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ST. K RD

NOW LEASING

332 ST. KILDA ROAD, SOUTHBANK
INFORMATION MEMORANDUM

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**POSITIONED ALONG ST. KILDA ROAD'S
NORTHERN PRECINCT OVERLOOKING THE
ROYAL BOTANIC GARDENS, 332 ST KILDA ROAD
OFFERS BUSINESSES SPACE TO THRIVE
AND FREEDOM TO BREATHE.**

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**THE SIGNIFICANT
REFURBISHMENT OF
332 ST. K BY LEADING
ARCHITECTS, GRAY PUKSAND,
CAPTURES THE NATURAL
ATTRIBUTES OF THE
SURROUNDING GARDENS'
OPEN SPACE AND
NATURAL LIGHT.**







THIS IS ONE OF THE BOULEVARD'S MOST IMPRESSIVE A-GRADE OPPORTUNITIES.

A significant refurbishment by the long-term owners will transform 332 St Kilda Road into a fresh and inspiring work environment. With sweeping views over Melbourne's most iconic gardens, this prominent corner site invites abundant natural light to spill across every level.

On the ground floor, a stylish foyer connects to collaboration spaces and a café. With a mix of areas ranging from 250sqm to whole floors of 780sqm (approx), 332 St Kilda Road is a place to create a bespoke tenancy on Melbourne's doorstep.

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THE LOCATION

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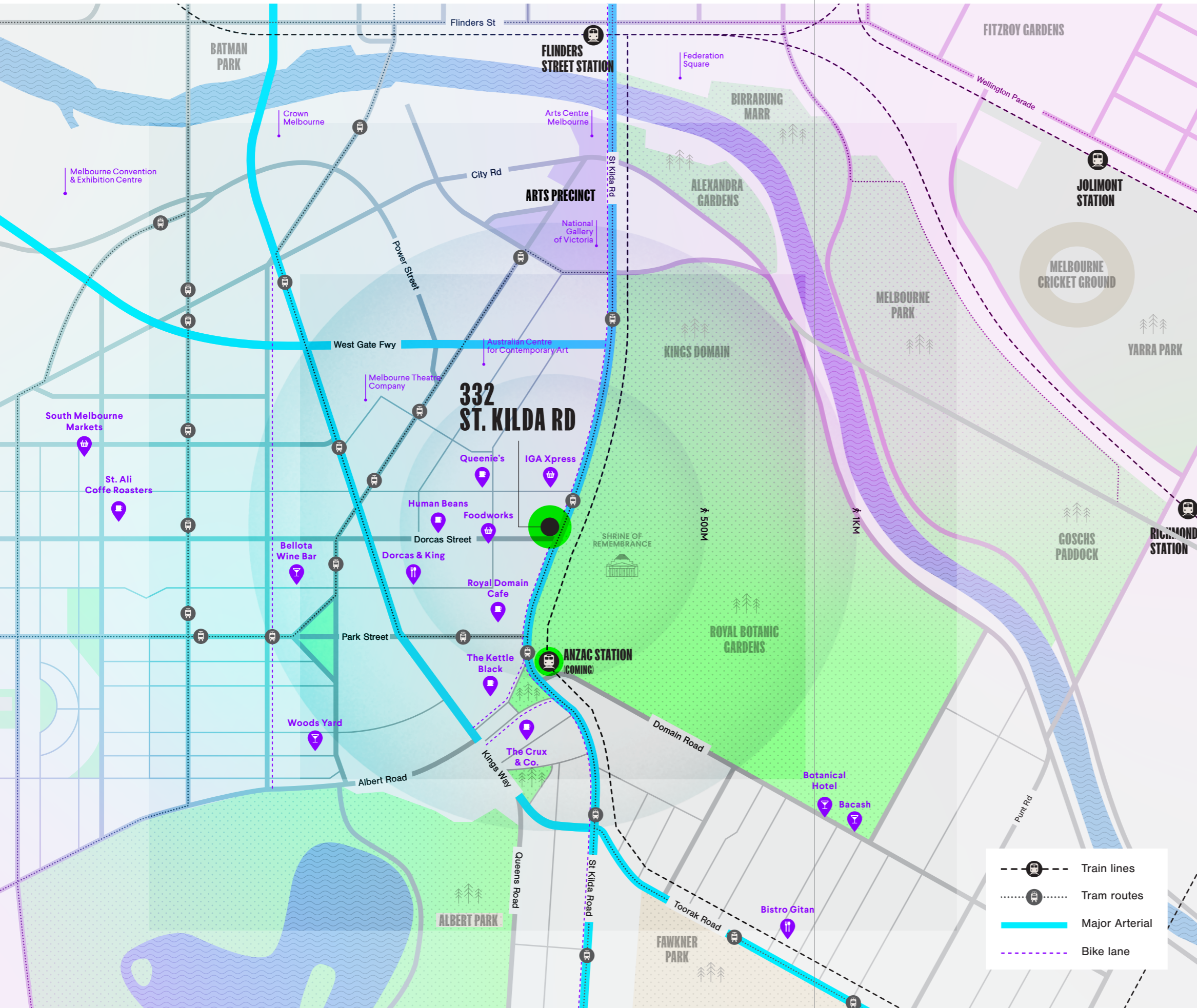
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CONNECTED TO THE BEST THAT MELBOURNE HAS TO OFFER.

332 St Kilda Road offers unrivalled connectivity to the best of both worlds: the bustle and vibrancy of Melbourne city as well as escape to leafy parks and gardens. Located a short walk or tram ride from the future Anzac transport, the Arts Precinct, Flinders Street Station and the CBD, this is a place for employees to thrive.





**50M FROM THE
NEW ANZAC
RAILWAY STATION**

**ACCESS TO ALL
MAJOR ARTERIALS**

**KINGS WAY, DANDENONG RD, CITYLINK,
WESTGATE FWY, MELBOURNE AIRPORT**

**3 LEVEL BASEMENT
CAR PARK**

**RELAXED WALK TO
CBD, YARRA RIVER
& ARTS PRECINCT.**



INDULGE AT THE CITY'S FINEST BARS AND RESTAURANTS IN THE GOURMET PRECINCTS OF SOUTHBANK AND SOUTH YARRA.



**332 ST. KILDA RD IS CONNECTED TO THE CITY,
MAJOR ARTERIALS AND OFFERS DIRECT ACCESS
TO PUBLIC TRANSPORT.**

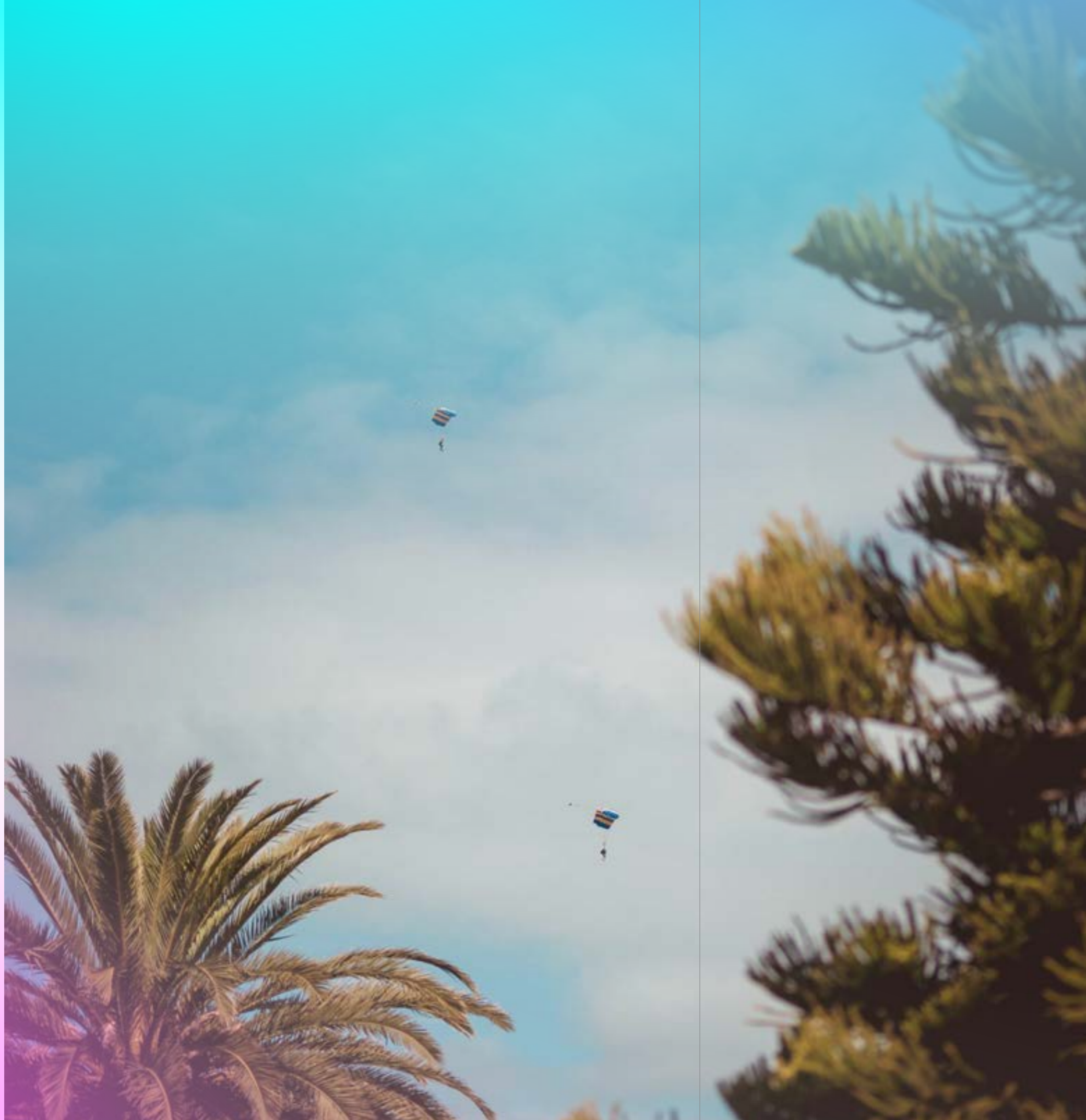


THE RIVERVIEW

THE OPEN SPACE

332
ST. K RD





REINVIGORATE EACH DAY IN MELBOURNE'S ICONIC PARKLANDS.

Nearby parks provide leafy expanses for casual meetings, lunchtime recreation or stimulating walks away from the office. Take a moment to unwind and discover picturesque gardens and outdoor events.



**ART
PRECINCT**

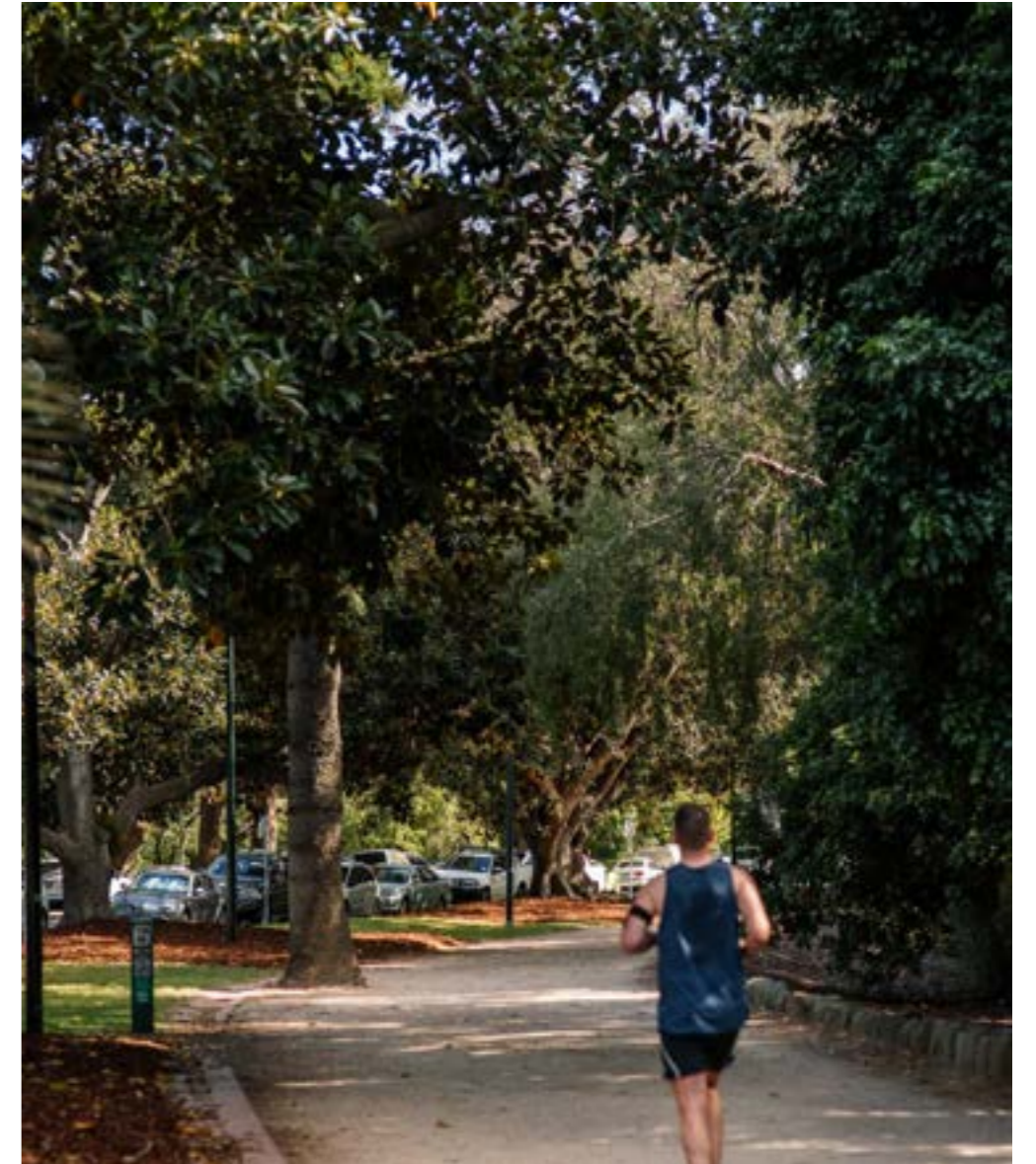
**332
ST.K RD**

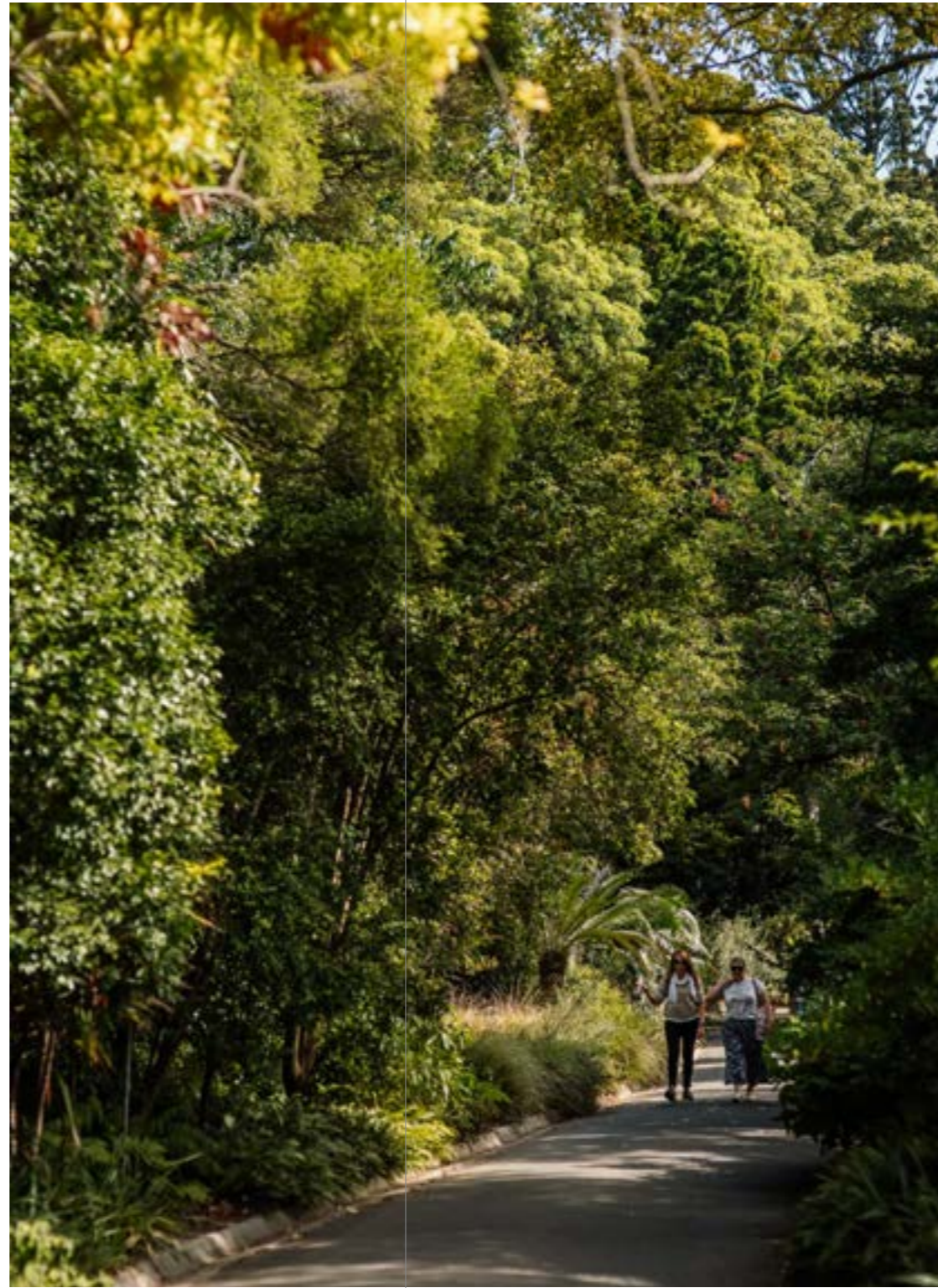
**BOTANIC
GARDENS**

**SPORT
PRECINCT**



Nearby parks allow for outdoor meetings and lunchtime recreation. Run the Tan Track or take a walk around Albert Park Lake and enjoy fresh air and city views,





**THE ICONIC ROYAL
BOTANIC GARDENS
OFFERS BEAUTIFUL
PLACES FOR REST
AND REFLECTION.**

332 St Kilda Road is uniquely positioned to offer proximity to both the city and expansive gardens. Take a tram or enjoy a walk under the trees, past the National Gallery of Victoria, over the river and into the CBD.



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THE BUILDING

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The design of 332 St Kilda Road is inspired by fluid forms found in the surrounding natural environment. A sculptural, curved façade draws people to the new entry and connects the lobby to the leafy streetscape.

Whole and part floor opportunities are available across seven storeys, with the flexibility to adopt traditional or hybrid floorplans. Level three will be completely fitted and furnished, offering a turn-key solution for businesses looking for a seamless transition to a bright, well-equipped workspace.

DESIGNED TO INSPIRE.



Lobby

Artist Impression

The material palette in the lobby fuses warm oak hues and polished concrete floors with zinc accents, creating a warm and elegant first impression.

**FLEXIBLE HIGH
RATIO OFFICE
LAYOUT FROM
1:10SQM**



Lobby Artist Impression



Lobby

Artist Impression



**FLEXIBLE FLOOR
PLATES RANGING
FROM 250 SQM
TO 5,418 SQM**

**WHOLE FLOORS
780 SQM***

**PART FLOORS
250 – 350 SQM***

*APPROX



SENSITIVELY DESIGNED WORKSPACE LAYOUTS.

A side core design allows for a range of layouts and office sizes, with all spaces enjoying connections with the leafy surroundings. The eye is drawn to views framed by expansive windows, while sophisticated lighting design creates an inviting ambience.

The spectacular refurbishment by Gary Puksand, comprising the foyer, end-of-trip facilities and all office levels, has transformed a coveted address into a contemporary, future-ready workspace.

New bathroom interiors extend the overall design narrative with the use of natural stone, mirrors and decorative lighting, while touch-free tapware is in line with modern, health-focused design practices.







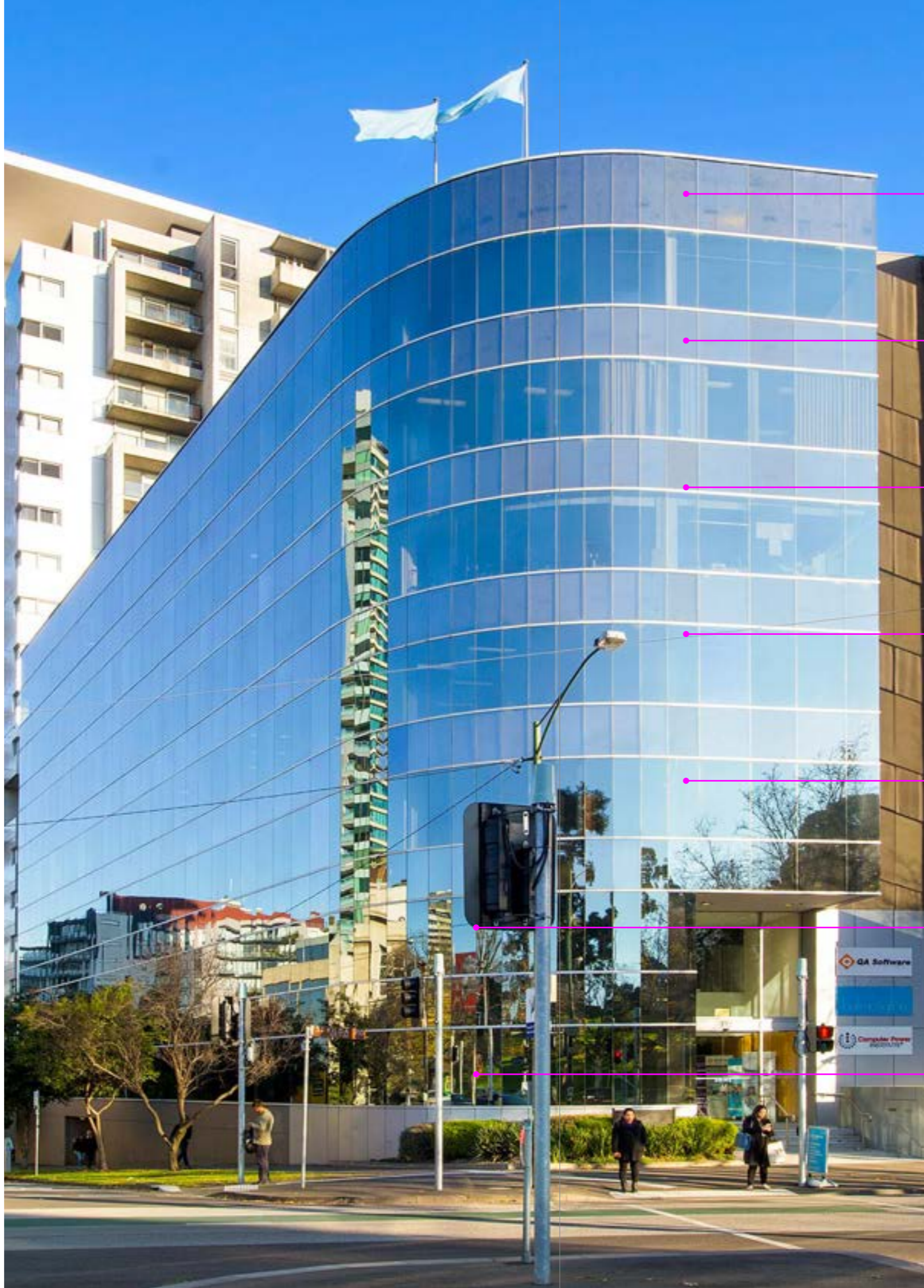
**CONNECTED TO THE
NATURAL ENVIRONMENT.**





PART AND WHOLE FLOORS AVAILABLE

Level 3 spec suite now open for inspection



LEVEL 6 781.2 m²

LEVEL 5 784.9 m²

LEVEL 4 779.4 m²

LEVEL 3 777.7 m²

LEVEL 2 777.6 m²

LEVEL 1 747.1 m²

GROUND 455.0 m²





DESIGNED FOR BALANCE AND WELLBEING

332 St Kilda Road provides all of the connectivity and end-of-trip amenity expected of the modern workplace. State-of-the-art end of trip facilities promote health and wellbeing with showers, lockers and a communal wellness studio.

A three-level car park with 43 spaces allows employees to commute easily, while the new Anzac Railway Station (due to open in 2025) will support the growth of this flourishing section of the city.

Interstate and international visitors can choose from a selection of Melbourne's finest hotels and serviced apartments nearby as well as a range of cafés and restaurants.

DESIGNED FOR YOU TO ARRIVE AND THRIVE





INSPECT TODAY



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