

60 MOORABOOL ST.

OFFICE LEASING OPPORTUNITY

PROUDLY DEVELOPED BY



QUINTESSENTIAL

60 Moorabool St.
Now Leasing

Quintessential is proud to introduce its latest commercial office development to the transforming landscape of Geelong's Central Business District.



Prime position with exceptional natural light and expansive 360° views.



Central Business District location with easy access to restaurants, cafés & retail.



Immediate access to the foreshore and surrounding parklands to inspire exercise.



Stylish, club-style end-of-trip facilities, including 15 showers, 96 exclusive lockers and 78 bike spaces, reflecting the building's health and wellbeing focus.



PCA A-Grade office accommodation.



Conveniently connected to key transport links.



Approximately 10,856sqm of office and retail space over nine levels.



Efficient floorplates maximising flexibility for a dynamic work environment.



Available area 233sqm.



61 basement level car parking spaces including 3 Electric car charging stations.



Best views in Geelong.

Landmark Location

Situated on the city's most lively thoroughfare, 60 Moorabool St occupies an enviable position in Geelong's Central Business District.

Geelong is one of Australia's most liveable and fastest growing cities. Combining the qualities that make the quintessential Australian lifestyle so sought after, Geelong provides access to affordable living, quality education, employment, access to the surf coast and its beaches, parklands, great food and wineries. It's no wonder Geelong's population and economy are experiencing exponential growth. The secret is out – Geelong is the place to be.



70 minutes to Melbourne CBD



62 minutes to Southern Cross Station, Melbourne



Queenscliff / Sorrento Ferry
Geelong / Devenport Spirit of Tasmania

25 minutes to Avalon Airport



60 Moorabool St provides excellent connectivity to Melbourne and beyond via public transport links. The building benefits from easy access to car parking within the building and surrounding area.



Easy Access

More than 4700 off-street car parks and 5400 on-street car parks are available in Central Geelong.

60 Moorabool Street provides:

- 78 on-site secure bike spaces
- 61 basement level car parking spaces



- | | |
|----------------------------------|---|
| 1 Johnstone Park | 8 TAC Head Office |
| 2 Deakin University | 9 NDIA Head Office |
| 3 Westfield Shopping Centre | 10 WorkSafe Head Office |
| 4 Geelong's City Library | 11 New City of Greater Geelong Civic Centre |
| 5 Geelong Performing Arts Centre | 12 New Geelong Convention Centre |
| 6 Geelong Gallery | Parking |
| 7 Cunningham Pier | |



*All times and distances are approximate

A balanced lifestyle:
business and play.
Geelong has everything to offer.

Well known for its big city feel without the congestion, Geelong gives you more time to spend doing what you love.

With easy access to affordable living, quality education, employment, the surf coast, numerous parklands and wineries, Geelong provides the best of both worlds with the ultimate balanced lifestyle.

Geelong's Art Gallery and iconic foreshore are among many of the city's highlights, where joggers and cyclists enjoy the spectacular vistas of Corio Bay. A diverse nightlife and emerging food culture continue to make the city a destination of choice.



Accessible
Active
Vibrant
Dynamic
Energetic
Open



Fitout Process

We make this process as seamless as possible by:



Available area 233sqm



Turn-key solutions available

Work with our design and delivery team to customise your ideal fitout to make your work place high functioning and enhance your business culture.



Working in the perfect location

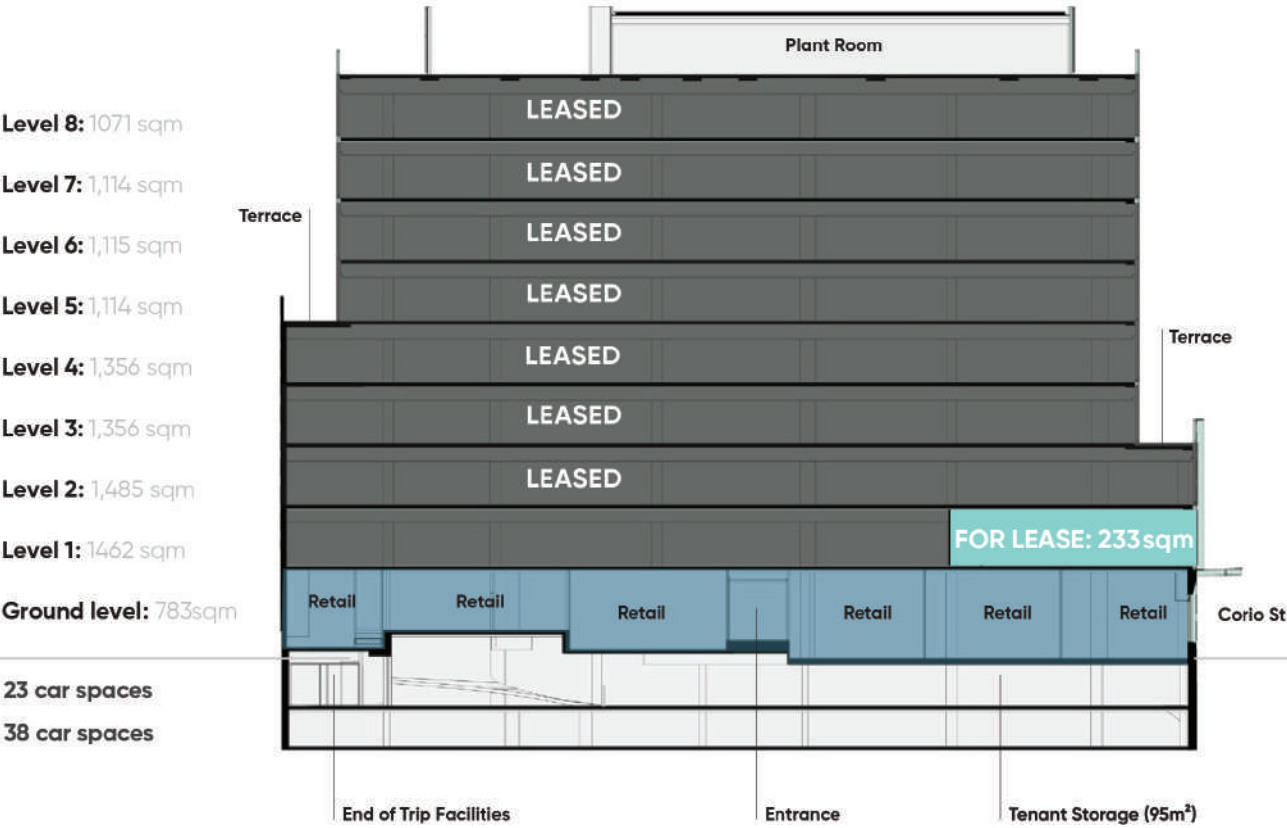
Exceptional natural light, with expansive views across Corio Bay and beyond.



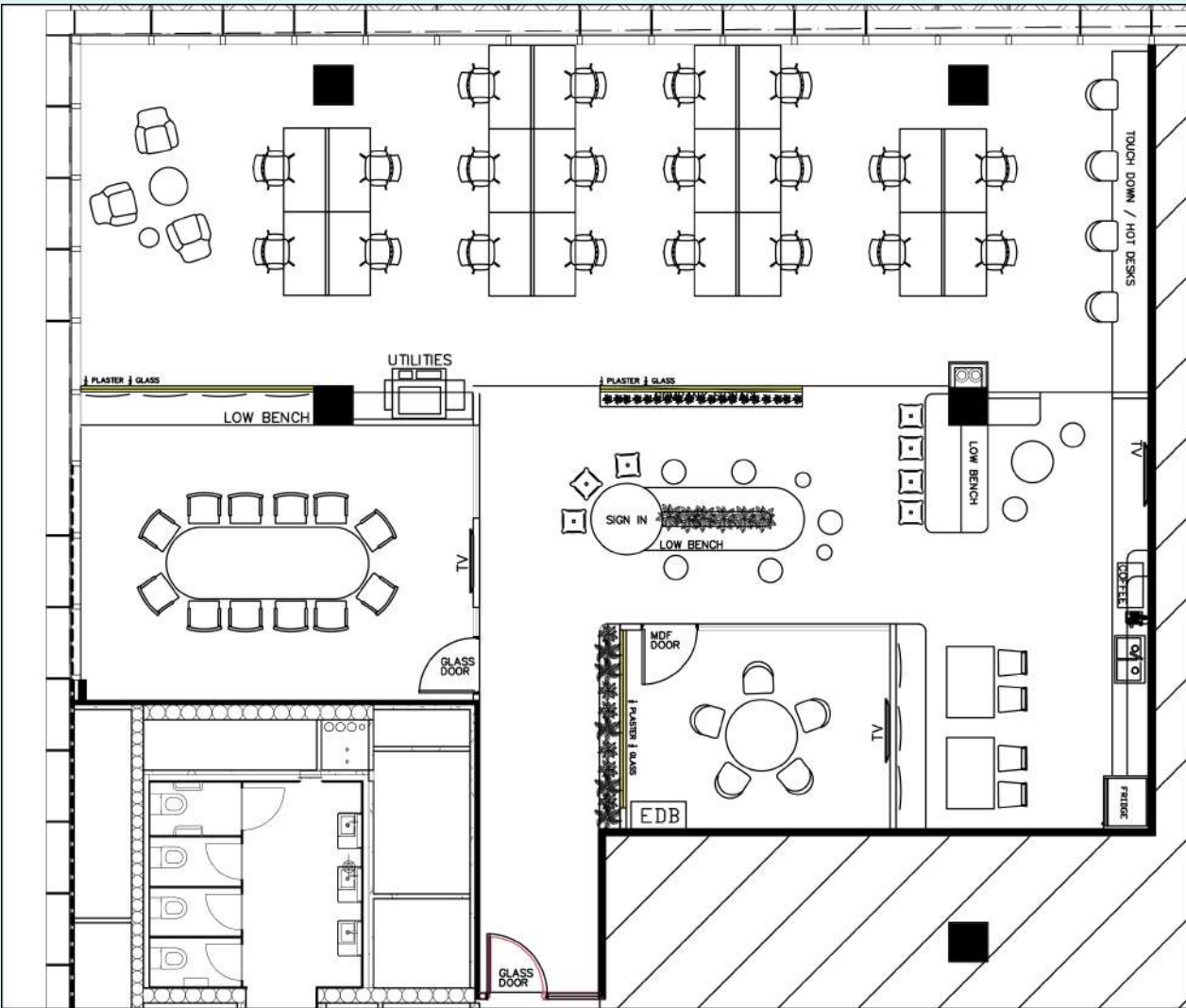
Building Detail

60 Moorabool St comprises approximately 10,856sqm of PCA A-Grade contemporary commercial space, including retail amenity, over nine levels.

- Designed by leading firm Cox Architecture, the building is a striking addition to the Geelong landscape, incorporating contemporary building design with a sleek high performance facade.
- New facilities on offer are equally as impressive, with excellent on-site end of trip amenity comprising showers, exclusive lockers and a generous number of secure bike racks.
- 60 Moorabool St a 5-Star Green Star Rating, making this building not only an attractive place to work but a long term sustainable benefit to the environment.
- An efficient side core configuration provides the flexibility to design an office space that suits a dynamic work environment, whilst facilitating fresh airflow that improves tenant health and wellbeing.
- On all four sides of the building, expansive floor to ceiling windows accent natural light that spills throughout the entire floorplate.
- All levels are serviced by three dedicated passenger lifts.



Floorplates



Total NLA (m²)	233 m²
Workstations	20
Reception / Wait Area	1
Meeting Room (5ppl)	1
Boardroom (12ppl)	1
Kitchen	1
Booth Area	1
Hot Desks	4
Density (m²) per person	12.4 m²



Quintessential focuses on commercial office, industrial and development properties in CBDs and other strategic locations across Australia.

We pride ourselves on our ability to achieve exceptional results by taking a hands-on approach to all our assets and to the relationships we maintain with our tenants. Our team at Quintessential has a collective passion for property and customer service.

We're proud to call our tenants our clients and we believe meaningful and lasting relationships are built on open and transparent communication. Without clients we do not have a business. We deeply believe that as landlords, it is our job to provide

the highest customer service to our clients and business partners, as only by having this commitment can we become the landlord or developer of choice.

We aim to provide a high standard of comfort conditions so our clients can focus on running their business. After all, our clients' success is our success.

We look forward to welcoming you to 60 Moorabool St.

Development
Partner



Developed by



Register your interest by visiting 60moorabool.com.au or contact one of our leasing agents.

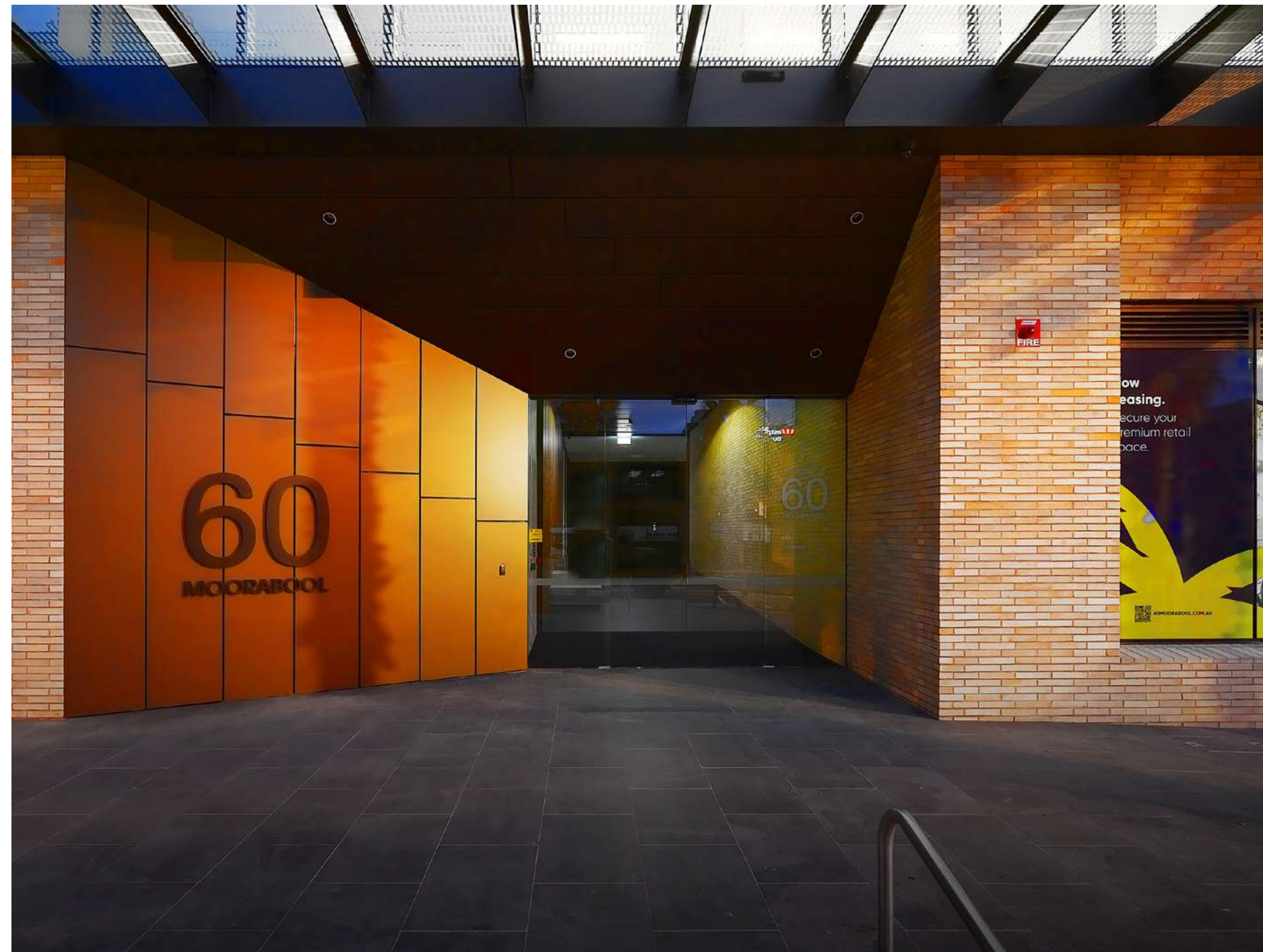


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