



## MODERN WORKSPACES REDEFINED

### A-GRADE OFFICES IN THE HEART OF MELBOURNE'S CBD

Over 12,000m<sup>2</sup> of commercial space available

Located in the heart of Melbourne's CBD and set to redefine the modern workspace, Bennetts Lane is inspired by the international concept of a 'vertical village'. This unique mixed-use tower will encompass two levels of retail and F&B tenancies, co-working spaces, A-Grade office space, a function centre and rooftop bar.

The 12,000m<sup>2</sup> + of commercial space will have light filled floorplates ranging in size from 150m<sup>2</sup>-1,300m<sup>2</sup> each with private and communal outdoor terraces. The site is well connected, being located only minutes from Melbourne Central, QV, the State Library and RMIT. The Bennetts Lane and Little Lonsdale precinct is a significant and rapidly evolving area for new development.

The building will include first class end of trip facilities, a rooftop bar and is designed to set a benchmark environmental standard meeting 5-star NABERS and 5-star Green Star ratings.

A JOINT DEVELOPMENT BY

**Pellicano**

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