

Brand New Contemporary and
Connected Workplaces

Bayside Quarter

Corner Nepean & South Road
Bentleigh





The new way of work.



Welcome to Bayside Quarter, the new way of work

Bayside Quarter is a new boutique workplace offering in one of Bayside Melbourne's most prominent and accessible locations. These new, architecturally designed workplaces offer an affordable, contemporary take on how people want to operate and how businesses want to be positioned.

Set to service one of Melbourne's largest demographic catchments, it is a great solution for businesses of people that are focused on servicing Bayside Melbourne. Whether it's the convenience for your staff, or easy access to your clients, Bayside Quarter can be your new base.

This is a Southside opportunity, with a Bayside flare.

A welcoming workplace that's finely tuned for today's businesses



Bayside Quarter offers a new workday experience that has been geared for today's occupiers. The contemporary design and flexible layouts will appeal to a wide range of tenants in the professional services and creative fields.

Bayside & City Views



A key feature is the expansive terrace for the Level 2 Tenancies. Offering fantastic views over Port Phillip Bay and the CBD.

An Iconic Bayside Location

Bayside Quarter occupies a prime location on one of South-East Melbourne's most notable commercial junctions. With a short detour off the Nepean Highway and a 5 minute walk from Moorabbin Station — this is a location that is close, connected and convenient.

300+
Car Parks

35 Min*
drive to the CBD

5 min*
drive to Westfield Southland

30 min*
drive to the Mornington Peninsula



Lifestyle focused

NEAR BY*

- Chemist Warehouse 150m
- Medical Centre 200m
- Minnie Minie Mo Cafe 280m
- Grape & Grain Wine Bar 300m
- Post Office 320m
- Comma Food & Wine 340m
- Woolworths 350m
- Shell Coles Express 600m
- Dendy Park 1km

Bayside Quarter



OUTLINE INDICATIVE ONLY

*Approximately
Corner Nepean and South Road Bentleigh

Brighton Public Golf Course 1.3km*



Nepean Highway Access 20m*



Dendy Park 1km*



Brighton Beach 4.7km*



Moorabbin Station
4 min* Walk



Connected & Convenient



Supporting Wellness, Access and Recreation

One of the key features of Bayside Quarter is the new state of the art End of Trip offering. With easy bike access and safe storage facilities, we offer private shower and changeroom spaces for your staff.

Getting there is so simple — walk, ride, drive or catch the train - Bayside Quarter is convenience personified.



✓ SHOWERS



✓ BIKE RACKS



✓ CAR PARKS

The Morning Coffee, the Lunchtime Sandwich, and the Weekly Shop



Bayside Quarter is surrounded by a full range of dining options and convenience retail.



Minnie Miny Moe cafe 30m*



Southland Shopping Centre 3km*



Comma Food and Drink 330m*



Tuckshop Burgers 350m*

Make the building your own

Bayside Quarter is the perfect space for a single tenant looking to make the most of a three level building with everything employees need.

The building can also incorporate multiple uses such as a showroom/retail space or office fit out.



EXCLUSIVE
BUILDING
SIGNAGE



HIGH CAR
RATIO



EXCLUSIVE
BALCONY /
TERRACE



LIFT TO
CAR PARK



WINDOW
BRANDING
OPPORTUNITY



FLEXIBLE
FIT OUT
OPTIONS



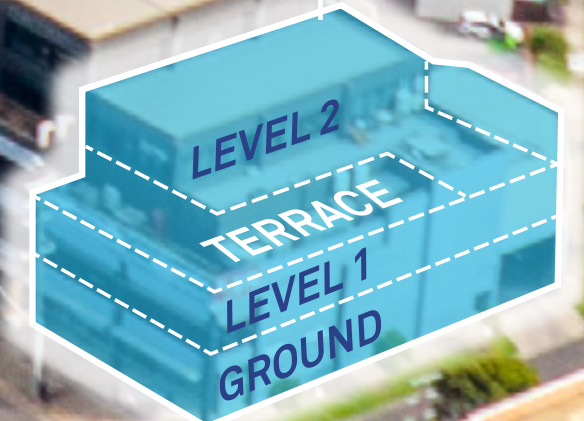
COMPLETE
CONTROL OF
SERVICES



AIR
CONDITIONING

Your Building At

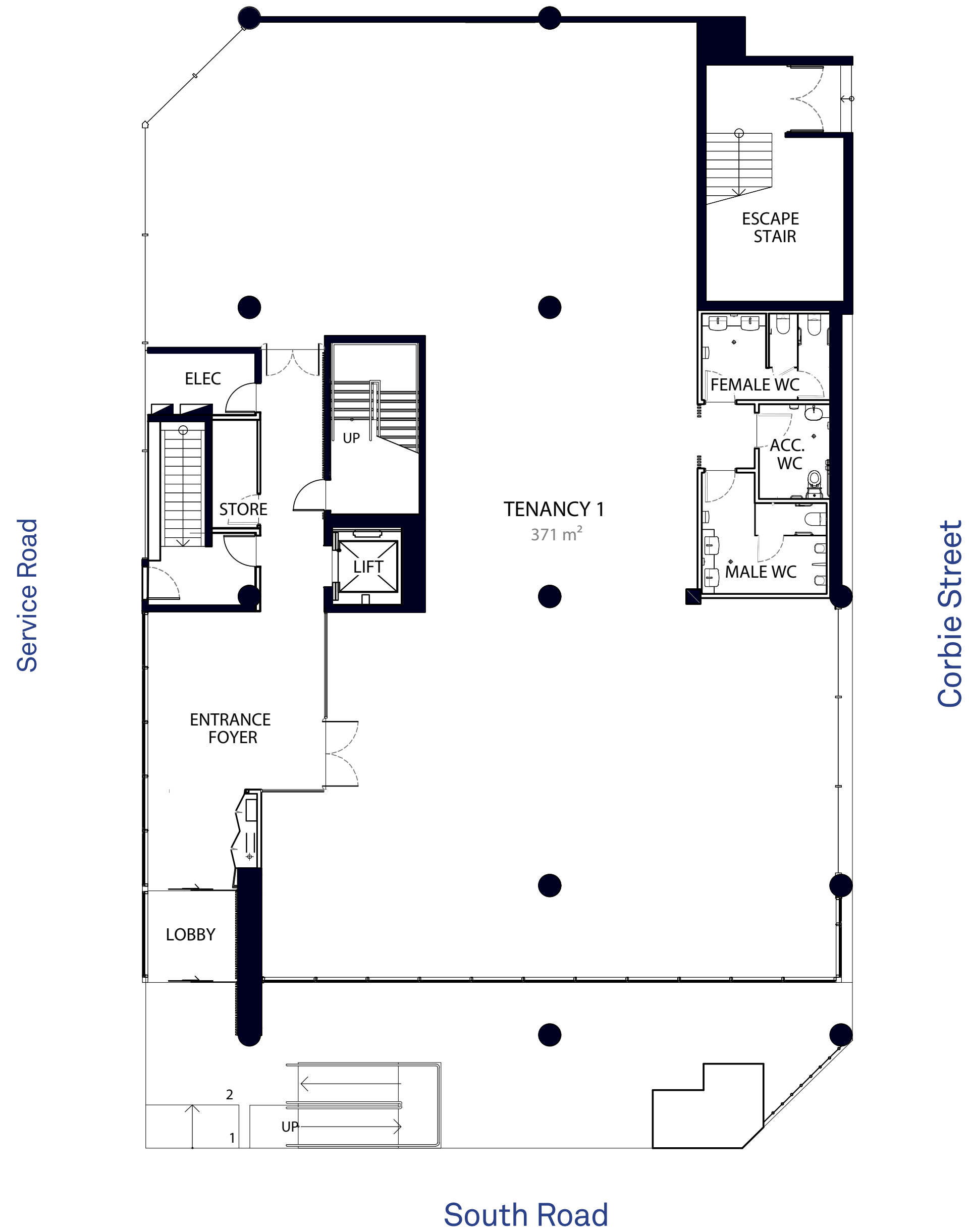
Bayside Quarter



SOUTH ROAD

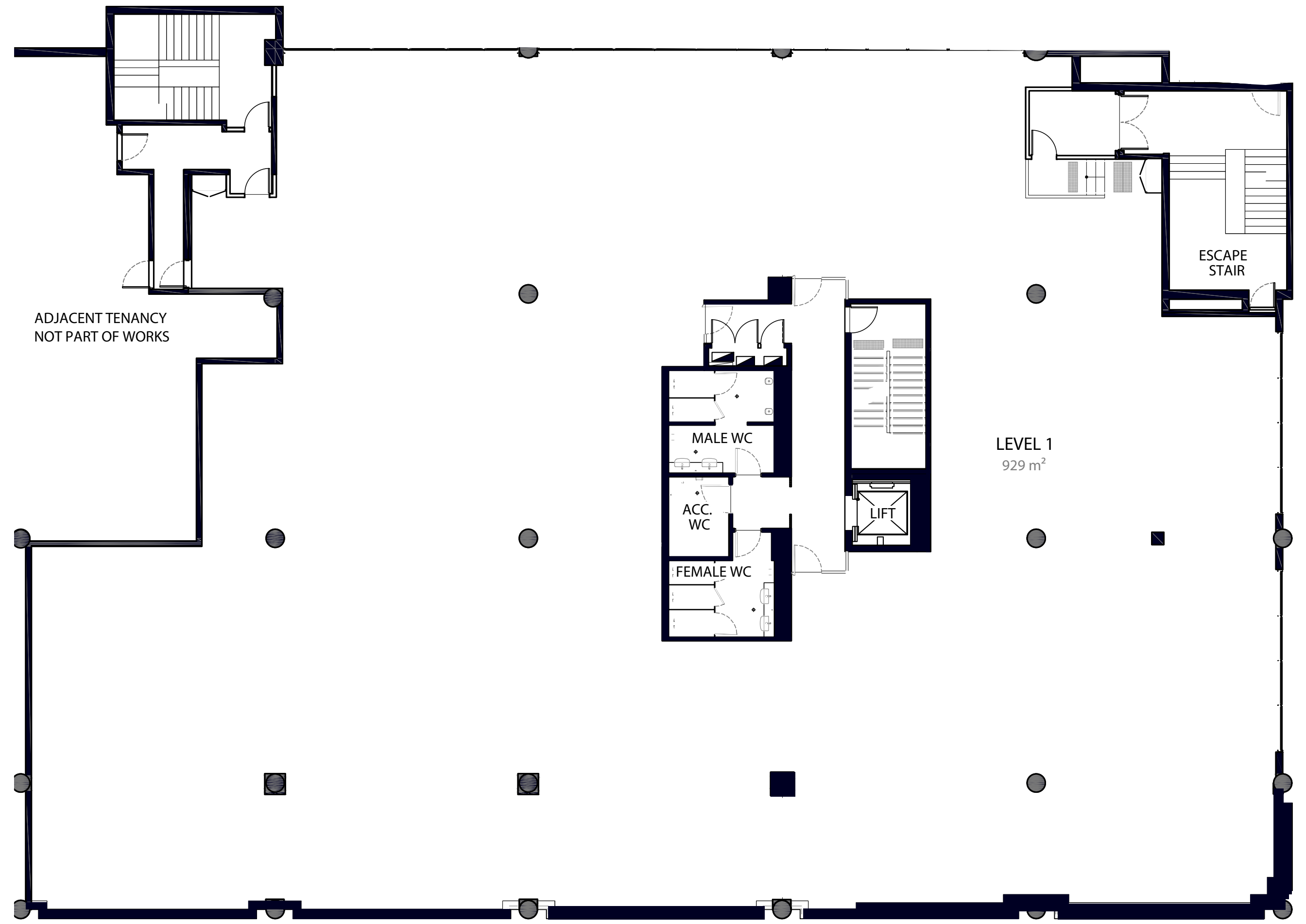
Ground Floor

Total Area 371 sqm*



First Floor

Total Area 929 sqm*

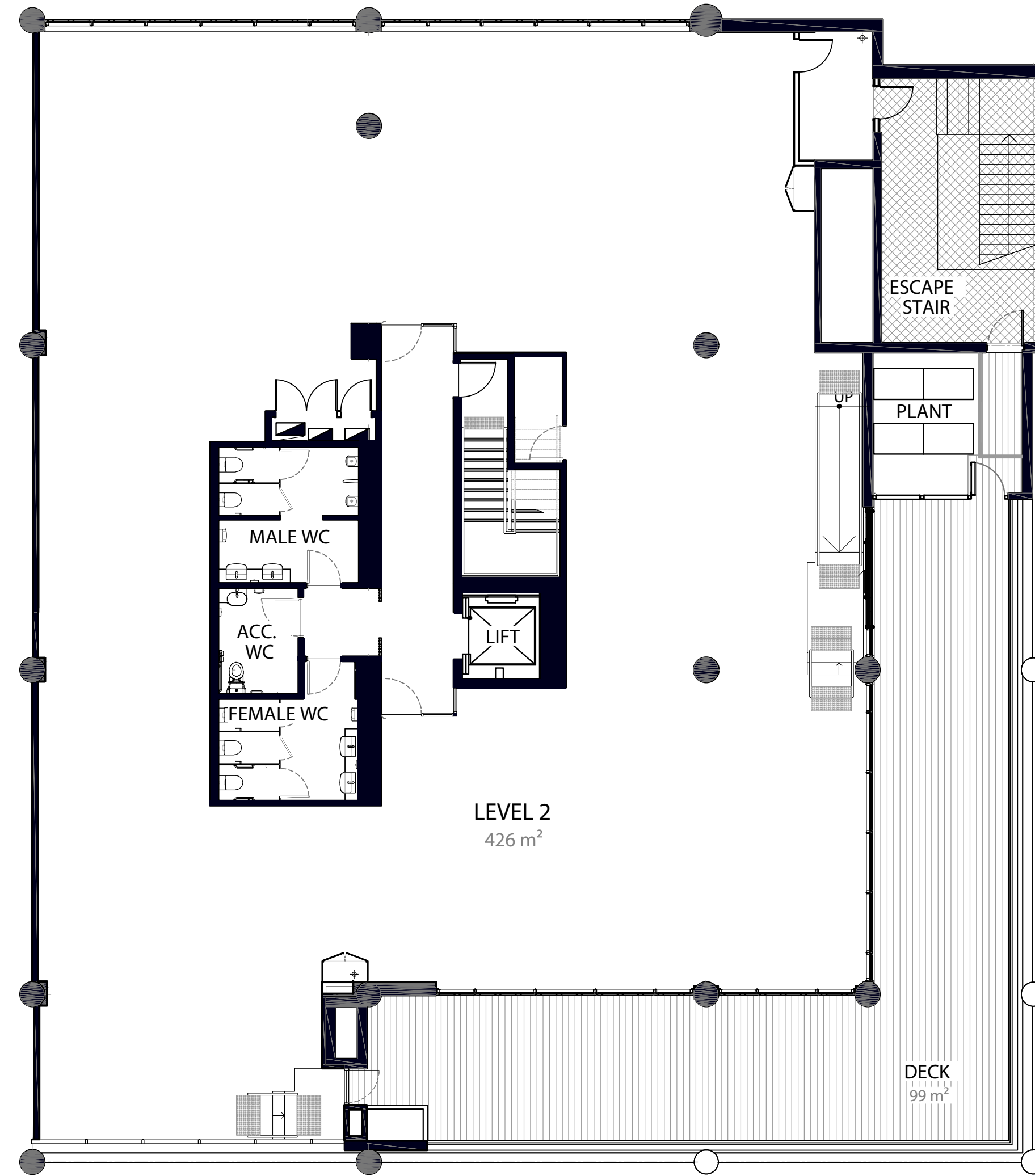


South Road

Corbie Street

Second Floor

Total Area 426 sqm*



South Road

Corbie Street

Finishes Selection

Bayside Quarter is being designed with carefully considered architecture and a range of quality materials and finishes. These include;

1. Tenancy Carpet Tile

Interface Equilibrium II, Colour: Rotate

2. Timber Batten Feature Wall / Ceiling (Ground Floor Entry Foyer)

Sculptform timber 32x60mm click-on battens on black mounting track & acoustic backing (backing to wall only). Species: Black Butt

3. Skirting

Brushed aluminium, colour silver

4. Vinyl Flooring

(End of Trip facilities, Store Room)

Polysafe Quattro PUR, Coastal Flint Colour

5. Mosaic tile wall finish (End of Trip shower recess and vanity splashback, vertical pattern) –

Designer Tiles 22 x 45mm kit kat finger tile, white matt satin finish

6. Floor & Wall Tile (Ground Floor entry foyer floor & feature wall. Levels 1 & 2 floor)

Symphony Statuario or equivalent white tile (gloss finish to wall, textured finish to floor)

7. Internal Paint (general wall colour)

Dulux Lexicon Half

8. External Glazing Frame

Dulux Duratec Matt Black powdercoat

9. Internal Paint (Levels 1 & 2 open ceilings)

Dulux Silkwort

10. Floor & Wall Tiles (Amenities)

Santorini or equivalent White Matt Tiles 300 X 600mm, laid vertically

11. Laminate (Fire Hose Reel cupboards)

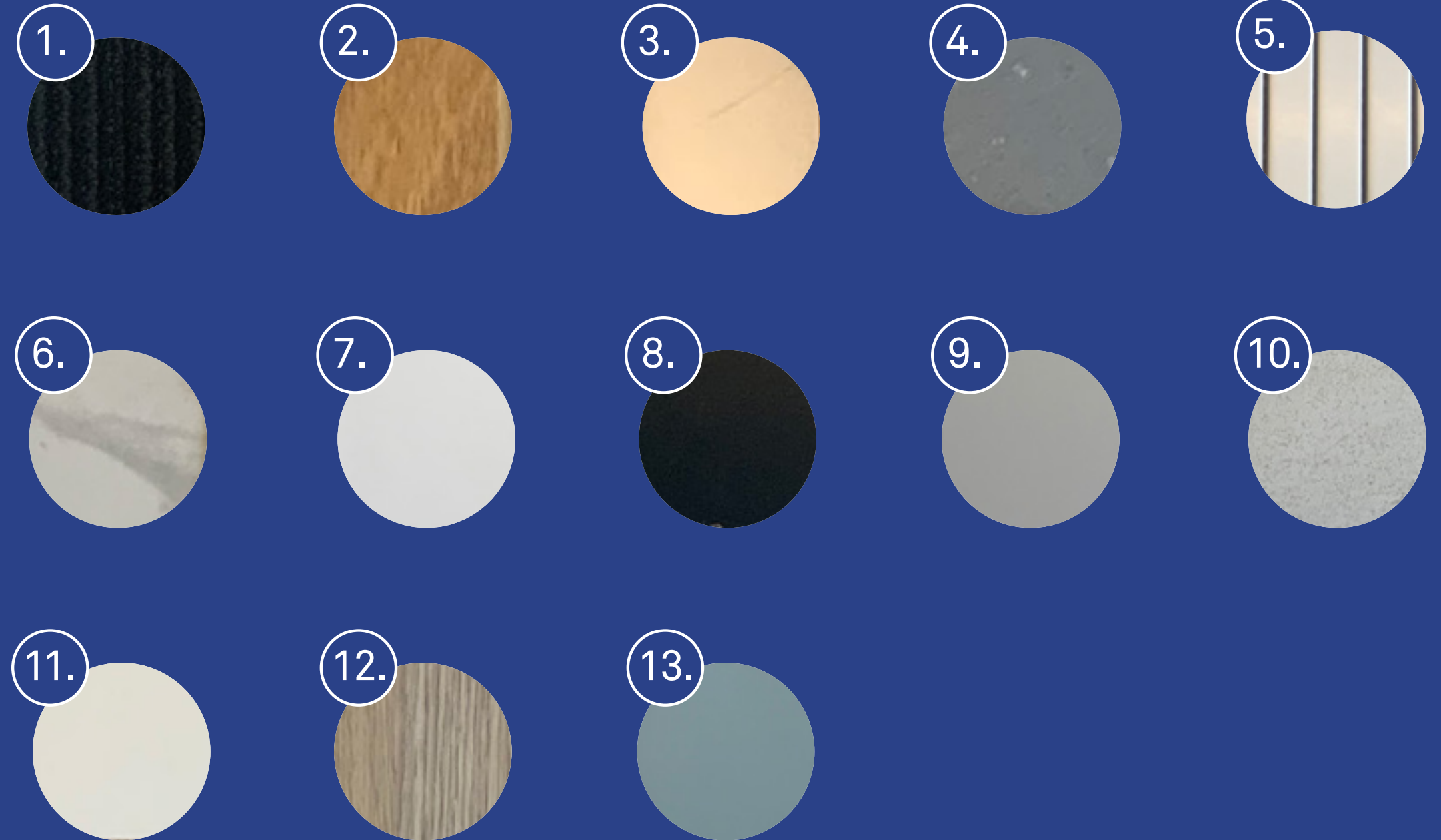
Laminex Parchment

12. Laminate (vanity units, toilet & shower partitions, End of Trip high level lockers)

Laminex Classic Oak

13. Laminate (End of Trip low level lockers)

Laminex Spinifex



Agent Details

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PROUDLY DEVELOPED BY HENKELL BROTHERS INVESTMENT MANAGERS



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*Approximately.

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