



11QUEENSRD

CITY SPACE, PARK VIEW

Information Memorandum prepared for

11 Queens Road, Melbourne



LEMONBAXTER

**Knight
Frank** 

Another project by
Denison
Funds Management



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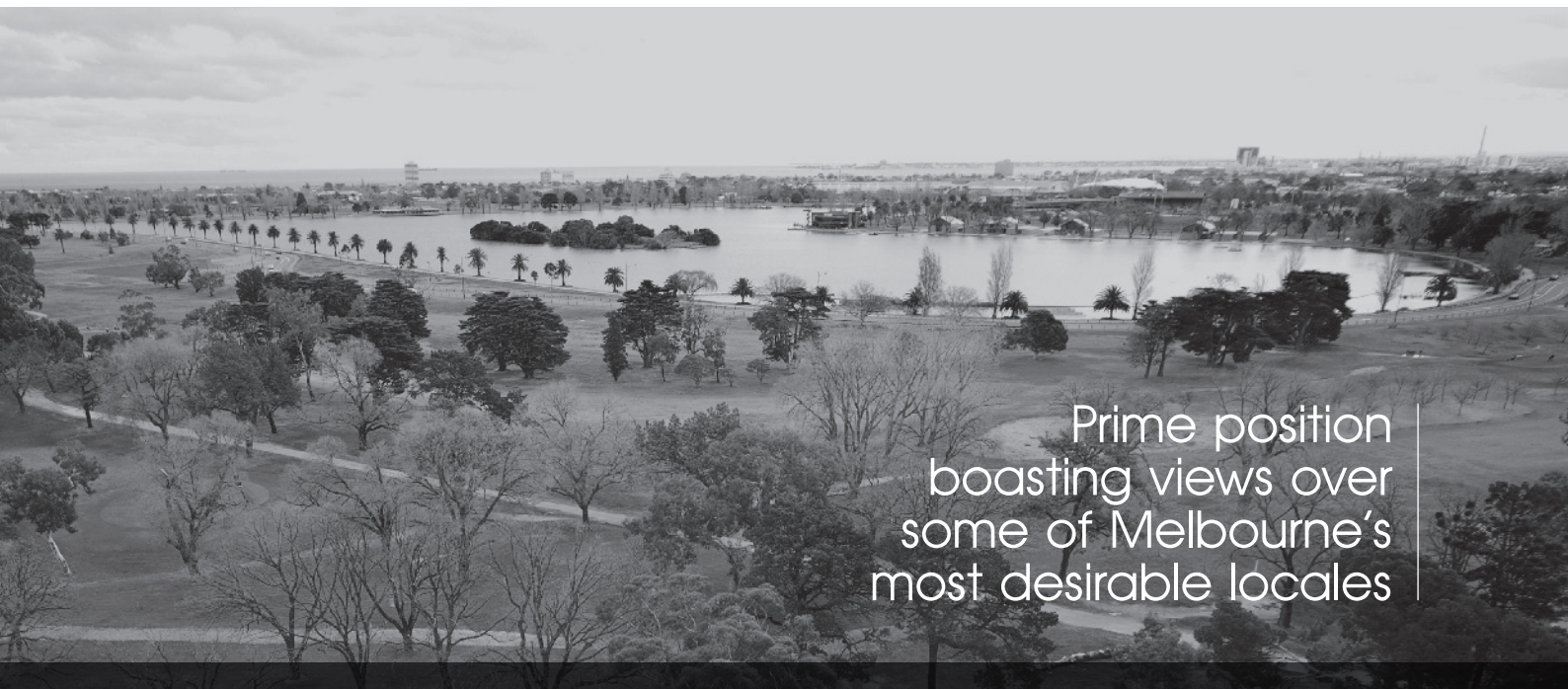


Why 11 Queens Road?

Offering breathtaking views over Albert Park Lake and Port Phillip Bay, 11 Queens Road occupies a premiere location in the St Kilda Road office precinct.

Prominently positioned in the northern end of Queens Road, the building offers 8,797m² of quality office space including ground floor retail, 11 upper levels of office and 2 storeys of basement parking for 128 vehicles accessed via Queens Lane.

The building was completed circa 1975 and affords a dual frontage to Queens Road and Queens Lane, a main thoroughfare through the Melbourne CBD.



Prime position
boasting views over
some of Melbourne's
most desirable locales

Premier Location with Breathtaking Water Views

- ❑ Located in the highly sought after northern end of Queens Road boasting excellent connectivity to the Melbourne CBD (3km)
- ❑ Prime position boasting views over some of Melbourne's most desirable locales including Albert Park Lake, Port Phillip Bay and Melbourne CBD
- ❑ The site benefits from close proximity to abundant amenity including Albert Park Golf Course, Melbourne Sports and Aquatic Centre, Royal Botanical Gardens and the diverse retail offered in South Yarra and South Melbourne

Key Property Features Include

- ❑ Unique location situated in the sought after northern end of the St Kilda Road/Queens Road precinct
- ❑ Outstanding views across Albert Park Lake, Port Phillip Bay and the Melbourne CBD
- ❑ Direct access to quality amenity within St Kilda Road, Toorak Road, South Yarra, major road links and excellent public transport networks
- ❑ 11 Queens Road currently has 2 star NABERS energy efficiency rating however the manager is working on initiatives to improve this over the next 12 months
- ❑ Ground floor lobby refurbishment to be undertaken shortly
- ❑ Abundant natural lighting to office spaces



Building Accommodation

Ground Floor Foyer

The foyer is split level, providing access to lifts via automatic double glass sliding doors from the Queens Lane frontage. The space is finished with a combination of plasterboard, stone tiles, feature timber veneer paneling walls and downlighting.

Retail Accommodation

Three retail tenancies extending to a total of 287.50m² are located on the ground floor of the property, including a cafe and News Agency.

Office Accommodation

Office accommodation is provided over the upper 11 levels of the property, totaling approximately 8,510m² of net lettable area. The office space is configured around a side services core with floor plates ranging in size between approximately 686.10m² and 833.80m².

Car Park

The car park is easily accessed directly from Queens Lane via a decline ramp and arranged over two basement levels, providing 128 single car spaces and storage areas. Access is monitored by an electronically controlled metal roller security shutter door.

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The building affords dual frontage to both Queens Road and Queens Lane; a main thoroughfare through the Melbourne CBD

What's on Offer

Vacant areas for Lease are shown in the building stack below. Multiple car spaces are also available for lease.

11 QUEENS ROAD				
Level 11				
Level 10				
Level 9				
Level 801	Level 802 (116.8 sqm)		Level 803	
Level 701A	Level 701B	Level 702 (114.1 sqm)	Level 703 (175.1 sqm)	
Level 601	Level 602	Level 603	Level 604	Level 605 (156.2 sqm)
Level 5				
Level 4				
Level 301 (149.4 sqm)	Level 302 (241.3 sqm)	Level 303 (78.7 sqm)	Level 304 (77.7 sqm)	Level 305 (234.4 sqm)
Level 201 (99.3 sqm)	Level 202	Level 203	Level 204	Level 205
Level 1				
Ground Floor				

Vacant
 Occupied

Office Rent

\$320 gross per sqm p.a +GST

Car Parking

\$260 per space per month

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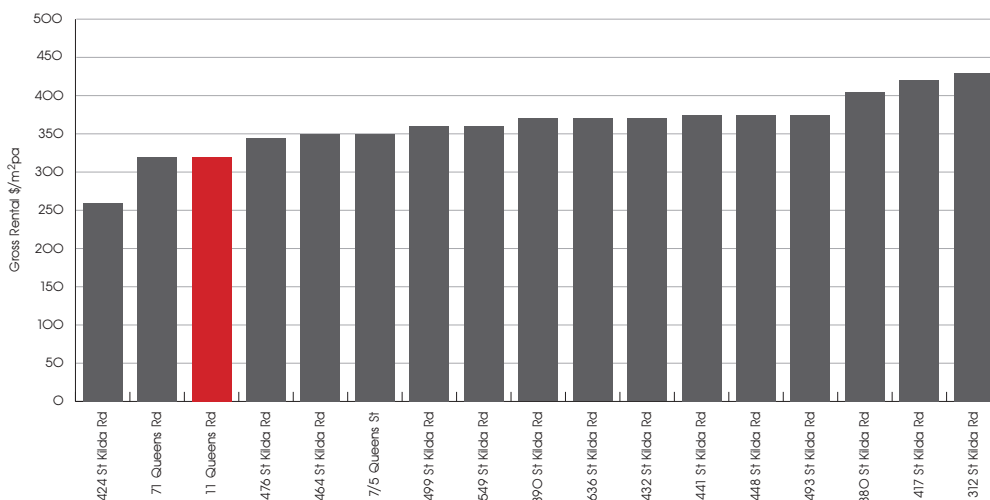
The property is comparatively superior with sweeping views over Port Phillip Bay and St Albert's Park



Rental Comparison

11 Queens Road, Melbourne experiences strong competition from the St Kilda Road and Melbourne CBD Precincts, however offers a more affordable alternative in the sought-after market.

The property is comparatively superior with sweeping views over Port Phillip Bay and St Albert's Park, competitive central city office rent and it's advantageous location in an area immediately supported by Melbourne's comprehensive transport networks.



Note: prices are approximate.

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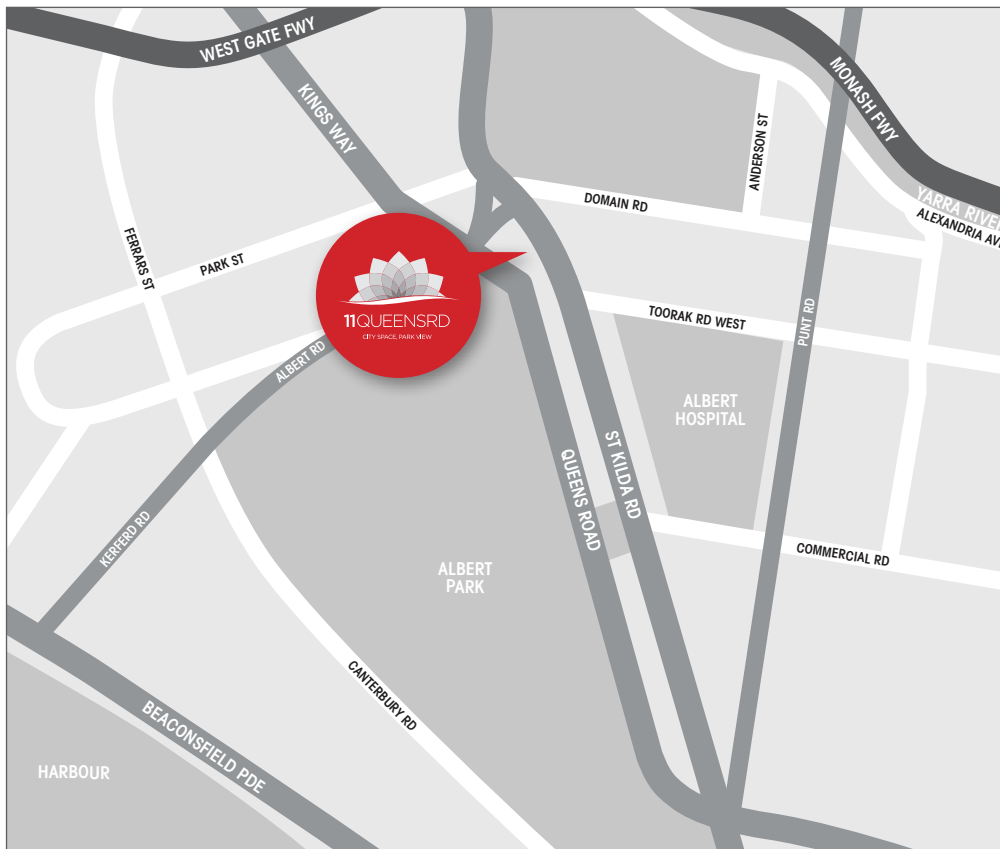


Location

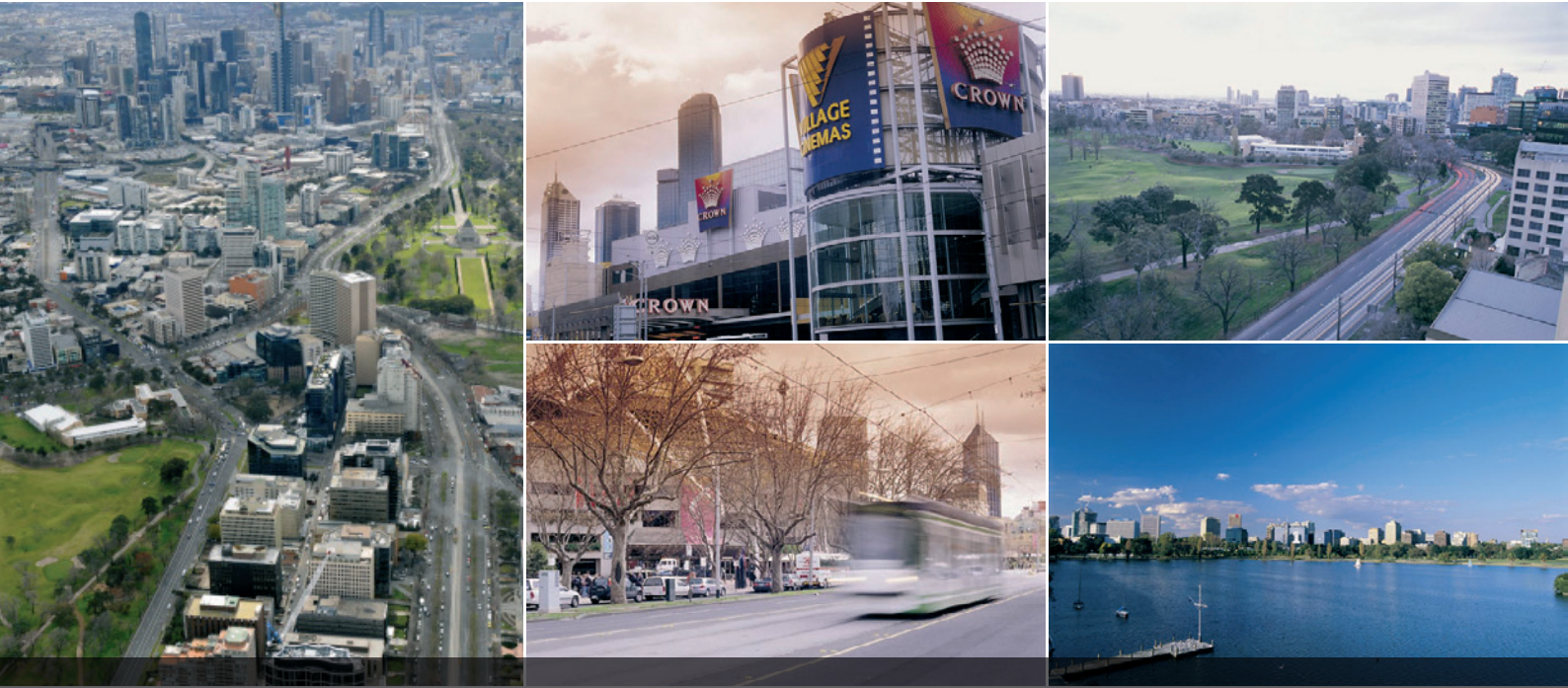
11 Queens Road is situated along an integral connection between the CBD and southern suburbs making it an ideal commercial locale.

11 Queens Road is strategically positioned to capture the diversified amenity offered in abundance by St Kilda Road and well known suburbs such as South Yarra, South Melbourne and Albert Park. The numerous recreational and retail facilities and transport networks surrounding the property make 11 Queens Road an appealing commercial locale. Albert Park Golf Course, The Melbourne Sports and Aquatic Centre and Royal Botanical Gardens are just a few of the area highlights.

The property is well serviced by public transport with extensive tram and bus services operating along St Kilda Road and Albert Road. Acting as a gateway to the broader metropolitan market, 11 Queens Road provides convenient vehicular access to the south, south eastern and western suburbs via Kings Way, CityLink and the Westgate Freeway.



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St Kilda Road Precinct

Located approx 3km from the Melbourne CBD, St Kilda Road precinct is a well established business region providing easy access to greater Melbourne and numerous education, recreation and social facilities.

Industry and Business

The St Kilda Road office market (including Queens Road) is the second largest office market in Victoria and is located approximately one (1) km to the South East of the Melbourne CBD. The St Kilda Road office market is the tenth largest market in Australia.

Professional services and property is the most dominant sector of the Port Phillip economy, accounting for 37% of jobs and almost 50% of registered businesses in the municipality. Several sectors within the professional and property industry are identified as key growth sectors both globally and nationally, including accounting, financial planning and land development.

Investment

State government has begun work on a Melbourne Metropolitan Strategy and identifies Melbourne as a 'globally connected and competitive city', indicating projected urban renewal and major infrastructure investment to support planned business centre growth for the district over the next three to four decades.

Furthermore, Port Phillip Bay Local Council has commenced an assessment process of the immediate St Kilda Road Office precinct with a view to enhance the precinct's current assets and infrastructure.

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The St Kilda Road Office Market is the second largest office market in Victoria

Amenities

Rail and Tram

11 Queens Road is located just 2km from South Yarra railway station on Toorak Road and only 300m from the nearest tram station along St Kilda Road. Melbourne CBD and surrounding areas are also extensively serviced with tram lines, frequenting along St Kilda Road and feeding into the Melbourne CBD and greater metropolitan area.

Road

St Kilda Road Precinct features extensive road infrastructure with immediate access to Kings Way, CityLink and the Westgate Freeway networks and is:

- 10 minutes to Melbourne CBD
- 25 minutes to St Albans
- 25 minutes to Preston
- 10 minutes to St Kilda

Air

Melbourne Tullamarine Airport is approximately 25 minutes from 11 Queens Road and is serviced by road linkages.

Parking

11 Queens Road offers Basement security parking for 128 cars. In addition there are a number of parking stations in the immediate vicinity.

Retail

11 Queens Road is just a 5 minute drive from Prahan Central Shopping Centre and only 10 minutes from the retail centre of Melbourne's CBD.

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Technical Specifications

Building Specifications

Kitchenette	Located on each floor within the services core.
Air conditioning	Central Variable Air Volume located within the main plant room at roof level with single built up Air Handling Unit ducted to each level of the building.
Lift Services	Three (3) Westinghouse lifts servicing all levels within the building. Internal lift car finishes comprise timber veneered panel walls, ceramic tiled floors and brushed stainless steel control panels.
Access and Security	Proximity card access to the building, all lifts and various exit/entrance points.
Fire Services	The building features a smoke detection and alarm system, automatic sprinkler system, hydrant system, hose reels and extinguishers. Two (2) fire stairwells serve the full height of the building.
Electrical Services and Standby Power	Electrical substation located at basement level supplies the main switchboard (MBS) located in a dedicated plant room on Level 2.
Floor Coverings	Typically commercial grade carpet flooring to the office areas. Retail tenancies are a mix of timber floorboards, carpet and tiles to the retail tenancies. Stone tiling to the foyer and lift lobbies and ceramic tiling to the amenities.

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Denison Funds Management measures its success by the satisfaction felt by its tenants. Our philosophy is simple; our livelihood is derived from the building income; that income comes from the tenant.

Denison Funds Management

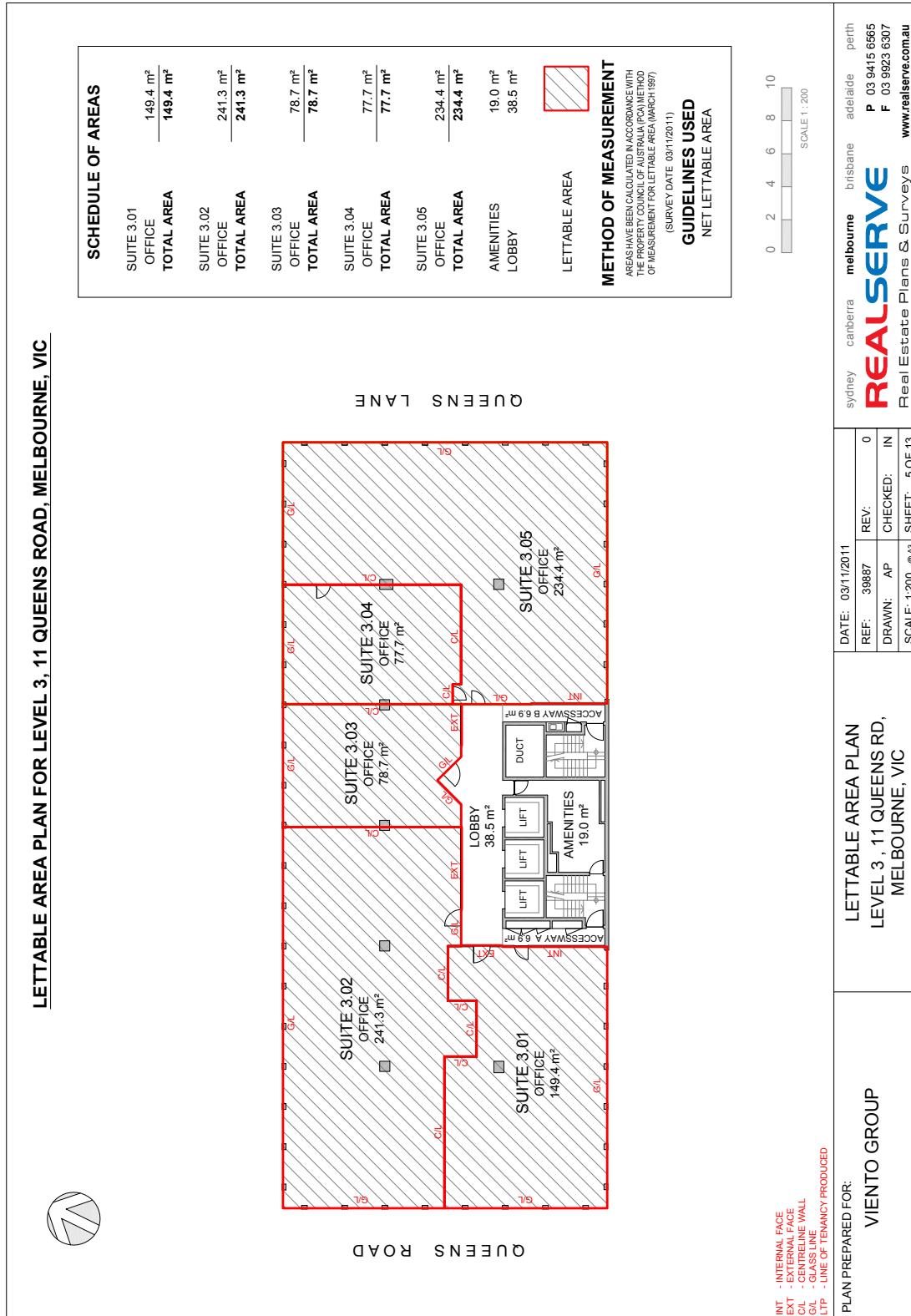
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Denison Funds Management has over 45 years collective experience in commercial asset and property management. We pride ourselves on providing a superior level of service to our tenants.

Tenant satisfaction and trust is derived by:

- ❑ Monthly building inspections
- ❑ Close monitoring of the performance of building services and service providers
- ❑ Immediate response to tenant request and maintenance
- ❑ Regular reviews of building contracts to minimize building occupation costs
- ❑ Regular reviews of building structures and services to determine required capital and/or capital works
- ❑ Anticipating problems for tenants before they arise

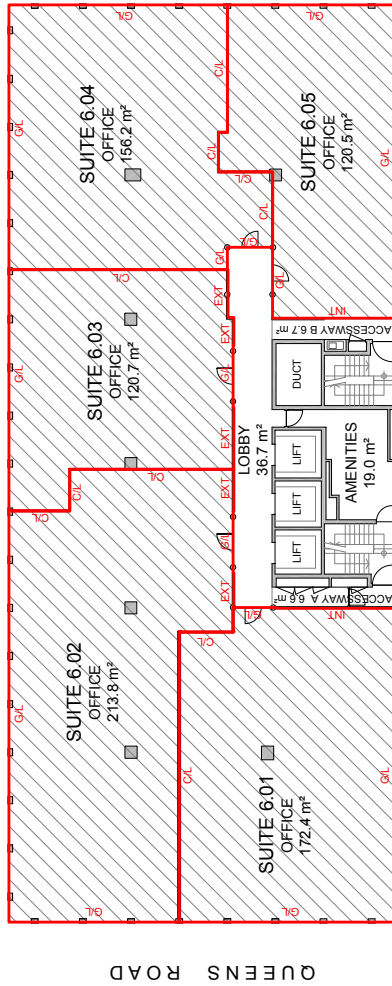
Floor Plans – Level 3



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Floor Plans – Level 6

LETTABLE AREA PLAN FOR LEVEL 6, 11 QUEENS ROAD, MELBOURNE, VIC



SCHEDULE OF AREAS	
SUITE 6.01 OFFICE	172.4 m ²
TOTAL AREA	172.4 m²
SUITE 6.02 OFFICE	213.8 m ²
TOTAL AREA	213.8 m²
SUITE 6.03 OFFICE	120.7 m ²
TOTAL AREA	120.7 m²
SUITE 6.04 OFFICE	156.2 m ²
TOTAL AREA	156.2 m²
SUITE 6.05 OFFICE	120.5 m ²
TOTAL AREA	120.5 m²
AMENITIES LOBBY	19.0 m ² 36.7 m ²
LETTABLE AREA	

METHOD OF MEASUREMENT
 AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH
 THE PROVISIONS OF THE SURVEY ACT 1988 (VIC) AND THE
 CODE OF PRACTICE FOR THE MEASUREMENT OF
 SURVEYED AREAS (MARCH 1987)
 (SURVEY DATE 03/11/2011)

GUIDELINES USED
 NET LETTABLE AREA



INT - INTERNAL FACE
 EXT - EXTERNAL FACE
 C/L - CENTRELINE WALL
 G/L - GLASS LINE
 LTP - LINE OF TENANCY PRODUCED

sydney canberra melbourne brisbane adelaide perth

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DATE: 03/11/2011	REV: 0
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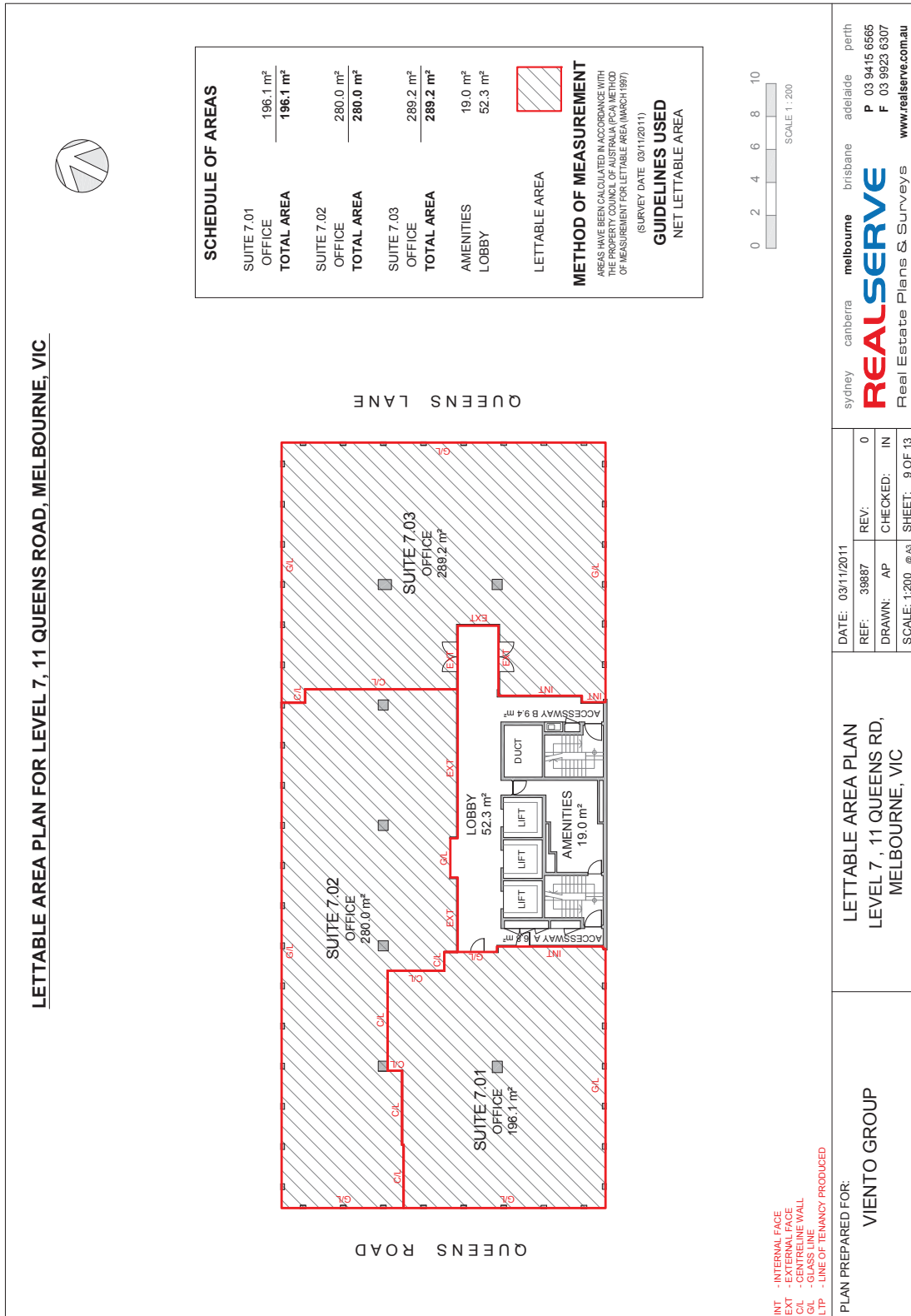
LETTABLE AREA PLAN
 LEVEL 6, 11 QUEENS RD,
 MELBOURNE, VIC

PLAN PREPARED FOR:
VIENTO GROUP

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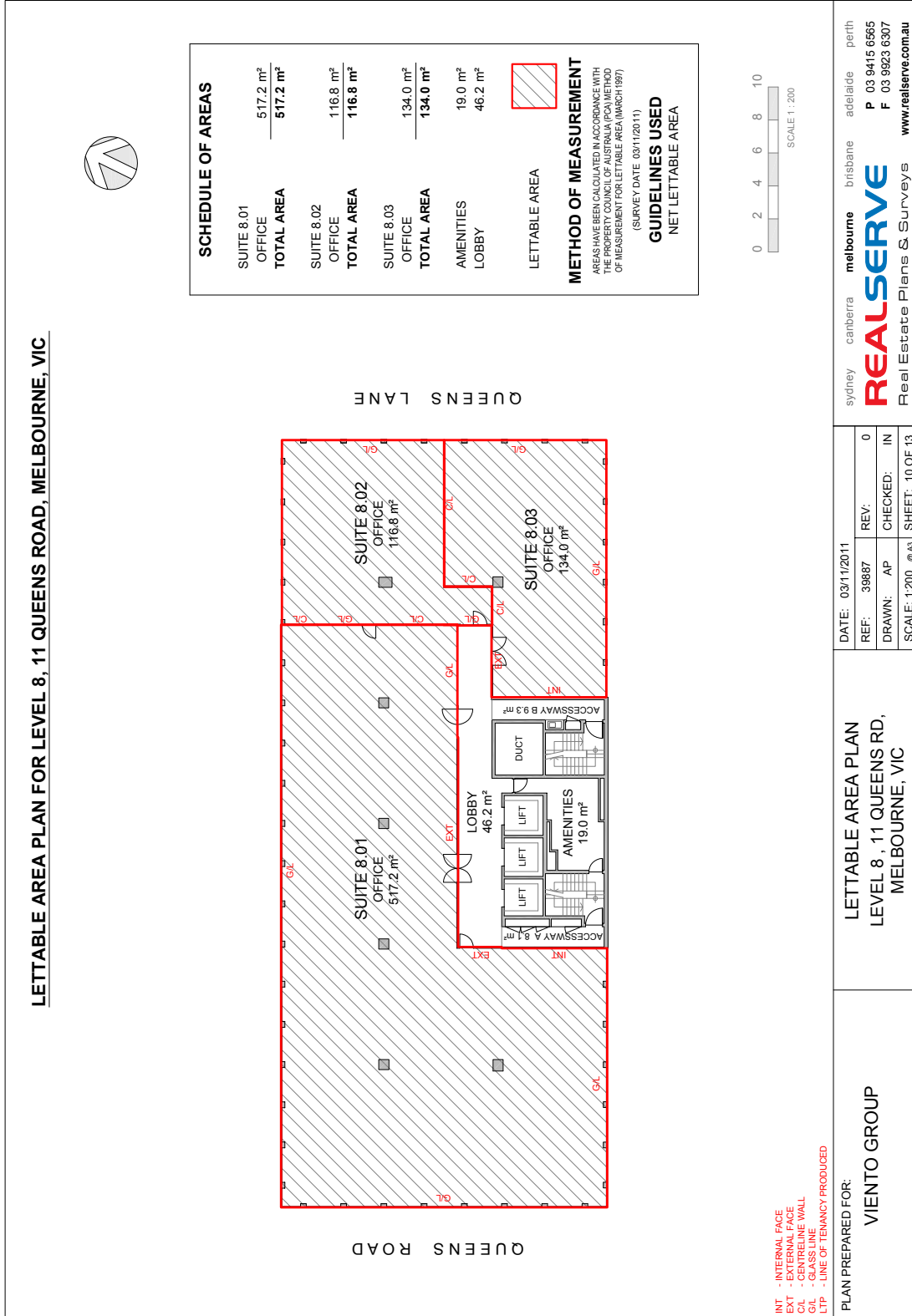
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Floor Plans – Level 7



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Floor Plans – Level 8



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