

# 616 St Kilda Rd

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Melbourne VIC

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Information memorandum





Current leasing availability  
including floor details





MELBOURNE  
SPORTS AND  
AQUATICS CENTRE

ALBERT PARK  
GOLF COURSE

ALBERT  
PARK LAKE

616

SHARED CAR

← FITZROY STREET, ST KILDA

CBD

ROYAL BOTANIC  
GARDENS



ANZAC STATION  
IS EXPECTED TO  
OPEN IN 2025



SHARED CAR

FAWKNER  
PARK

COMMERCIAL ROAD

THE ALFRED  
HOSPITAL

ALFRED HOSPITAL  
MEDICAL PRECINCT

HIGH STREET

PUNT ROAD

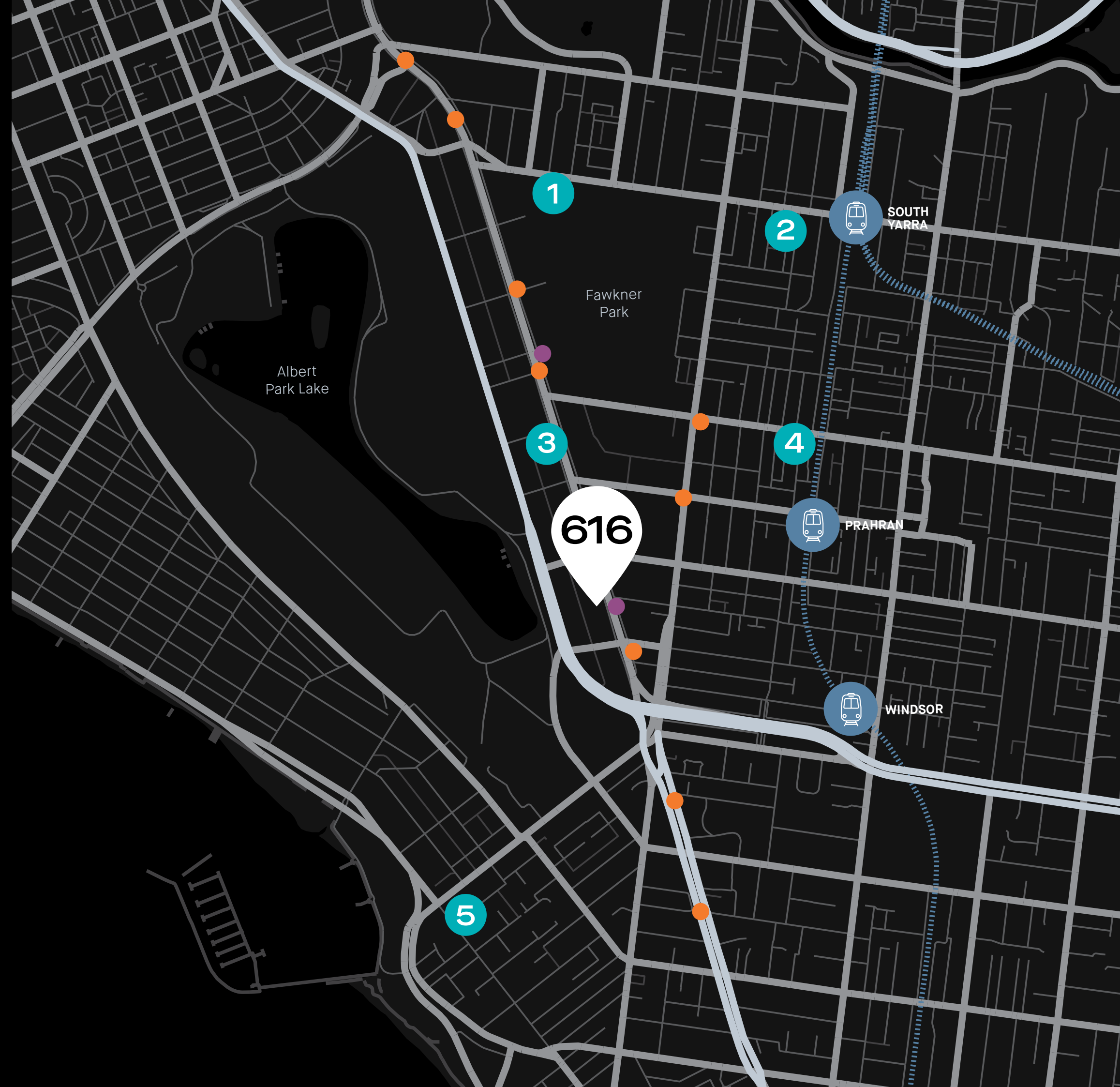
CHAPEL  
STREET,  
WINDSOR





# Amenities

- 1 Hop Garden
- 2 The Commons Collective
- 3 College Lawn
- 4 Prahran Hotel
- 5 Prince Public Bar
- Tram stops
- Train stations
- Shared car







## Conveniently located

616 St Kilda Road is well located in the prime St Kilda Road Boulevard near St Kilda Junction.

The building boasts views over Albert Park and Port Phillip Bay and is only minutes from Chapel and Fitzroy Street shops and restaurants.

Tenants can easily access all forms of public transport as well as the Nepean and Princes Highways.



Bus  
350M



Bicycle  
Melbourne's cycle ways run throughout the city



Tram  
40m



Train  
Anzac station is expected to open in 2025



# 616 St Kilda Road

616 St Kilda Road offers 11 floors of contemporary office accommodation which has been extensively refurbished over recent years.

The building offers an attractive car parking ratio with 229 spaces.

A foyer refresh has recently been completed including a cafe, end of trip facilities and on-site Jetts Gym.





# End-of-trip facilities



8 showers  
3 female / 5 male



35 lockers



2 toilets  
1 female / 1 male



39 Bike parks



Make up station /  
hair dryers



Ironing station /  
towel service



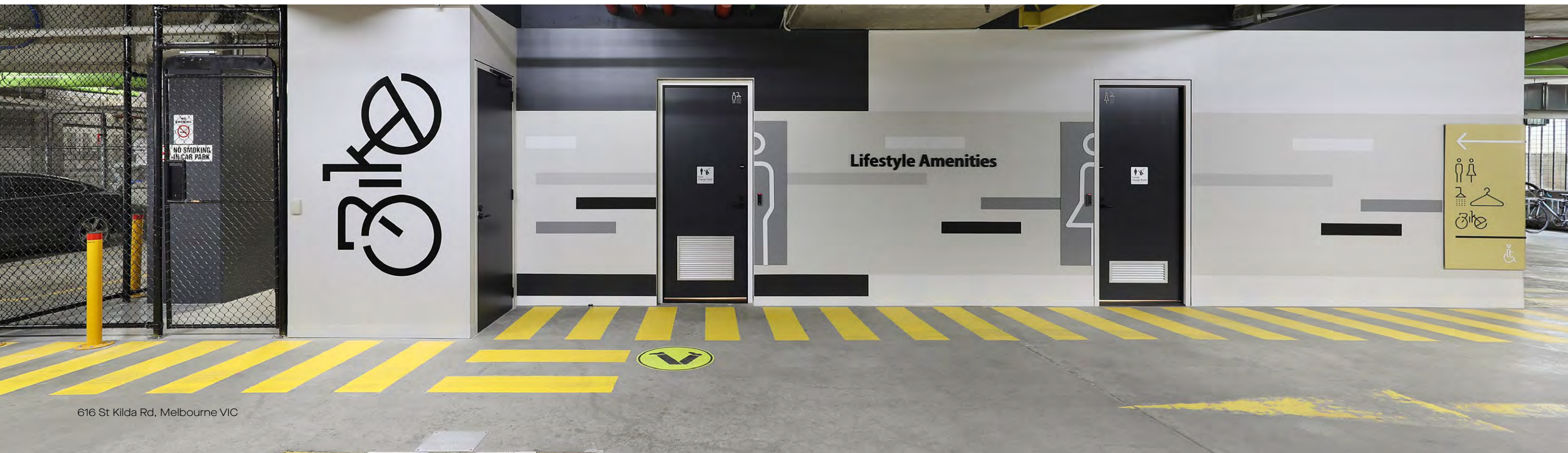
Underfloor  
heating



Sauna









## Canadian hemlock wood sauna



3 person  
capacity




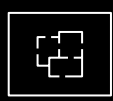
0- 80°C  
Temperature




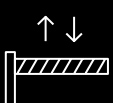
# BaseUp


Flexible parking solution available


- 


Cloud-based dashboard to manage parking with flexibility, clarity and ease
- 


Carpark configuration to maximise efficiencies
- 

Direct app access to bookings
- 

BaseUp Bluetooth hardware to facilitate carpark access
- 

Customisable visitor management upon request
- 

Maximise car park utilisation
- 

Self-serve solution for building tenants
- 

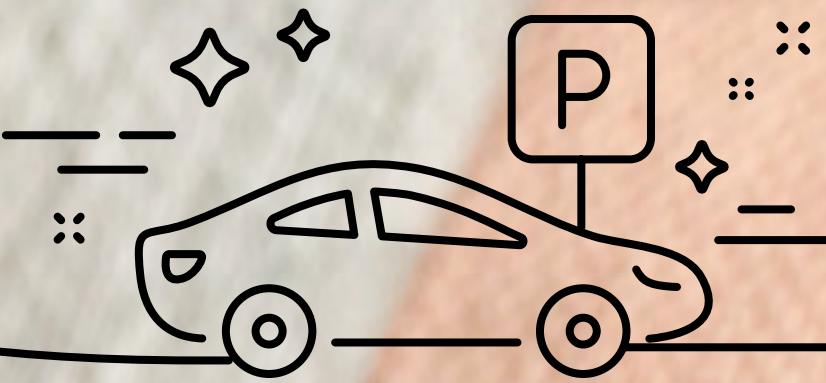
Shared staff and visitors parking



Book

Manage

Access







# 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.





616 St Kilda Rd, Melbourne VIC





# 616

St Kilda Road

## Tenancies for lease

Level	Area (sqm)	Fitout	Availability
Ground Floor	493	Fully Fitted Space	Now
Level 1	347	Fully Fitted Space	Now
Level 2	636	Warm Shell	Now
Level 3	1,255	Fully Fitted Space	Now
Level 4	240	Brand New Spec	Now
Level 6	627	Brand New Spec	Now
Level 8	347	Brand New Spec	Now
Level 10	1,267	Fully Fitted Space	Now

Confidentiality - The terms of this lease proposal and the negotiations between the parties are strictly confidential. Disclaimer - This report 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. Parties should seek their own independent verifications and advice on such information.



# 616 St Kilda Road

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All leasing enquiries to go to leasing agents



Jake Patterson  
**0431 080 460**

Sophia Kotsiou  
**0433 250 663**



Lachlan Fitzpatrick  
**0418 156 323**

Chloe Hayne  
**0407 408 418**



Jemma Hutchinson  
**0422 870 473**