Alfasi Property is proud to present an exceptional leasing opportunity in a brand new PCA A-Grade office building in one of Australia’s hottest office markets.
A brand new A-Grade office building at the forefront of sustainability and smart design, located in one of Australia's most desirable locations.

The property holds a prime location along Church Street, within the activity hub of Cremorne. Church Street provides immediate access to lifestyle, entertainment and retail amenity. Cremorne is located just 3km south-east of the Melbourne CBD, with easy access available via East Richmond Train Station (150 metres), Richmond Train Station (300 metres) and immediate tram services offered along Church Street.

Consisting of 18,884m² of commercial office, 1,004m² of ground floor food and beverage, 1,933m² of outdoor terraces and 144 basement car spaces.
Next Generation Office Building

510 Church Street will be a world class A-Grade office asset. The ‘Smart’ building will integrate technology and process to create a facility that is safer, more comfortable and productive for occupants and more operationally efficient for its owners. Ground floor retail, sky gardens, outdoor green terraces, premium end-of-trip facilities and sweeping CBD views compliment this development impeccably.
The ground floor will consist of a curated food and beverage offering across multiple tenancies, activating Hutchings Street and complementing the occupiers above.

The end-of-trip facilities, directly accessed from Hutchings Street for bicycles or within the building for pedestrians, is to be a state-of-the-art facility comprising over 150 bicycle spaces, shared warm-up/cool-down areas, separate male/female showers, toilets and end-of-trip smart lockers.
Levels 1-9 will provide premium office accommodation in a rectilinear design with the central lift core allowing for two large contiguous team zones on either end of the floor. The large team zones offer flexibility to accommodate tenants that are constantly expanding, reducing and evolving.
Located at the northern end of Church Street and in the heart of Cremorne - this opportunity offers unprecedented amenity and accessibility.

### Location

- **MELBOURNE CBD - 3KM**
- **JOLIMONT TRAIN STATION**
- **EAST RICHMOND TRAIN STATION**
- **SOUTH YARRA TRAIN STATION**
- **RICHMOND TRAIN STATION**
- **JOLIMONT**
- **CREMORNE**
- **EAST RICHMOND**
- **SOUTH YARRA**
- **ALEXANDRA AV E**
- **SWAN ST**
- **BALMAIN ST**
- **RIVER YARRA**
- **BRIDGE RD**
- **PUNT RD**
- **TOORAK RD**
- **CURRAGH ST**
- **CITYLINK**
- **TTA BRIDGE RD**
- **DOMAIN RD**
- **CHURCH ST**
- **CHAPEL ST**
- **LENNON ST**
- **TODDAK RD**
- **SOUTH YARRA TRAIN STATION**

### LEGEND

- **FOOD**
  1. Harrow
  2. Public House
  3. Jimmy Grants
  4. Pillar of Salt
  5. Kong BBQ
  6. Baby Pizza
  7. Top Paddock Café
  8. Denis the Menace
  9. Richmond Social
  10. Meatball & Wine Bar
  11. Richmond Club Hotel
  12. The Corner Hotel
  13. Gelato Messina Richmond
  14. Macelleria Richmond
  15. Grill’d
  16. Royal Saxon
  17. LaManna and Sons
  18. Coles
  19. Harrow
  20. Public House
  21. Jimmy Grants
  22. Pillar of Salt
  23. Kong BBQ
  24. Baby Pizza
  25. Top Paddock Café
  26. Denis the Menace
  27. Richmond Social
  28. Meatball & Wine Bar
  29. Richmond Club Hotel
  30. The Corner Hotel
  31. Gelato Messina Richmond
  32. Macelleria Richmond
  33. Grill’d
  34. Royal Saxon
  35. LaManna and Sons
  36. Coles

- **ENTERTAINMENT**
  19. MCG
  20. Rod Laver Arena
  21. AAMI Park

- **PARKS**
  22. Barkly Gardens
  23. Fawkner Park
  24. Gosch’s Paddock
  25. Royal Botanic Gardens
  26. Birrarung Marr

- **HEALTH AND WELLNESS**
  27. Epworth Hospital Richmond
  28. Fitness First
  29. Core Strength Fitness
  30. Yoga 213
  31. KX Pilates Richmond

- **CHILDCARE CENTRES**
  32. Guardian Childcare and Education South Yarra
  33. Goodstart Early Learning Richmond

510 CHURCH STREET // INFORMATION MEMORANDUM
The Development

510 Church Street will be a world class A-Grade office asset, providing market leading commercial accommodation for the highest calibre of tenants.
The efficient floor plate design can easily be subdivided to accommodate multiple tenancies. Curtain wall glazing to the office will provide high natural light penetration in addition to the lack of surrounding development. The wide floor plates provide flexibility for tenants and all areas will benefit from great views and natural light.
Floor plans are indicative only and subject to change.
Over the past 40 years, Alfasi Group’s business has evolved to deliver a diversified range of services to various industries throughout Australia, Asia and the Middle East. These services range from construction, property development and equipment hire.

Each of Alfasi Groups’ divisions is a recognized field leader with an impressive track record and extensive expertise in project delivery with equally experienced and highly trained staff.

COX Architecture is one of the largest and most respected architectural practices in Australia. COX Architecture have one of the broadest portfolio of work for any Australian practice – from Stadiums to Towers, Public Infrastructure to Private Schools, and Innovation Hubs to Dinosaur Museums.

Recent major projects include Wesley Place, 130 Lonsdale Street, Melbourne, 567 Collins Street, Melbourne, Melbourne Square, One Mill Street, Perth, 400 George Street, Brisbane and SW1, South Bank, Brisbane.