

191 >> PORT MELBOURNE

191 SALMON STREET, PORT MELBOURNE

INTRODUCTION

Now is not the time to compromise the future of your business and at 191 Port Melbourne you won't have to.

Delivering unique 'campus-style' flexible floorplates, over 1,000 undercover congestion levy free car spaces and a multi-million dollar upgrade just minutes from the Melbourne CBD and major transport arteries.

191 Port Melbourne presents a rare leasing opportunity of outstanding market-leading value.

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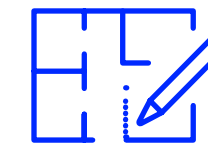
OPPORTUNITY HIGHLIGHTS

3 FLOORS OF 7,000sqm EACH

Expansive campus-style sub-divisible floor plates.

First and second levels can be easily accessed via stairs or lifts.

Areas available from 500 to 13,000sqm.



END OF TRIP FACILITIES

Secure parking for up to 80 bicycles and on-site bike workshop.

Brand new EOT shower and change facilities.



Amenities

1,000+ CAR PARKING SPACES

SECURE ONSITE CAR PARKING

Undercover congestion levy-free parking.



FLEXIBLE- WORKING SPACE

THE GREENHOUSE

Seamless indoor/outdoor informal working and meeting spaces.

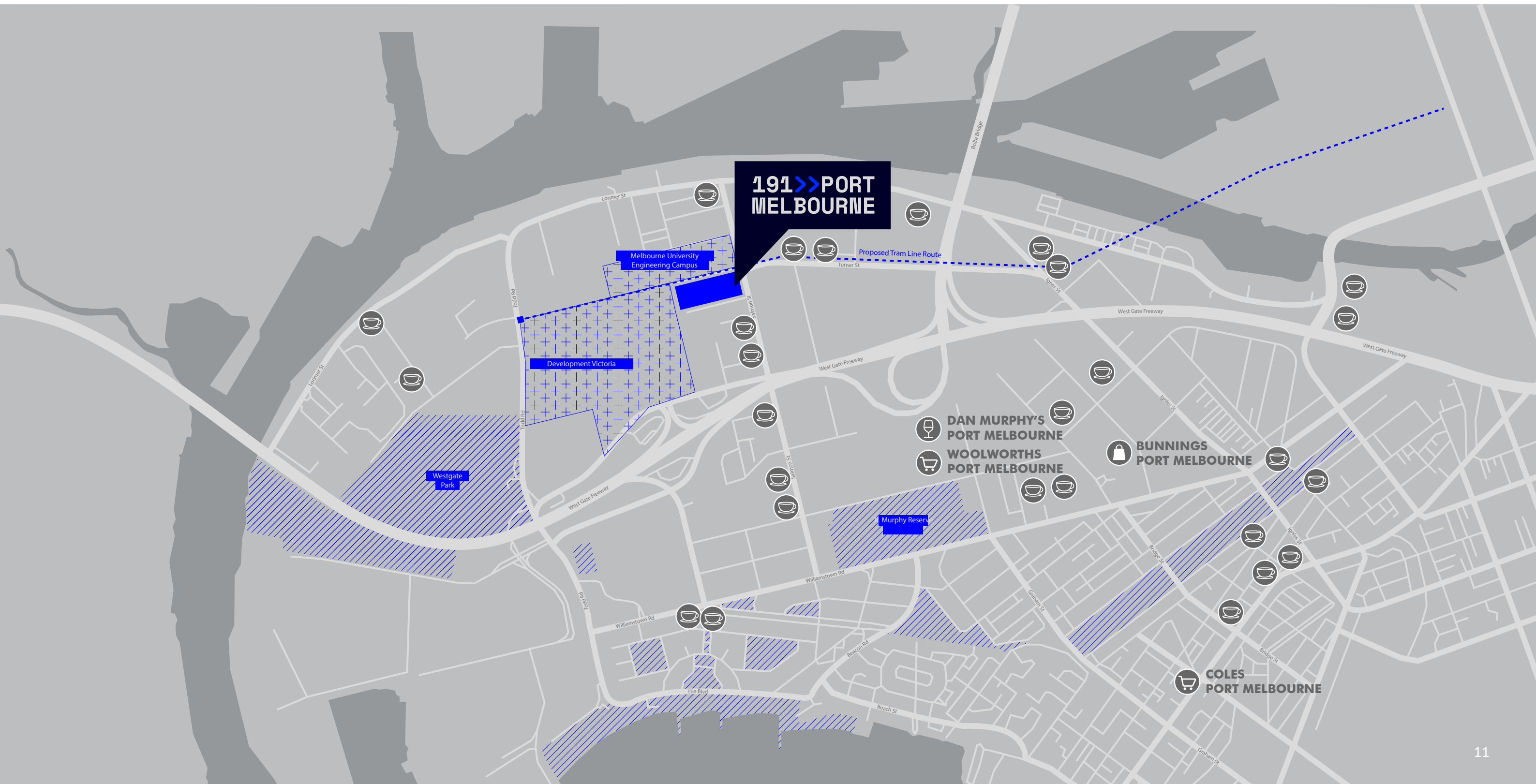




LOCATION

Strategically located in Melbourne's inner-city fringe, 191 Port Melbourne provides excellent access for tenants and visitors alike.

Close to the CBD, without the typical congestion issues of being in it, 191 Port Melbourne sits just moments from major public and private transport routes including West Gate Freeway (east and west) and CityLink Tollway (north), keeping your workforce mobile and productive.





Tullamarine airport - Car - 21 mins



CBD - Car - 15 mins



Southern Cross Station - Bus - 16 mins



CBD - Cycle - 24 mins

St Kilda - Cycle - 28 mins

Brighton - Cycle - 45 mins

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Southbank

St Kilda Rd

CBD

Melbourne University
Engineering Campus

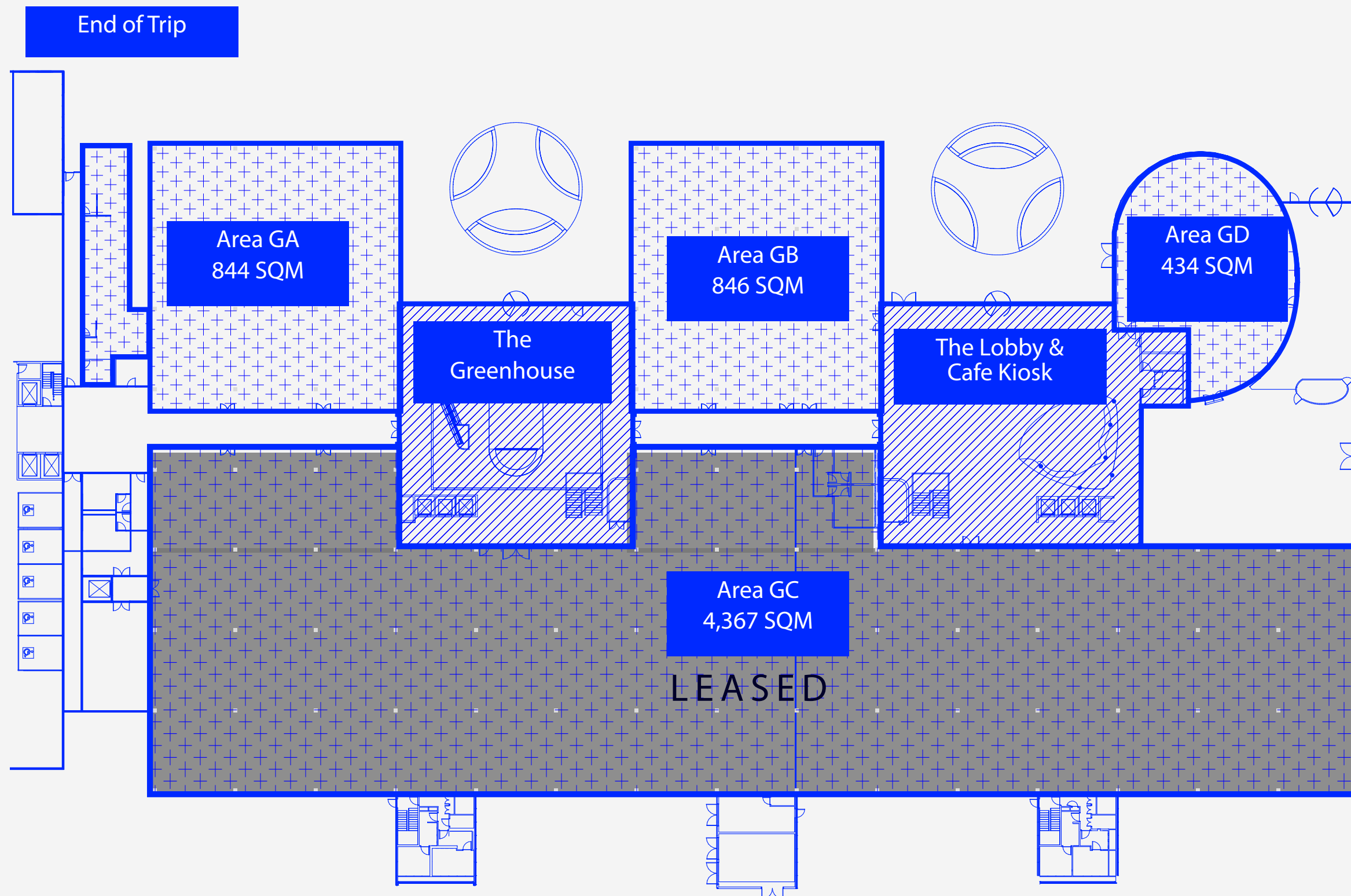
Development Victoria

*approx

GROUND FLOOR

Leased areas will
be subject to survey.

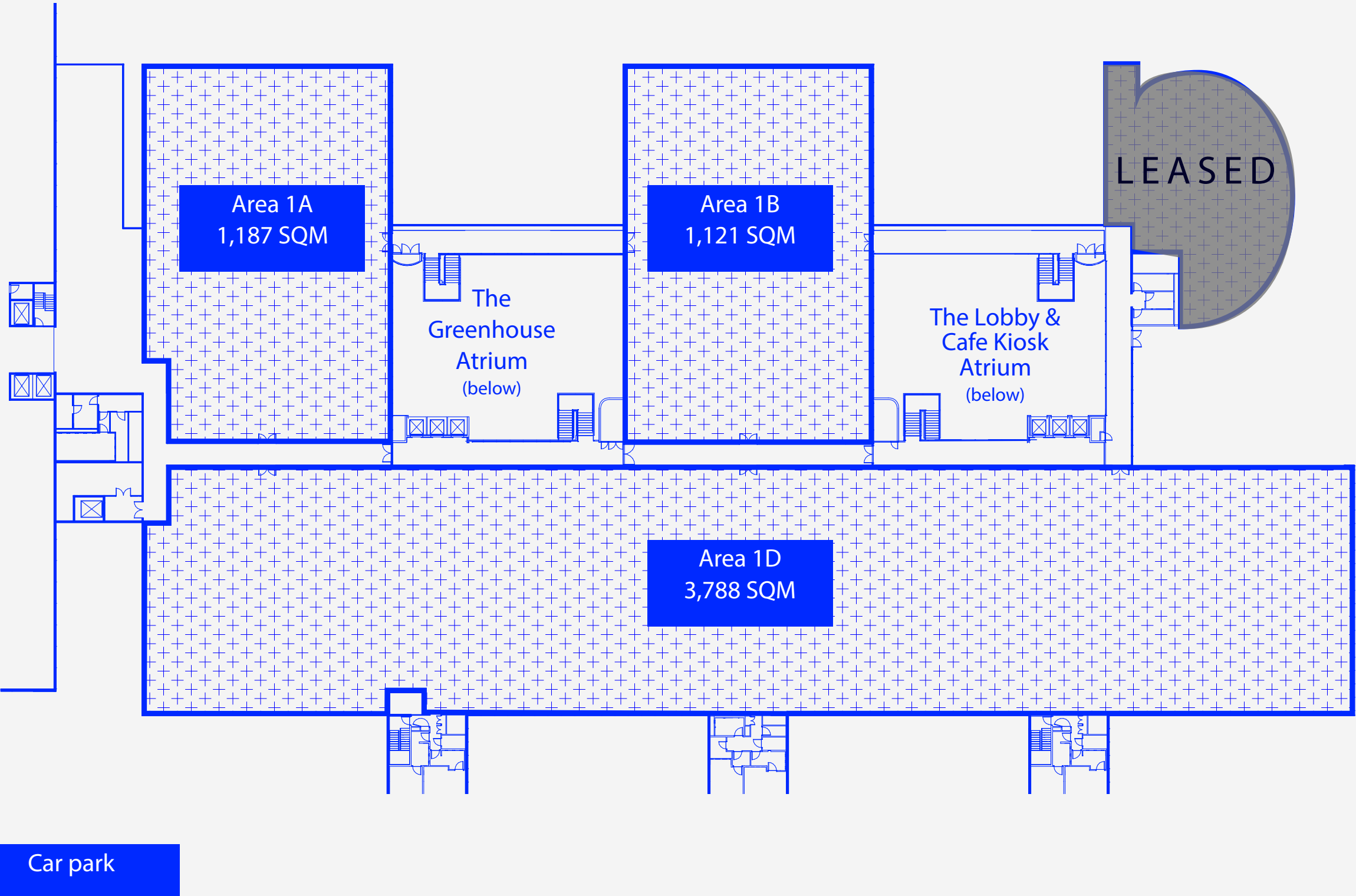
Note: Can be leased on a
'combined areas' basis.



FIRST
FLOOR

Leased areas will
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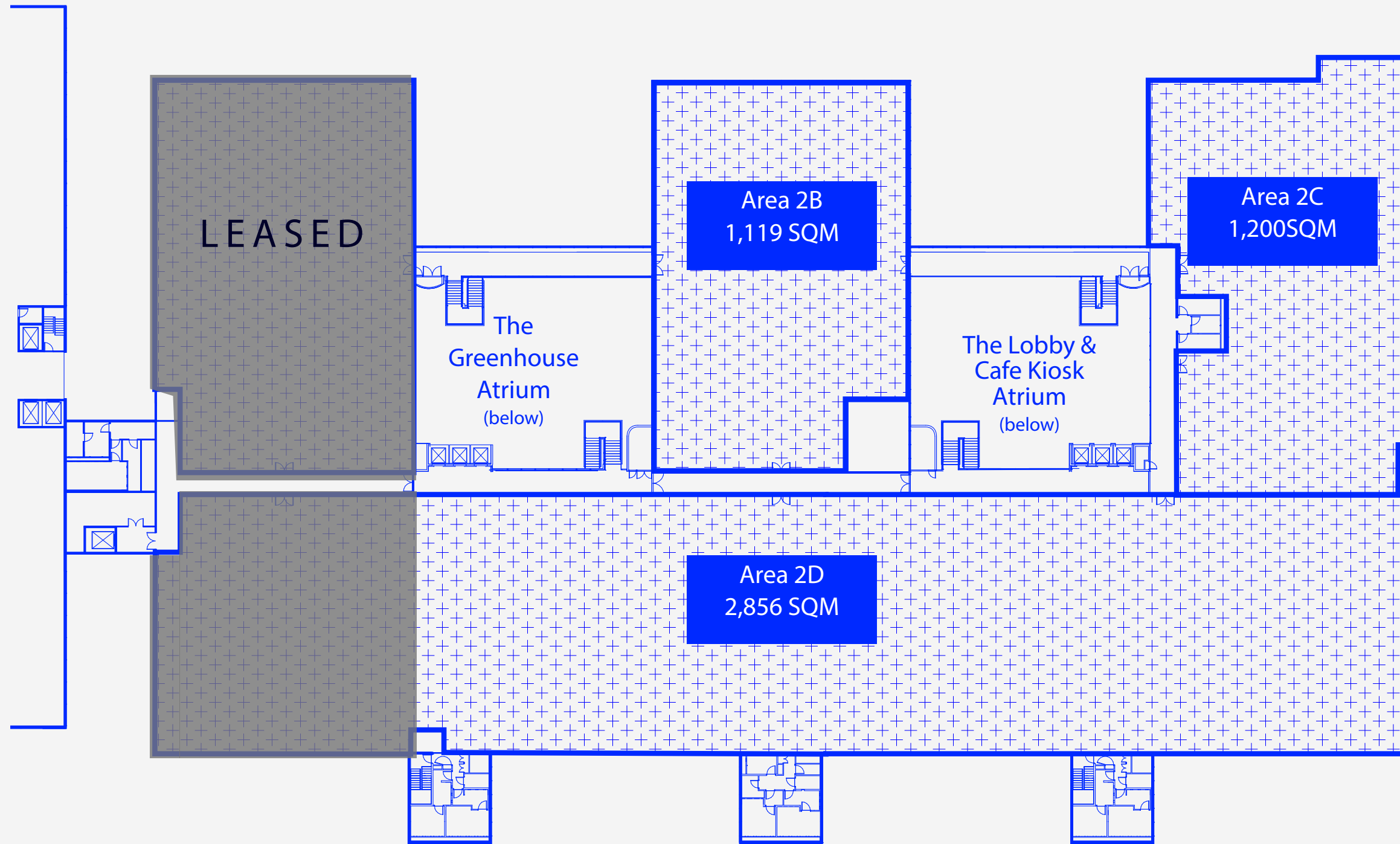
Note: Can be leased on a
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SECOND FLOOR

Leased areas will
be subject to survey.

Note: Can be leased on a
'combined areas' basis.



Car park