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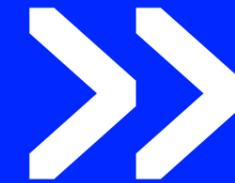


MAKE YOUR MARK IN A BUILDING YOUR STAFF WILL LOVE



Positioned just 4km from the CBD in the epicentre of Melbourne’s future innovation precinct, 191 Salmon Street presents a rare leasing opportunity for businesses looking to better connect their people and to drive better business outcomes.

Featuring ‘campus-style’ flexible floorplates, over 1,000 undercover congestion levy free car spaces and a multi-million dollar upgrade, the building’s innovative design and outstanding amenity offer occupants an unrivalled combination of flexible working spaces, green space and lifestyle.



**HIGHLY SPECIFIED
STATE-OF-THE-ART
BUILDING**



**CUSTOM-DESIGNED
FULL-TURNKEY
OFFICE FIT-OUTS**



**FLEXIBLE, GREEN, AND
LIGHT-FILLED WORKING
ENVIRONMENTS**



**MINUTES FROM MAJOR
ARTERIALS AND
MELBOURNE CBD**



**EASILY ACCESSED BY
PUBLIC TRANSPORT**



**WITHIN AUSTRALIA’S
LARGEST NATIONAL
EMPLOYMENT & INNOVATION
CENTRE PRECINCT**



A- GRADE COMMERCIAL OFFICE SPACE



After a multi-million-dollar upgrade project, 191 Salmon Street offer and outstanding opportunity delivering an unrivalled working environment to tenants.

Each sprawling, light-filled office space — complete with the opportunity for bespoke turnkey fit-outs — has been designed to optimise the productivity and well-being of employees.

191 Salmon Street has a 2 star NABERS Energy rating and is on a target pathway to achieve 4.5 stars.



PROGRESSIVE WORKSPACES

Indoor/outdoor break-out rooms and meeting spaces, an inspiring foyer and lounge, and on-site barista — all designed to maximise staff collaboration, performance and wellbeing.



SECURE, ON-SITE CAR PARKING

A secure multi deck carpark with 1,055 car spaces for staff and visitors — conveniently managed via the Divvy App, with no Congestion Levy.



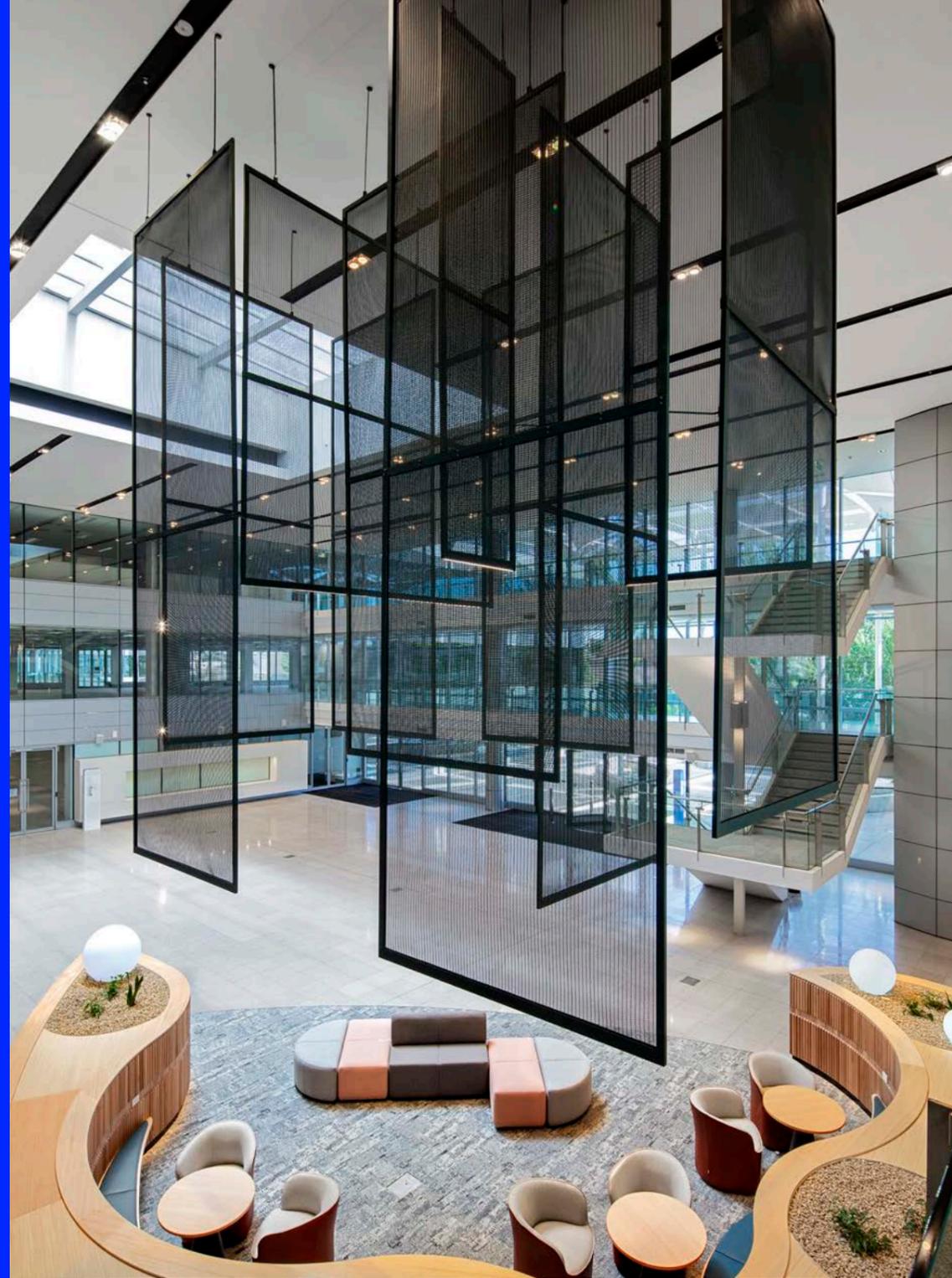
EXPANSIVE, FLEXIBLE FLOORPLATES

3 levels of campus-style floorplates spanning 7,000 sqm, with individual tenancies ranging from 420 sqm to over 5,000 sqm.



SETTING THE BAR FOR THE OFFICE

With unrivalled on-site facilities and amenities, 191 Salmon Street offers occupants the epitome of a progressive workspace, promoting an integrated work-life balance for tenants.



EXTENSIVE END-OF-TRIP

World-class facilities, luxurious locker, shower and change facilities with towel service, 80 secure bicycle parks and an on-site bike workshop.



ON-SITE HEALTH & FITNESS

Outdoor sprint track and fitness equipment on site support a healthier working environment.



ON-SITE MANAGEMENT TEAM

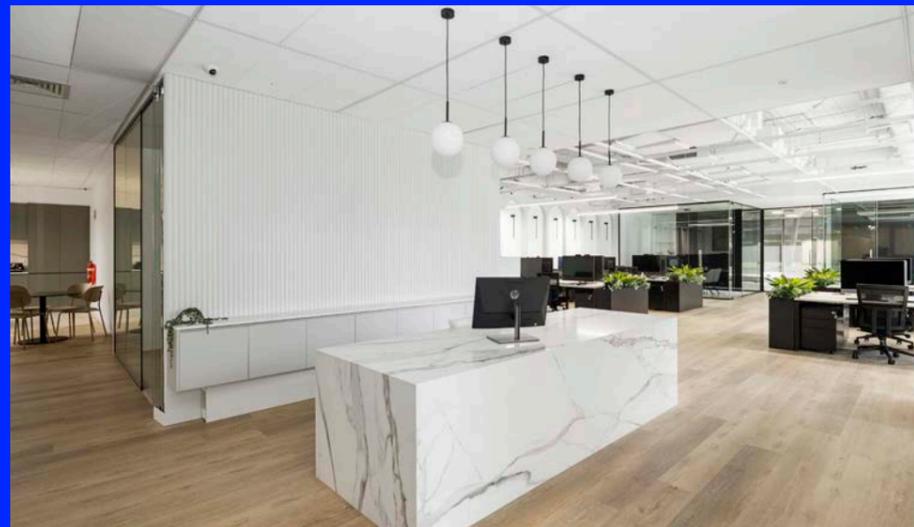
A responsive on site management team caters to the daily needs of tenants.



**INNOVATIVE
CUSTOM
FIT-OUTS
DESIGNED
TO YOUR
SPECIFICATION**

Custom designed fit out can be provided to meet your specific needs as part of the commercial offering.

Meet with our designers, explain your needs and we can design and tailor a workplace for you.



**FULLY CUSTOMISED
BESPOKE FIT-OUTS**



**ALL-INCLUSIVE
OFFERING**



**READY TO
MOVE IN**

Tullamarine airport
(21mins)

Melbourne CBD

DFO South Wharf

Southbank

St Kilda Road

**191 >>>
SALMON ST**

Proposed tram line

PERFECTLY PLACED FOR A MOBILE WORKFORCE

Strategically located within Melbourne's inner-city fringe, Port Melbourne has been designated as the home of Victoria's world-class industry innovators. Enjoying proximity to the CBD without any of the typical congestion issues, 191 Salmon Street is easily accessed by tenants and visitors alike. Accessible by bus, bicycle and car only moments from major arterials including the West Gate Freeway (east and west) and CityLink Tollway (north), 191 Salmon Street offers exceptional access to the CBD and greater Melbourne.

CAR

CBD - From 15 mins
Airport - From 21 mins



BUS

Buses run every
10 mins from
Southern Cross
Station to the door



CYCLE

CBD - 24 mins
St Kilda - 28 mins
Brighton - 45 mins



POSITIONED FOR FUTURE GROWTH

NATIONAL EMPLOYMENT INNOVATION CENTRE (NEIC)

Located within Australia's largest urban renewal project, the Fishermans Bend NEIC is one of seven key clusters in development across Melbourne by the Victorian Planning Authority.

Already home to global industry giants like Boeing and Siemens, a Department of Defence research facility, the precinct is projected to become home to over 40,000 jobs and 20,000 students by 2050. With the area set to be Australia's leading precinct for advanced manufacturing, engineering, and design, 191 Salmon Street offers a once-in-a-generation opportunity to secure a position in the heart of Australia's future hub of innovation.



SUBSTANTIAL GOVERNMENT LAND HOLDINGS



40,000 JOBS



DEEPLY EMBEDDED MANUFACTURING SKILLS



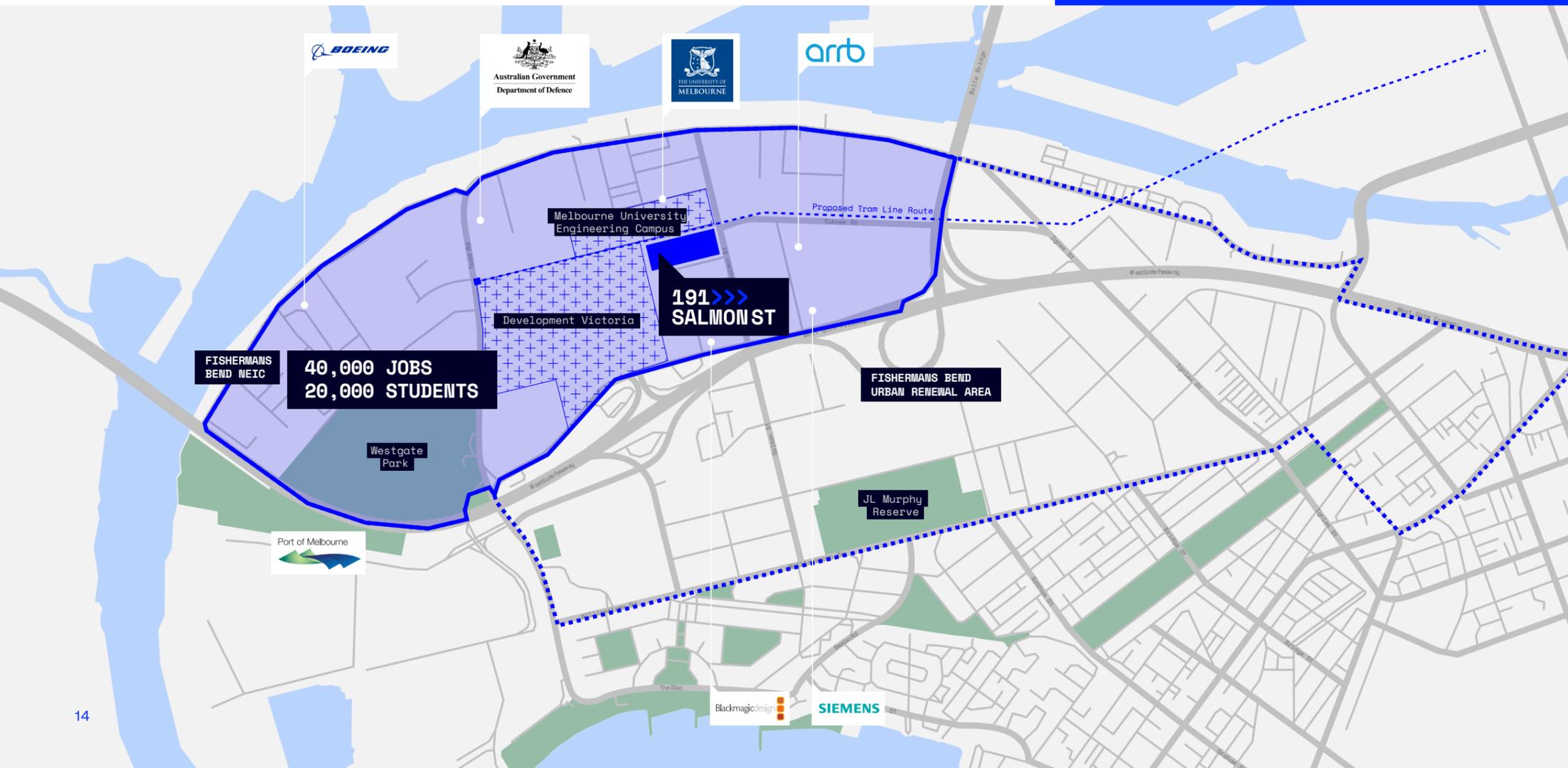
20,000 STUDENTS



ESTABLISHED GLOBAL INDUSTRY ANCHORS



80,000 RESIDENTS



MELBOURNE'S NEW WORLD-CLASS ENGINEERING CAMPUS

Part of a \$1 billion redevelopment of the historic General Motors Holden site on Salmon Street, the University of Melbourne's new world-class engineering and design campus will neighbour 191 Salmon Street, welcoming students from 2026.

ourcampus.unimelb.edu.au/fishermans-bend



EAT >> DRINK >> PLAY



MELBOURNE'S BEST-KEPT SECRET

Tapped as one of the city's latest up-and-coming urban destinations, Port Melbourne is a sunny bayside suburb with a proud industrial history. Perfectly combining CBD convenience with suburban waterfront amenities, the area is brimming with trendy eateries, specialty coffee joints and swanky gastropubs.

UNRIVALLED >> WORK-LIFE >> BALANCE

LOCATION



Cafes/Restaurants

- 01 Felicci's
- 02 St Ali's Sensory Lab
- 03 CBCo Brewing
- 04 Frontside Food & Wine
- 05 Starward
- 06 Big Earle's Roadhouse BBQ
- 07 Ootoro
- 08 Subway
- 09 Stop 'n Shop
- 10 Black Jack's Cafe
- 11 Pier 35
- 12 Coe & Coe
- 13 Cactus Food Club
- 14 Bolte Cafe and Kebab
- 15 G&S Cafe
- 16 Sol & Luna
- 17 Goz City



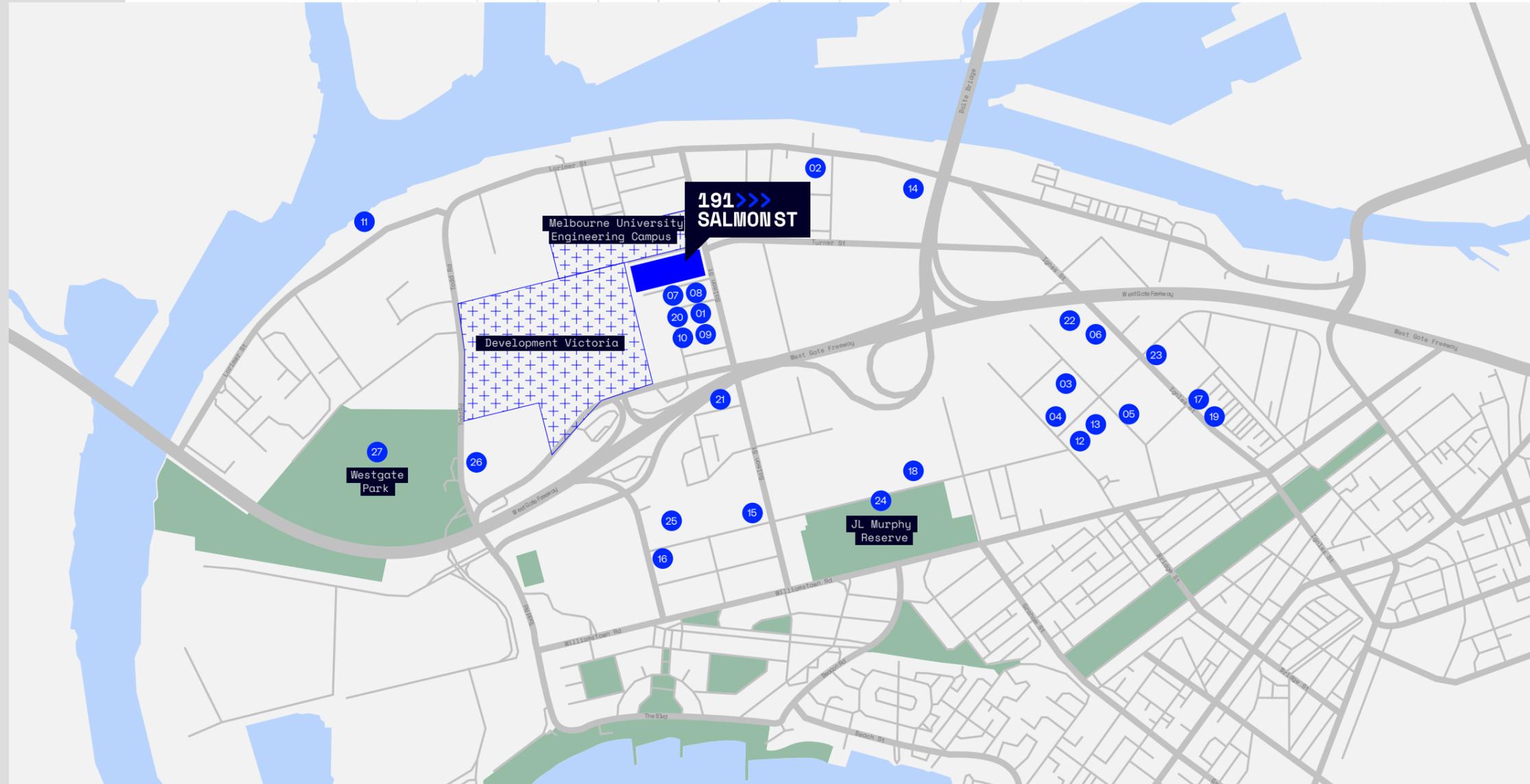
Retail

- 18 Woolworths
- 19 Uncle Rocco's Barber Shop
- 20 Anytime Fitness
- 21 FB Fitness Port
- 22 Melbourne CrossFit South Wharf
- 23 Snap Fitness



Recreation

- 24 JL Murphy Reserve
- 25 BlocHaus Bouldering
- 26 Go Kart Club Victoria
- 27 Westgate Park



Frontside Food & Wine



Pier 35 Bar Grill



Starward



CBCo Brewing



»» **LIMITLESS POTENTIAL** »»

SPANNING THREE LIGHT FILLED LEVELS OF EXPANSIVE FLEXIBLE FLOORPLATES



**SMALL TO
LARGE
AREAS**



**RANGE,
SELECTION
STYLE**



**VARIETY &
FLEXIBILITY**

GROUND

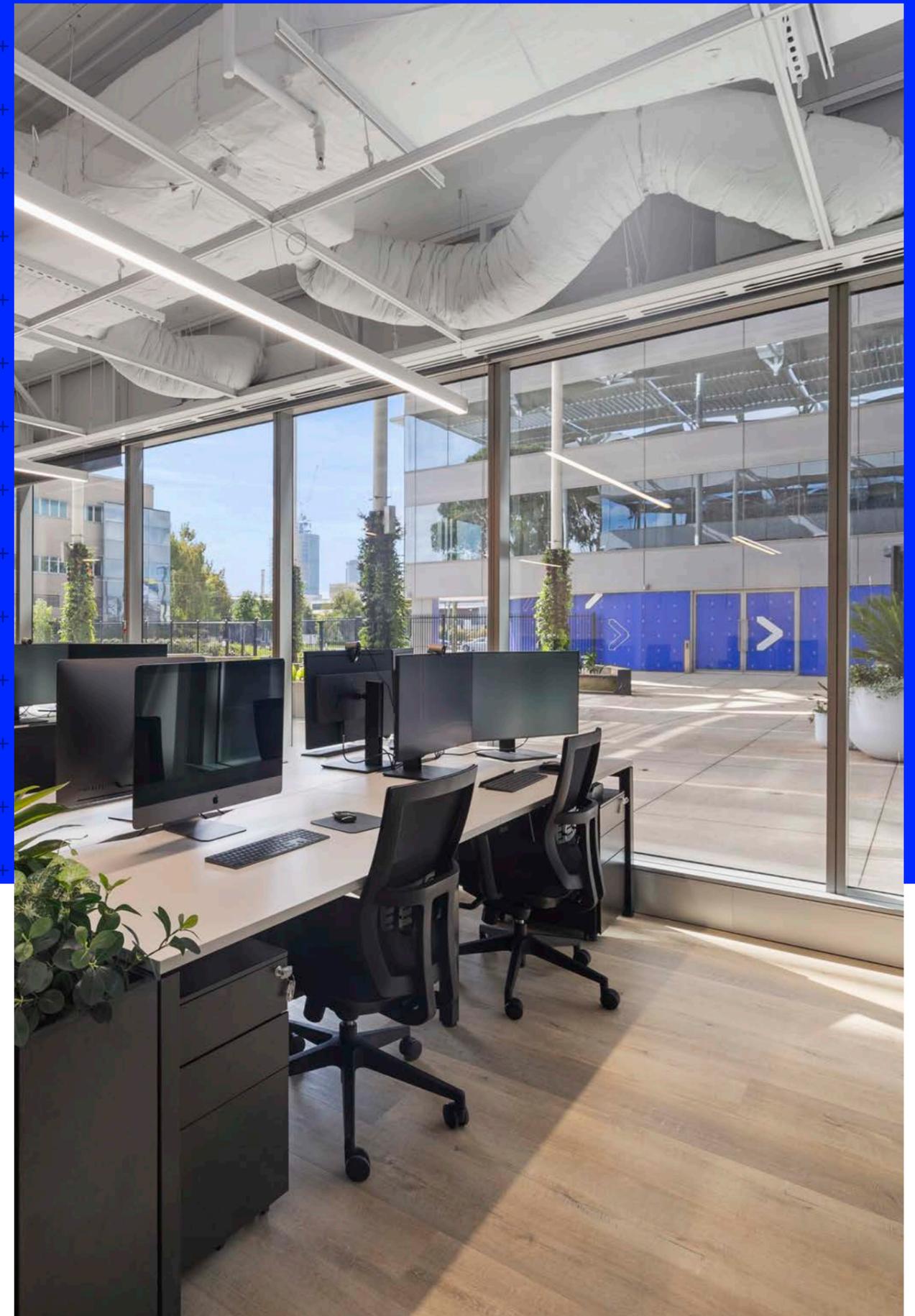
G.01	4,368 sqm	Available
G.05	433.9 sqm	Available
G.06	466 sqm	Available

LEVEL 1

1.01	506 sqm	Available
1.02	512 sqm	Available
1.04	426 sqm	Available
1.06	2,013 sqm	Available

LEVEL 2

2.01	506 sqm	Available
2.02	512 sqm	Available
2.05	587 sqm	Available
2.06	1,351 sqm	Available
2.07	933 sqm	Available
2.09	1,412 sqm	Available

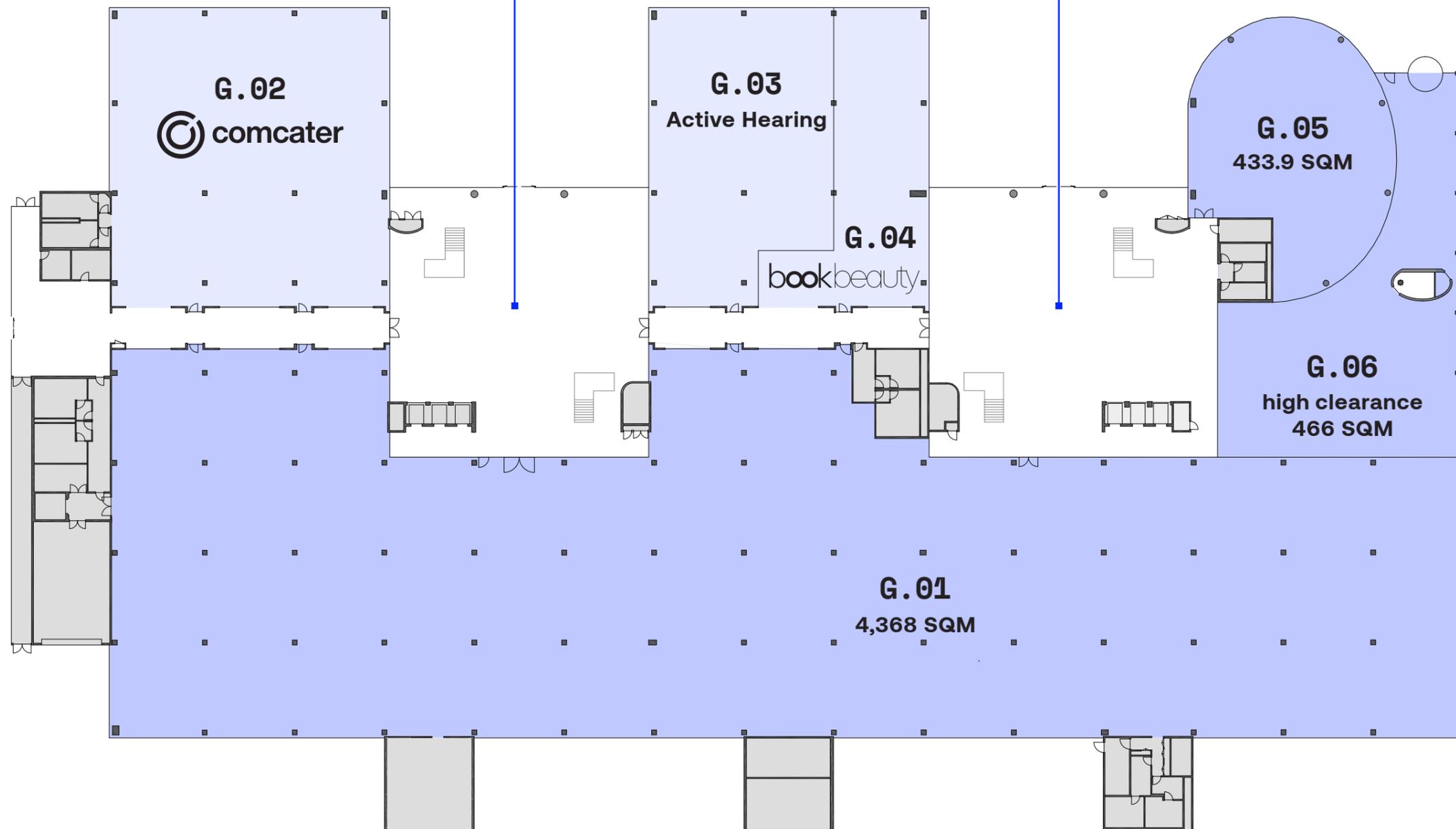


* Areas are approx and subject to survey.

GROUND FLOOR FLOORPLAN



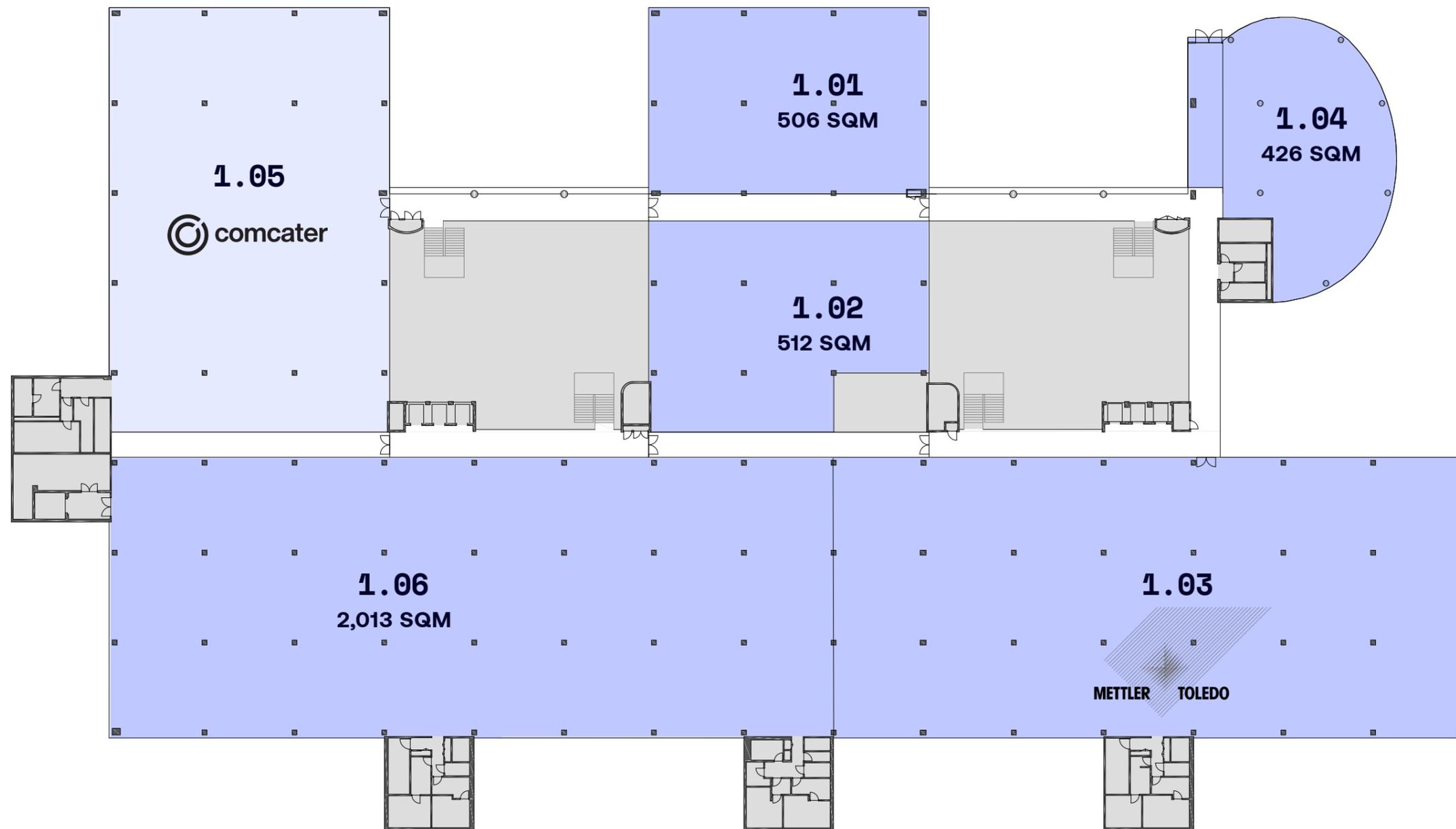
G.01	4,368 sqm	Available
G.05	433.9 sqm	Available
G.06	466 sqm	Available



* Areas are approx and subject to survey.

FIRST FLOOR FLOORPLAN

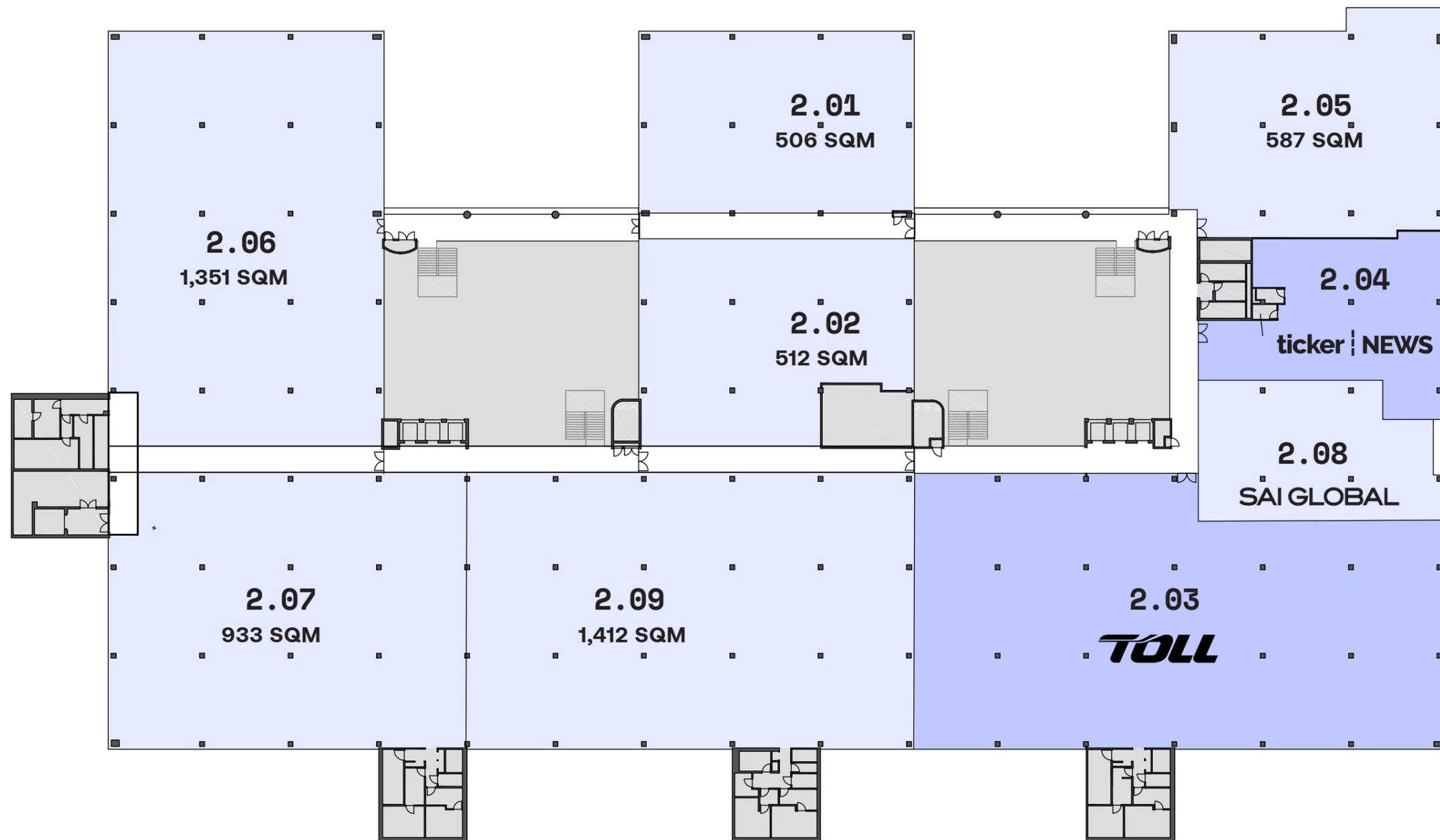
1.01	506 sqm	Available
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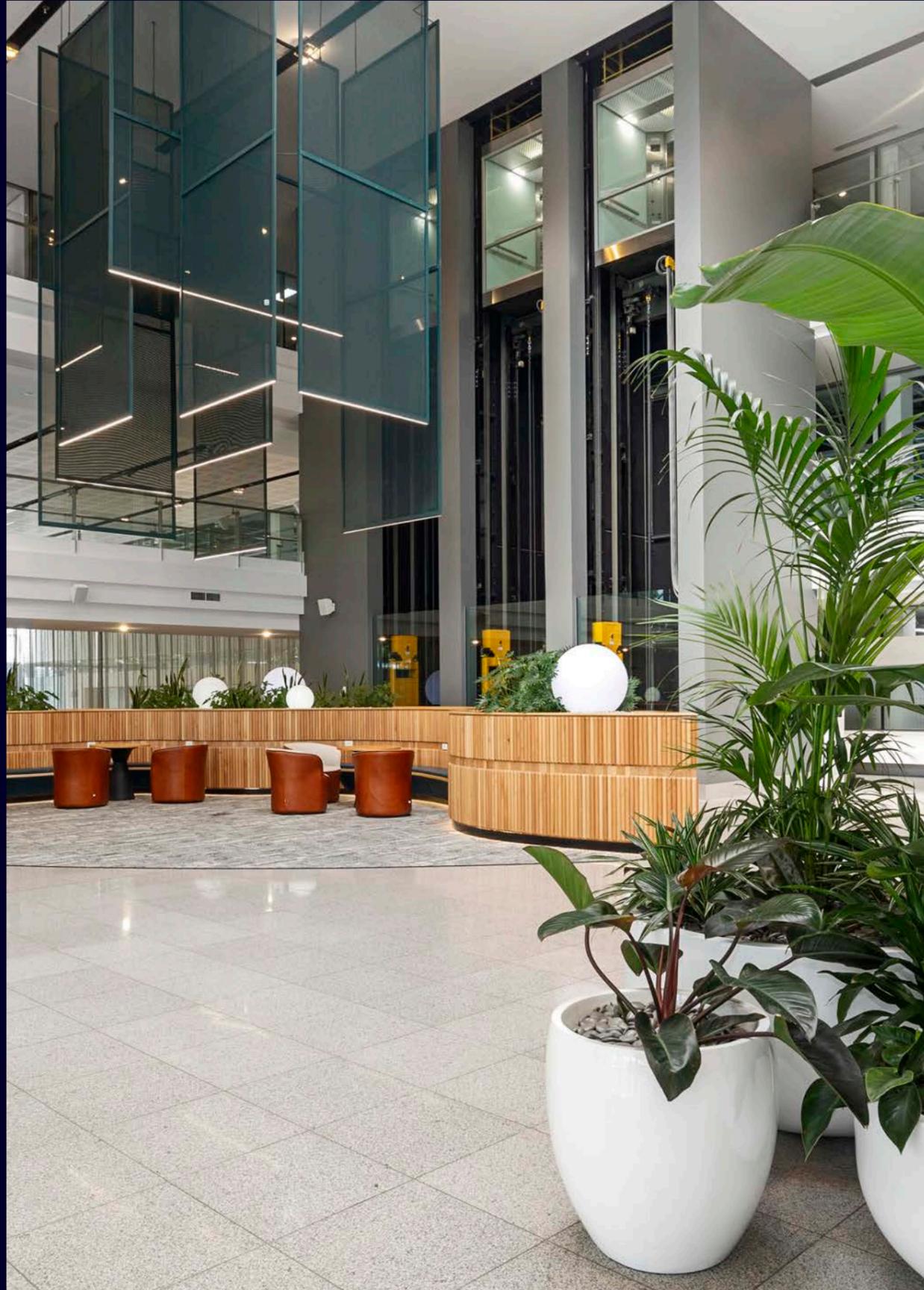
* Areas are approx and subject to survey.

SECOND FLOOR FLOORPLAN

2.01	506 sqm	Available	2.06	1,351 sqm	Available
2.02	512 sqm	Available	2.07	933 sqm	Available
2.05	587 sqm	Available	2.09	1,412 sqm	Available



* Areas are approx and subject to survey.



To arrange an inspection or for more information, please contact the leasing agent below

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