

# Leasing Information



101 Moray St, South Melbourne, VIC, 3025

## Brand New South Melbourne Office Building - Available Q3 2020

101 Moray is located on the east side of Moray St, in the heart of the popular and thriving South Melbourne office precinct. Instant access is provided to the main arterial roads. The CBD and Southbank is within easy walking distance.

A brand new 16,000m<sup>2</sup> state of the art office building by The Deague Group is under construction that will set a new benchmark for office space in the Melbourne fringe market. Due for completion in mid 2020, 101 offers large, flexible and efficient floor plates to cater for large corporates or smaller businesses looking to make a step up. On site amenities will include secure basement parking, cafe and restaurant, gym and co-working flexible office space to cater for special project needs The Deague Group are building 101 Moray to be held in their family portfolio for the long term so the design and quality of finish will be second to none.

Positioned with three street frontages, the ground floor will feature an impressive Link way lobby from both Moray and Tope Streets. The ground floor lobby is an interactive and collective space for occupants and visitors alike. On the ground level there will be the state of the art EOT facilities, a high quality food offering (420m<sup>2</sup>) with entry to expansive foyer lounge area, concierge and approximately 1,200m<sup>2</sup> of flexible, additional overflow space via a leading co-working provider with bookable meeting and board rooms. Upper office floor plates are flexible and efficient with a variety of terrace sizes throughout.

### Property Details:

|                        |                                    |
|------------------------|------------------------------------|
| Size (m <sup>2</sup> ) | 2160                               |
| Suite                  | 01.04                              |
| Level                  | 04                                 |
| Rent (\$pa)            | \$1,345,500.00 pa Net              |
| Rent (\$m2/pa)         | \$575                              |
| Outgoings              | Estimated at \$130/sqm pa plus GST |
| Parking                | Secure basement spaces             |
| Parking Rent           | \$360 ps pcm                       |
| Lease Type             | Direct                             |
| Term                   | Negotiable                         |
| Option                 | Negotiable                         |
| Rent Review            | Annual increases                   |
| Cleaning               | Payable by Tenant                  |
| Congestion Levy        | Payable by Tenant, if applicable   |
| NABERS                 | Not Rated                          |

All prices, rents etc are quoted exclusive of GST which is an additional charge payable by the Lessee/Purchaser.

Every care has been taken to verify the accuracy of the information contained herein, but no warranty is given or implied and prospective purchasers/tenants are advised to carry out their own investigations. Details herein do not constitute any representation by the vendor/lessor or the Agent and are expressly excluded from any contract.

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## Related Properties:

| Suite | Size (m2) | Level | Rent (\$m2/pa) | Rent (\$pa) | Lease Type |
|-------|-----------|-------|----------------|-------------|------------|
|-------|-----------|-------|----------------|-------------|------------|

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