



## NEW, CREATIVE OFFICE OPPORTUNITY

### WORKPLACES REMIXED. CULTURE CREATED.

#### Unique spaces full of possibility have arrived

One Smith Street is a high-profile location in close proximity to Melbourne's CBD, major universities and hospitals as well as beautiful parklands and Fitzroy's incredible local amenities. The site takes in expansive views of the city and surrounding suburbs.

- Flexible office space over 11 levels, floorplates from 301m<sup>2</sup> (NLA)
- Flexible opportunities from 150m<sup>2</sup> - 5,070m<sup>2</sup>
- Unique private landscaped terraces with operable windows
- Dedicated amenities to each floor
- Expansive windows creating a bright, inspiring space to maximise employee collaboration
- Onsite cafe and incredible rooftop restaurant, also within walking distance of CBD and Smith Street eateries and bars
- 36 basement car spaces including 3 EV charging stations
- One of the highest-credentialed buildings in Australia in terms of sustainability
- Registered for a 5.5 Star NABERS Commitment Agreement
- Registered for a Green Star Design and As-Built v1.3 rating and targeting a 5 Star Green Star rating
- Showcasing the largest vertical high-efficiency solar panel array in the southern hemisphere
- Technology-enabled with the latest integrated fibre optic NBN to support a connected, productive workplace

# Pellicano

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