



POSITIVELY+ LOCATED

CITYLINK BUSINESS PARK
858 LORIMER STREET, PORT MELBOURNE, VIC

Opportunity

Strategically located at the high profile intersection of Lorimer and Ingles Streets in Port Melbourne, Citylink Business Park provides flexible warehouse and office space with superior access to major arterials and public transport options.

3,119 sqm warehouse+office space is now available for lease at the estate.



**POSITION YOUR
BUSINESS AT THE
FOREFRONT OF THE
FASTEST GROWING
OFFICE MARKET**



A clever move

Citylink Business Park is located in the vibrant bayside suburb of Port Melbourne, only three kilometres south west of the Melbourne CBD.

The area is home to high profile companies including Kraft, Brambles, Boral, Holden and Toyota.

Situated in a dynamic and evolving corporate office park precinct, the estate offers excellent access to Melbourne's outer suburbs via major arterials including the West Gate Freeway, Western Ring Road, Monash Freeway and CityLink Freeway.



CENTRALLY CONNECTED



2.9KM
to West Gate Freeway



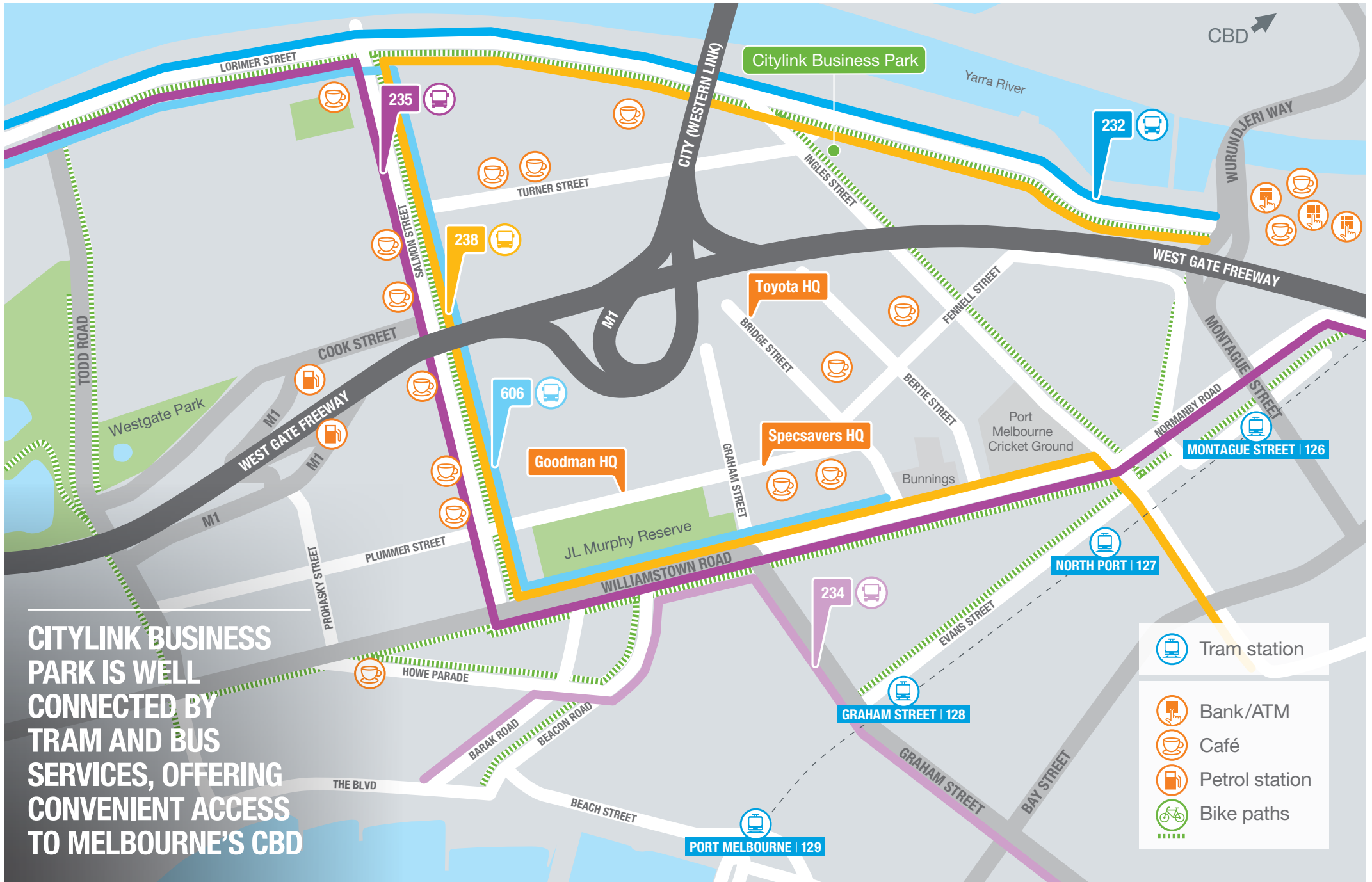
3KM
to Melbourne CBD








4.6KM
to CityLink Freeway



2.5KM
to the Port



CITYLINK BUSINESS PARK IS WELL CONNECTED BY TRAM AND BUS SERVICES, OFFERING CONVENIENT ACCESS TO MELBOURNE'S CBD

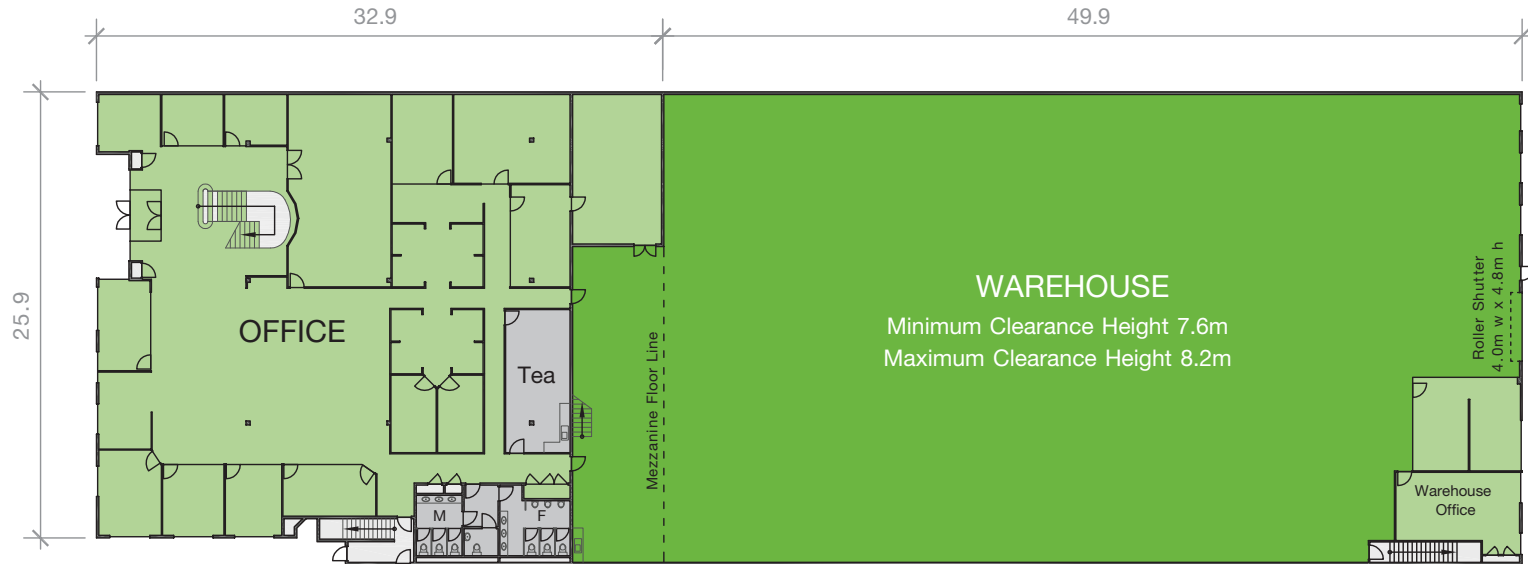
-  Tram station
-  Bank/ATM
-  Café
-  Petrol station
-  Bike paths

Unit 1

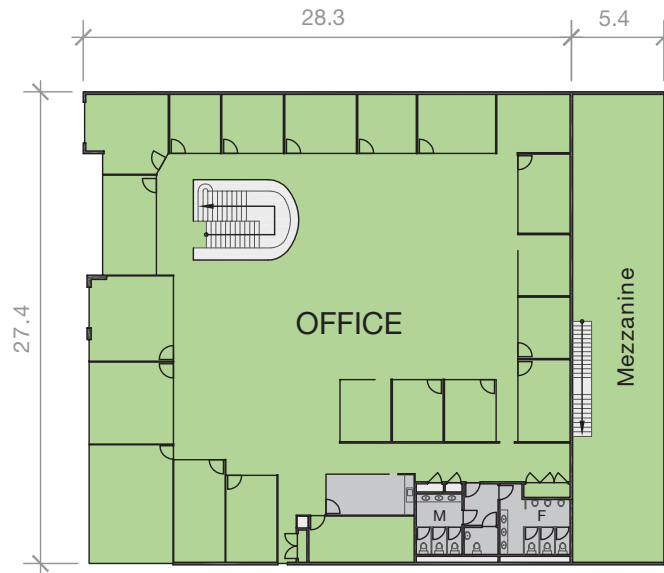
- + 1,722 sqm light filled office space over two floors
- + Office fitouts available
- + 1,397 sqm warehouse with internal clearance of 7.6–8.2m
- + Single on-grade roller door
- + Ample parking
- + Available now.



AREA SCHEDULE	SQM
Ground floor	
Warehouse	1,397
Warehouse office	68
Office	676
Amenities	43
Tea room	33
First floor	
Office	676
Mezzanine	147
Amenities	43
Tea room	13
Total area	3,119



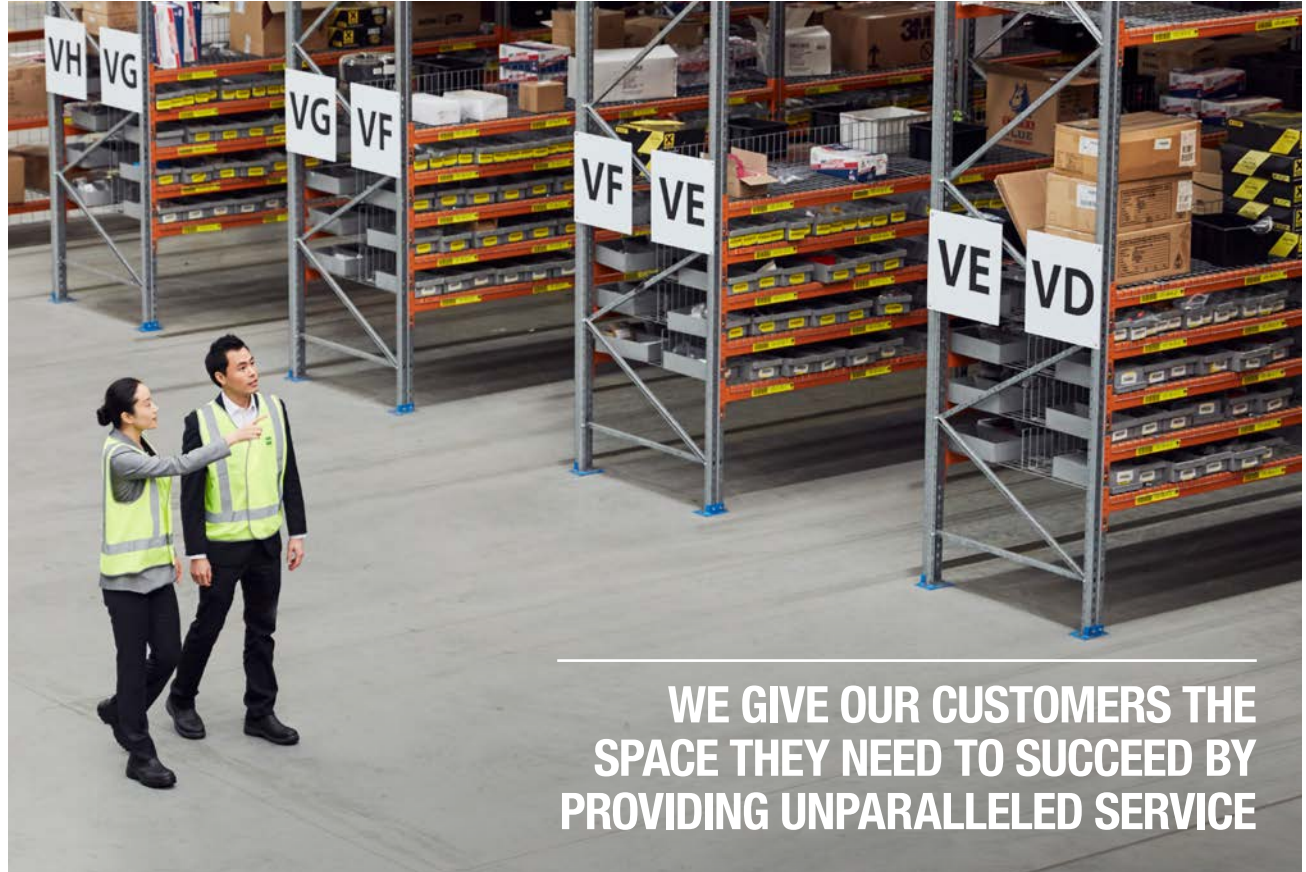
GROUND FLOOR



FIRST FLOOR

Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.



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