

CELEBRATE LIFE ON THE RIVER

SOUTHGATE COMMUNITIE COMMUNITIE



THE VISION

A WORLD CLASS DESTINATION



DINING AND RETAIL

DYNAMIC MIX OF DINING, BARS AND RETAIL



COMMERCIAL SPACES

READY TO MOVE IN OFFICES

WORK LIFE BALANCE ON THE RIVER

Working at Southgate means the city's best known and most loved destinations are at your door. Melbourne's celebrated arts and sports precincts are both in walking distance, as are the extended riverside attractions of Southbank Promenade.

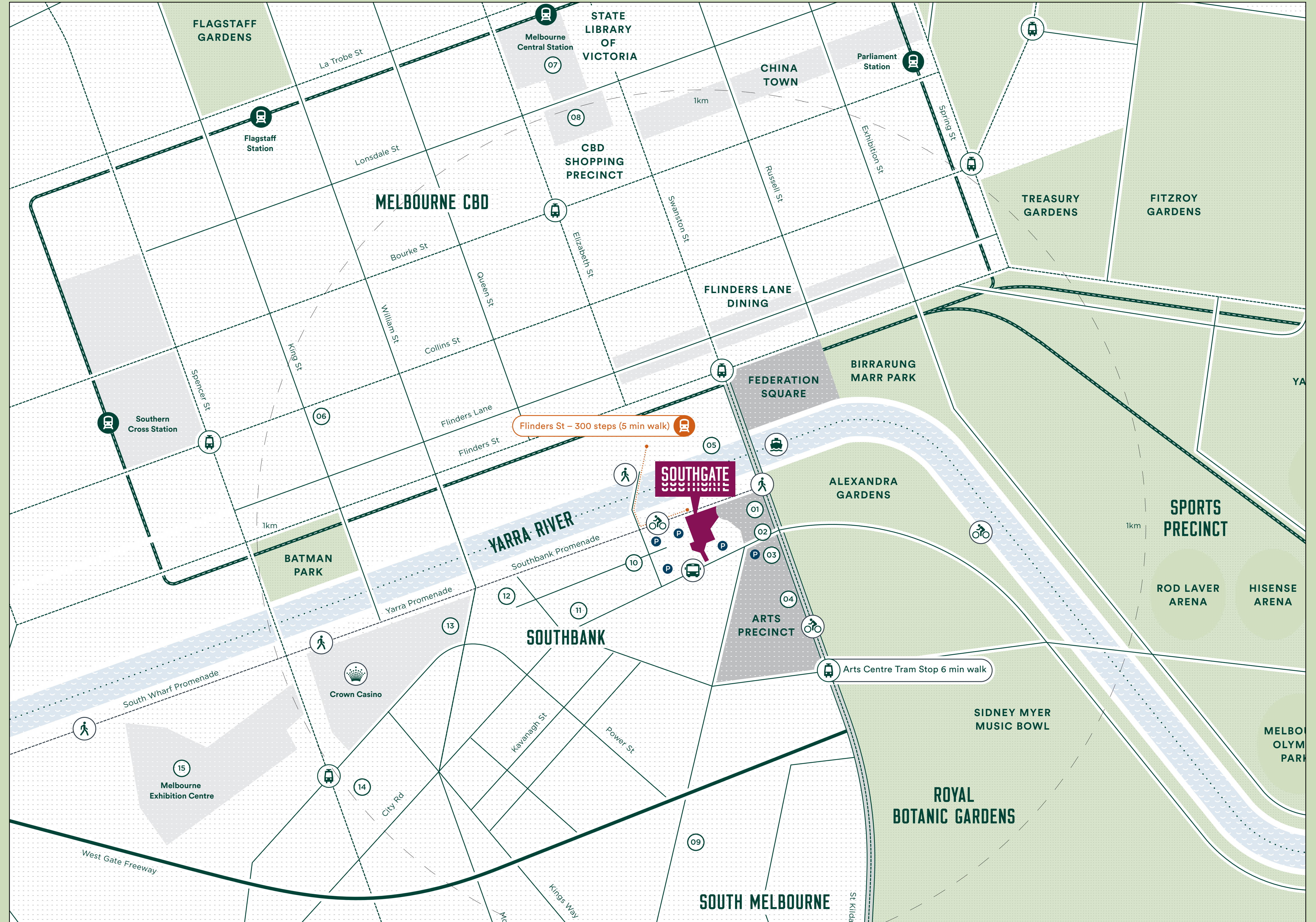
Limited space is available now and throughout 2023.
We invite you to join us and discover where Melbourne celebrates life on the river.

AN ICONIC LOCATION

Southgate is in the heart of Melbourne's renowned arts and entertainment precinct, just moments away from some of the city's most celebrated cultural, dining and retail destinations.

The connectivity of this central location includes Flinders Street Station and multiple tram lines along St Kilda Road, dedicated bike corridors, and the picturesque Yarra Trail by the river itself for cycling or walking.

- | | |
|----|------------------------------|
| 01 | Hamer Hall |
| 02 | Arts Centre Melbourne |
| 03 | State Theatre |
| 04 | National Gallery of Victoria |
| 05 | Arbory Bar and Eatery |
| 06 | Rialto |
| 07 | Melbourne Central |
| 08 | Emporium |
| 09 | Malthouse Theatre |
| 10 | The Langham, Melbourne |
| 11 | Eureka Skydeck |
| 12 | Southgate Shopping Centre |
| 13 | Crown Towers Melbourne |
| 14 | Crown Metropol |
| 15 | Melbourne Exhibition Centre |



ATA GLANCE



100% TRANSIT SCORE

In addition to being just 5 minute walk from Flinders St Station, Southgate is a ‘Rider’s Paradise’ with a transit score of 100 out of 100 due to its proximity to a wide range of public transport, cycling and pedestrian trails.*



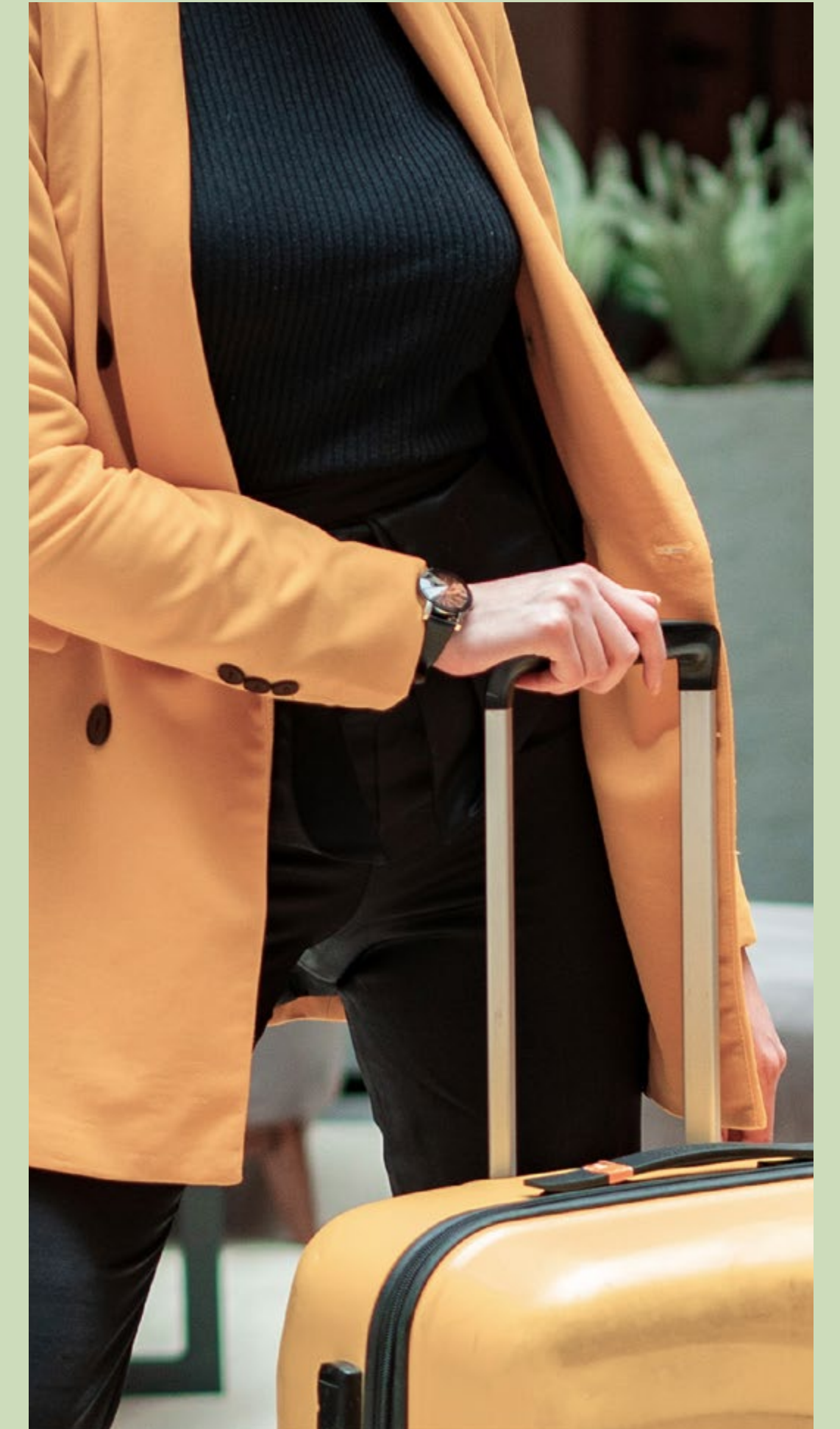
THIRD MOST VISITED

Melbourne’s third most visited tourist destination is Southbank Promenade, and it’s right on the doorstep.



20K+ PEDESTRIANS DAILY

The Evan Walker Bridge is located just 200m from Southgate, connecting Southbank Promenade directly to bustling Flinders Street Station.



5 STAR SURROUNDS

Southgate’s immediate neighbours include the luxurious Langham Hotel and popular Quay West Apartments, attracting a wide-ranging clientele including international tourists, interstate travellers, business guests and celebrities.

*walkscore.com/score/southgate-melbourne

With transport options of all kinds just moments away and essentials at your doorstep, Southgate is undoubtedly one of Melbourne’s most convenient and connected places to work, play and stay.

RIVER. CITY. GARDENS. MELBOURNE'S BEST FEATURES ARE AT YOUR DOORSTEP.



THE BOTANICAL GARDENS

With over 38 hectares of gardens plus the iconic 'Tan Track', the Botanic Gardens are the perfect place to take a walk, run, or even just some time out.



THE PROMENADE

From Princes Bridge to Crown Casino, Southbank Promenade is a hive of activity year-round, with something new to see each and every week.



THE CBD

Southgate enjoys an unparalleled view of the CBD with sweeping outlooks right across the city, including East Melbourne, the MCG and Melbourne Park.



THE YARRA RIVER

The beating heart of Southbank, the Yarra River provides a dynamic backdrop for tenants and visitors alike

Southgate delivers unrivalled and uninterrupted views over iconic Melbourne scenes from the north and west.

Look out over the gardens towards the lights of the MCG, the trains rolling through Flinders Street Station, and rowers skimming along the surface of the Yarra River below.

DINING AND RETAIL

MELBOURNE DEMANDS GREAT QUALITY
FOOD AT EVERY LEVEL. SOUTHGATE HAS
A WIDE SELECTION OF RESTAURANTS
AND VENUES THAT RAISE THE BAR FOR
RIVERSIDE FINE AND CASUAL DINING.

NEW LIFE ON THE PROMENADE

Southgate represents the character of Melbourne in one destination – so naturally, it brings together everything for which the city is renowned.

Good food. Great coffee. Boutique shopping. Essential retail for convenient living. And a festival atmosphere all year round. This is where our city celebrates life by the river.

From iconic local coffee roasters to healthy grab-and-go options, everyday dining at Southgate is all about quality. The same philosophy is behind ESR's curated selection of shops and services, designed to provide tower employees with convenience of the highest calibre.

MORE TO OFFER



CAFÉS & TAKEAWAY

For local workers, CBD explorers and cultural centre wanderers, Southgate offers a high quality and delicious selection of café s and grab-and-go food.



RESTAURANTS

Home to a carefully curated selection of progressive venues, Southgate offers premium dining venues.



MEDICAL CENTRE

With health and wellbeing top of mind for many companies and employees alike, on-site Medical Centre Southgate Health is the ultimate convenience.



PHARMACY

Complementary to the Medical Centre, Southgate Pharmacy offers a wide range of health and beauty products in addition to prescription fulfilment and other essential services.

FUTURE FIT OFFICES

**WORKING AT SOUTHGATE IS ALL ABOUT
LIFE BEYOND THE DESK. SPACES ARE
DESIGNED FOR THE WAY BUSINESS
WORKS TODAY, AND FOR THE WAY IT
WILL WORK TOMORROW.**

HIGH QUALITY FLOORS IN SOUTHBANK

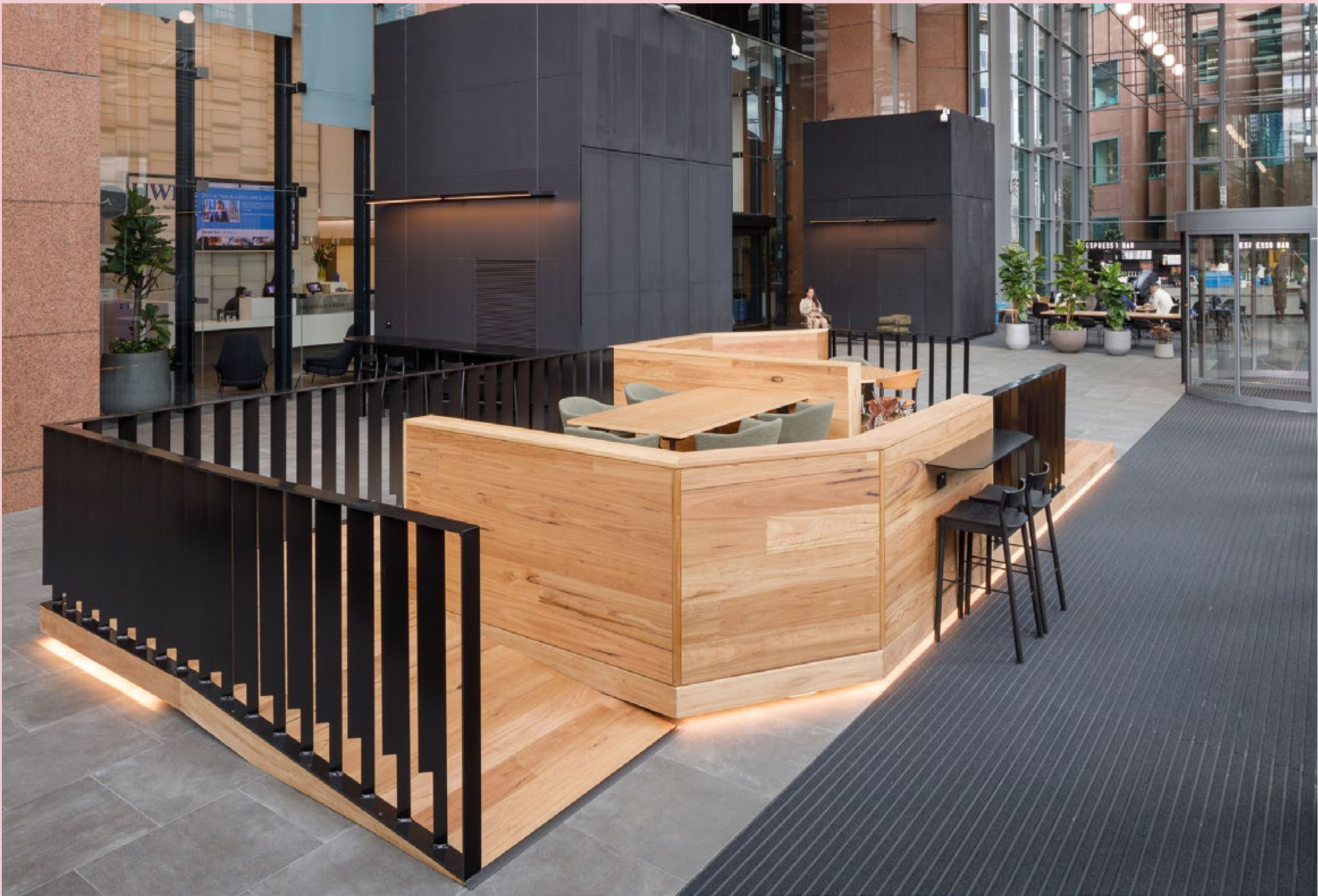
Entrance

Southgate’s 40 and 60 City Road towers offer A-Grade accommodation across 50 floors and have recently undergone a comprehensive refurbishment, featuring an upgraded lobby, corporate entrance and EOT facilities.

BUILDING OVERVIEW

Ownership	ESR
Building Grade	A Grade
Number of Floors	40 City Road: 24 60 City Road: 29
Total NLA	76,000m²
Typical Floor Plate Size	1,300m²
Tenancy Condition	Refurbished and fitted floors
ESD Credentials	4.5 Star NABERS Energy Rating
Car Parking	24 hour basement car parking
End Of Trip Facilities	State-of-the-art facilities including showers, change rooms and bike racks
Outgoings	FY23 for 40 City Rd: Outgoings: \$163.66/m² Common area cleaning: \$25.35/m²
	FY23 for 60 City Rd: Outgoings: \$159.59/m² Common area cleaning: \$24.96/m²

LOBBY & FLEX SPACE



EXCEPTIONAL FULLY FITTED SUITES

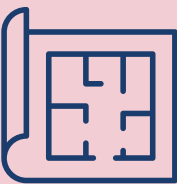
Southgate is located in the heart of Southbank. The towers offer exceptional 360 degree views of the Yarra River, and allow those working there to also take in the delights of this highly regarded dining, arts and retail district.

The brand new, high quality, fully fitted suites offer a range of sizes and boast excellent natural light with views of the Yarra River and CBD.

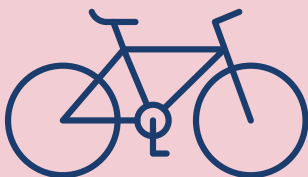
On-site amenity includes flexible workspace operator spaces, state-of-the-art end-of-trip facilities, ample basement car parking, on site café and an abundance of retail amenity at your doorstep.

AMENITIES

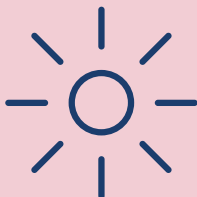
Spec-suites



End of trip facilities



Excellent natural light



Outstanding views



Abundant retail & hospitality amenity

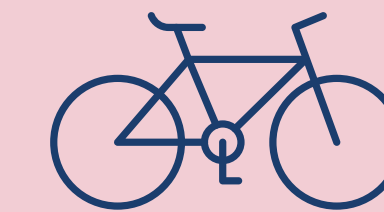


EOT, HEALTH AND FITNESS FACILITIES

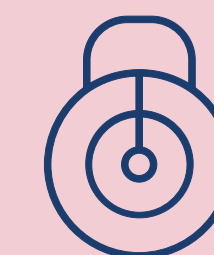
Designed with luxurious finishes and high-quality services as standard, our premium grade End-of-Trip facilities will provide all the amenity required for your team to ride, run or walk to work.

Southgate's close proximity to a number of gyms, fitness studios and 'The Tan Track' also makes lunchtime exercise an attractive option.

380 BIKE RACKS



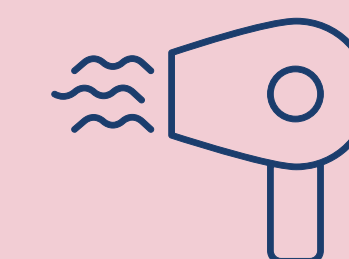
600+ SECURE PERSONAL LOCKERS



PRIVATE EN-SUITE CUBICLES



PERSONAL CARE TOOLS PROVIDED



NOW LEASING

IN U V W LEASING

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THANK YOU

We look forward to hearing from you. Our knowledgeable leasing agents are available to assist with any questions you may have regarding information presented in this Southgate leasing document.

Caitlin Murdoch
Director
caitlin.murdoch@cbre.com.au

Penny Katsanis
General Manager, Southgate
penny.katsanis@esr.com

Adam Davy
Director
adam.davy@colliers.com

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