area which is part of the Traditional lands of the Wurundjeri Woi-wurrung and Bunurong Boon Wurrung people, and is part of the City of Melbourne.

The area is located on the lower delta of the Yarra River and was previously a natural resource-rich wetland.

Throughout Melbourne there are numerous culturally significant spaces and sites. At the Marvel Stadium in Docklands, which is a five-minute walk from 818 Bourke Street – was an area where Eastern Kulin women used to seasonally gather native flowers and murnong (yam) roots, as the flora thrived close to the saltwater banks.

Today, Docklands is a vibrant waterfront area that offers businesses and residents a mix of community and cultural opportunities. It continues to be a significant meeting place for social, educational, sporting and culturally significant events.

Does the lessor have a connected relationship with the Traditional owners of the land your building stands, have you or other tenants conducted ceremonial engagement on site, is there allowance for such engagement in space and permissions?

Centuria is supportive of developing a relationship with the Traditional owners including future ceremonial engagement on the site. Allowances have been made to allow us to partner with tenants to complete this important engagement.

We have experience in working with Traditional Owners in other buildings which we own and manage including a recent opening of a building in Adelaide where we engaged a Kurna elder who hosted a traditional Smoking Ceremony and Welcome to Country.

Centuria is very welcoming and will support tenants to host ceremonial engagements in our space.



Click to view 3D
of training area









For current leasing availability including floor details and contact details

CLICK HERE



Confidentiality - The terms of this lease proposal and the negotiations between the parties are strictly confidential. Disclaimer - This report has been prepared by Centuria Property Funds (ABN 11 086 553 639) (Centuria) and does not constitute a contract of sale or lease. It is intended only as a guide and an aid to further investigation by the prospective tenant. Prospective tenants accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than Centuria and may be based on assumptions. In passing this information on, Centuria does not warrant that such information or assumptions are accurate or correct. Parties should seek their own independent verifications and advice on such information. To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to Centuria at the date of preparing this document and assumptions which may be correct.

Centuria