

# 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

CBD

ROYAL BOTANIC GARDENS

ANZAC STATION IS EXPECTED TO OPEN IN 2025

SHARED CAR

FAWKNER PARK

ALBERT PARK GOLF COURSE

COMMERCIAL ROAD

ALBERT PARK LAKE

THE ALFRED HOSPITAL

616

ALFRED HOSPITAL MEDICAL PRECINCT

ST KILDA ROAD

HIGH STREET

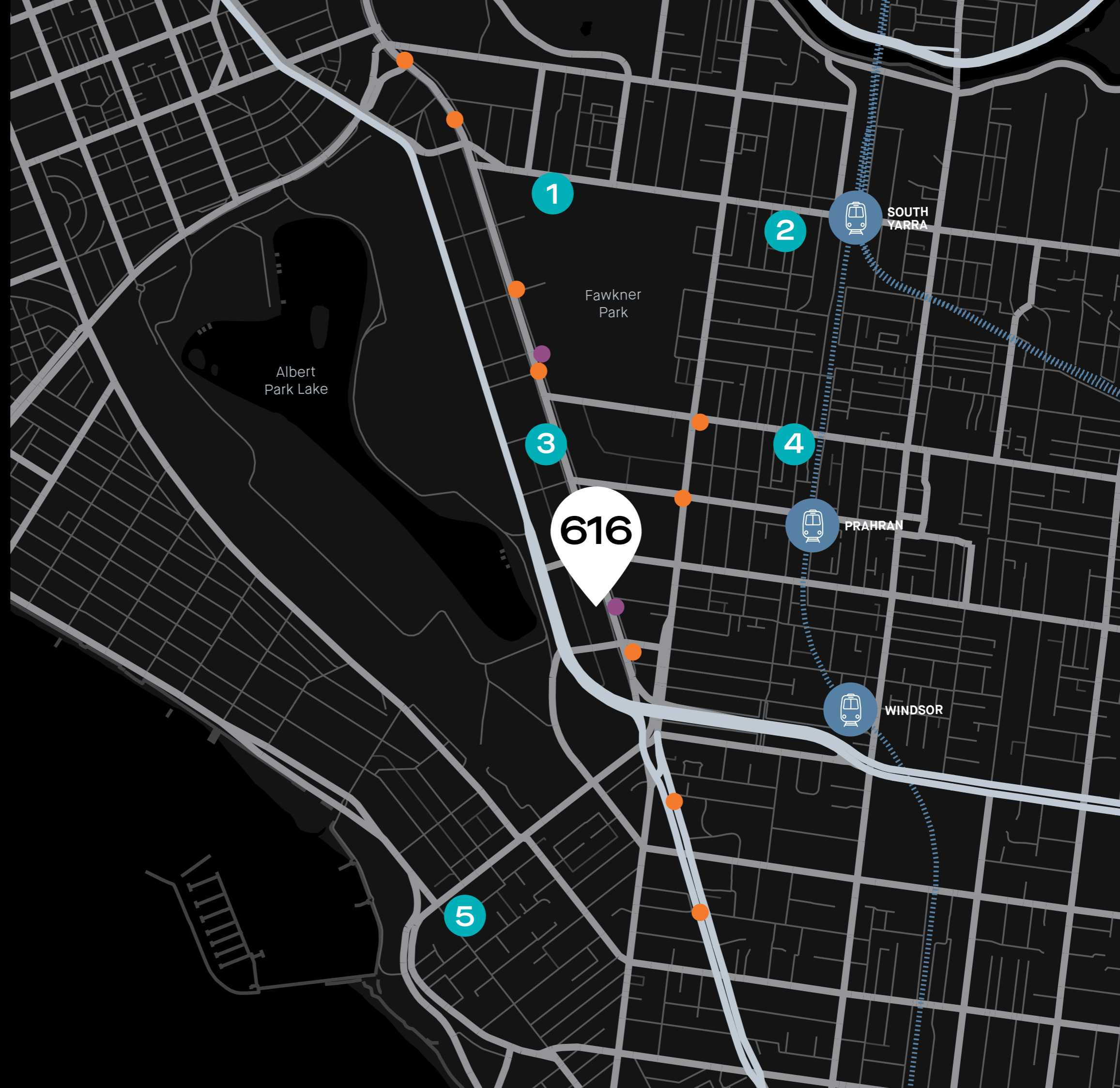
PUNT ROAD

CHapel STREET, WINDSOR

FITZROY STREET, ST KILDA

# 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



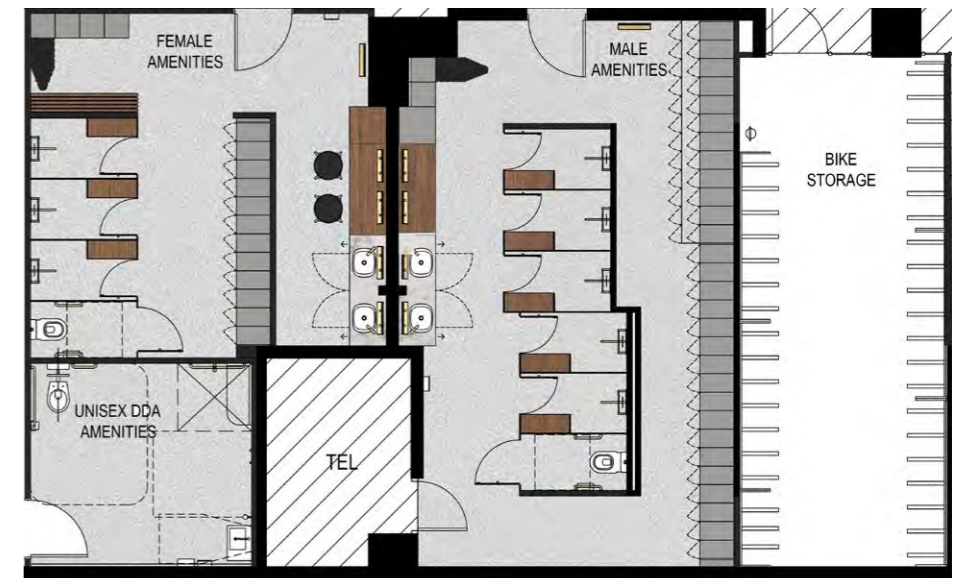
Ironing station /  
towel service

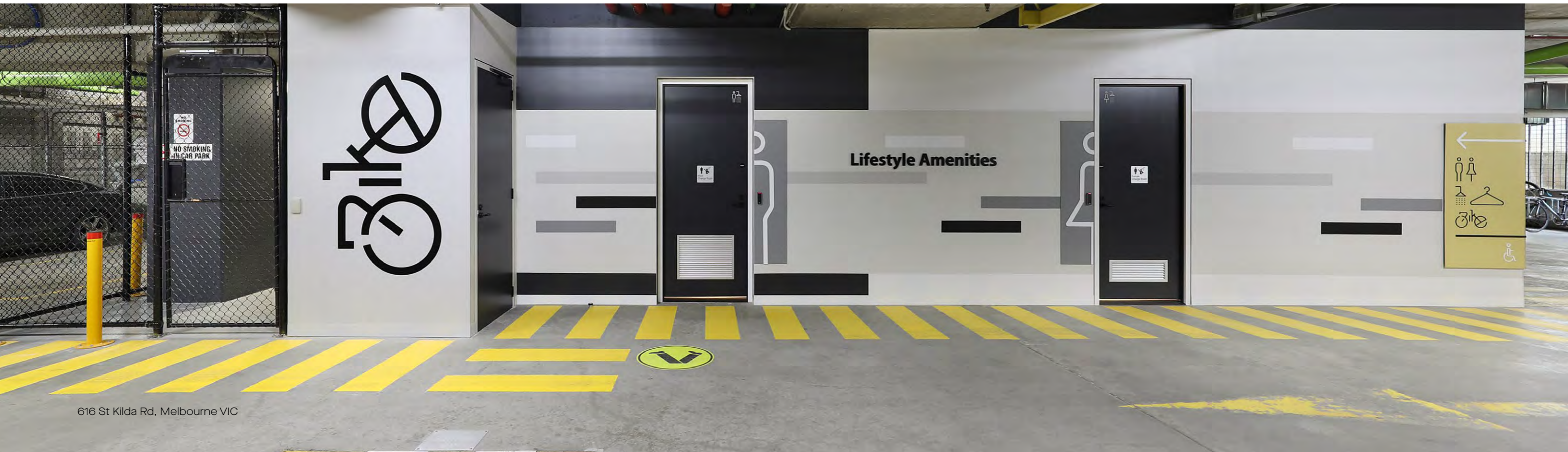


Underfloor  
heating



Sauna





## Canadian hemlock wood sauna




3 person  
capacity





0- 80°C  
Temperature

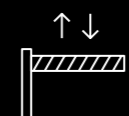
# BaseUp


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

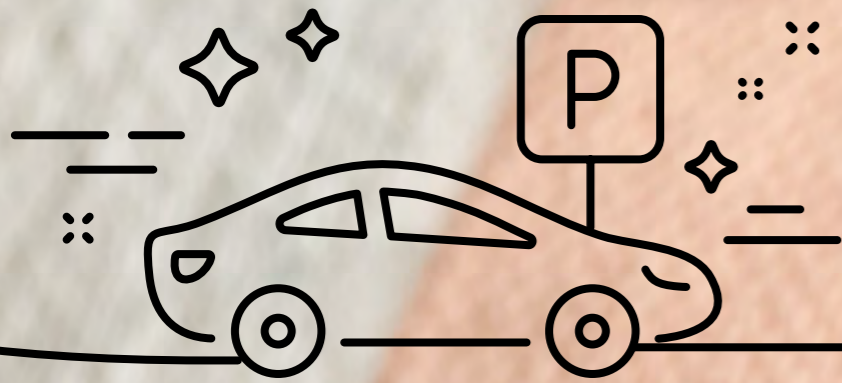
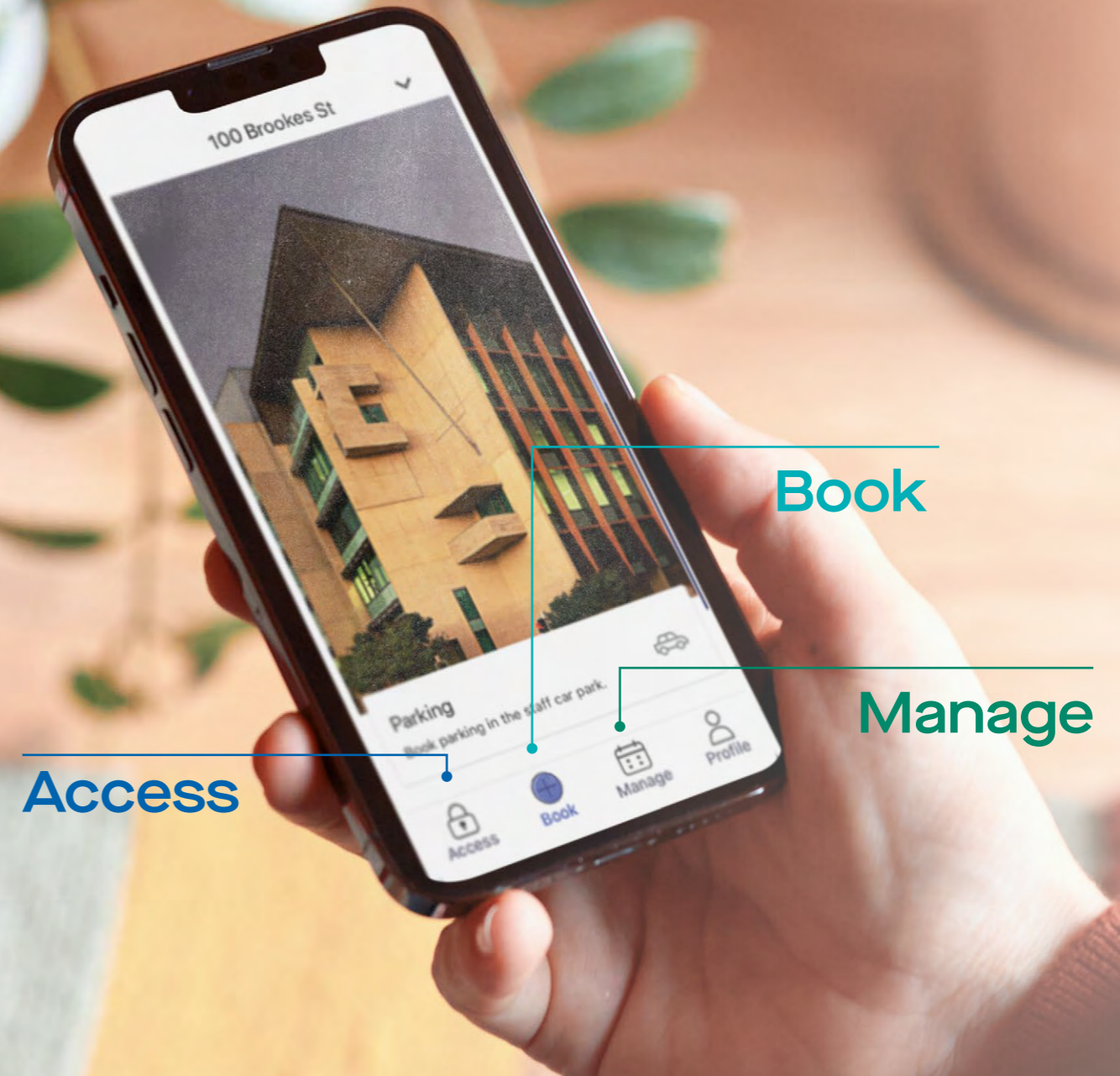
 BaseUp Bluetooth hardware to facilitate carpark access

 Customisable visitor management upon request

 Maximise car park utilisation

 Self-serve solution for building tenants

 Shared staff and visitors parking



# 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.

