



500

500 BOURKE ST
MELBOURNE
BESPOKE SUITES

EXPERIENCE BEYOND TODAY

BESPOKE SUITES

OPPORTUNITY

AMENITY, HEALTH & WELLNESS

LOCATION

TECHNOLOGY

SUSTAINABILITY

PARTNERSHIP

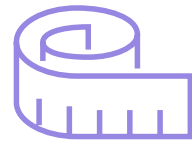
EXPERIENCE 500 BOURKE

EXPERIENCE UNLIMITED OPPORTUNITIES

Our bespoke suites are truly exceptional, designed and built to the highest professional standards. You'll be able to move in seamlessly as they are ready to embrace and enjoy from day one. With 7 suites across 3 levels, each one is tailored to your specific needs, ensuring that you have everything you need to feel right at home.

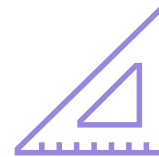
With 500 Bourke's first-class amenities and the ability to connect with an existing community, you'll be able to enjoy all the benefits of one of Melbourne's most iconic commercial buildings.

EXPERIENCE BESPOKE SUITES



HIGH QUALITY

Design & build



327sqm-648sqm

Bespoke suite options



TURN KEY

Move in Q2 2024



AMENITIES

All you need for a great
working day



A GRADE PCA



CARBON NEUTRAL

With the environment
in mind

**EXPERIENCE
YOUR OPPORTUNITY**



5000

EXPERIENCE YOUR OPPORTUNITY

TOTAL BUILDING NLA

43,365 sqm

HIGH RISE

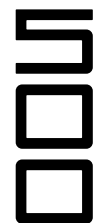
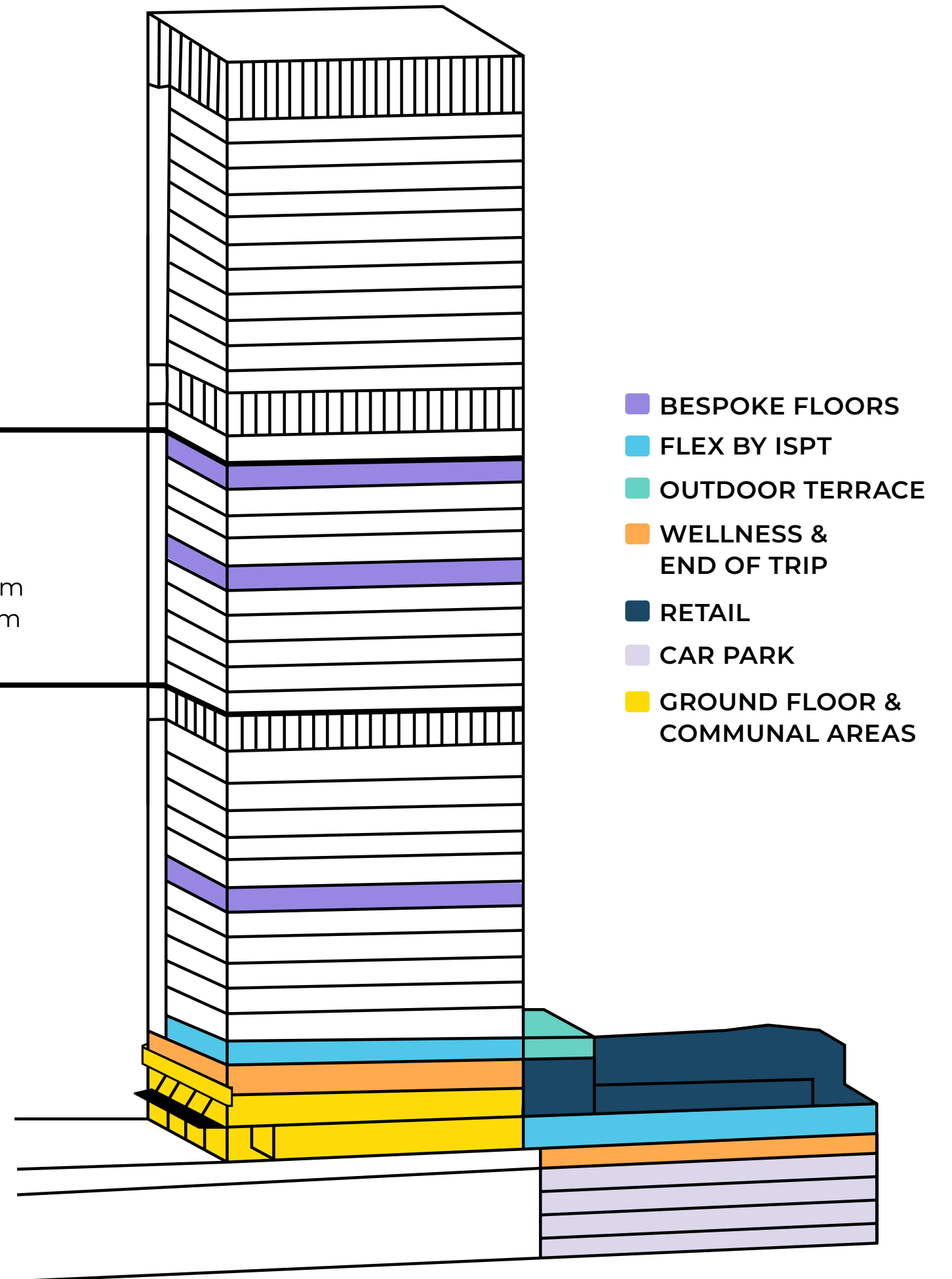
MID RISE

Level 20
Suite 1 - 648 sqm
Suite 2 - 618 sqm

Level 24
Suite 1 - 648 sqm
Suite 2 - 618 sqm

LOW RISE

Level 7
Suite 1 - 421 sqm
Suite 2 - 327 sqm
Suite 3 - 489 sqm



LEVEL 7

LOW RISE SUITES

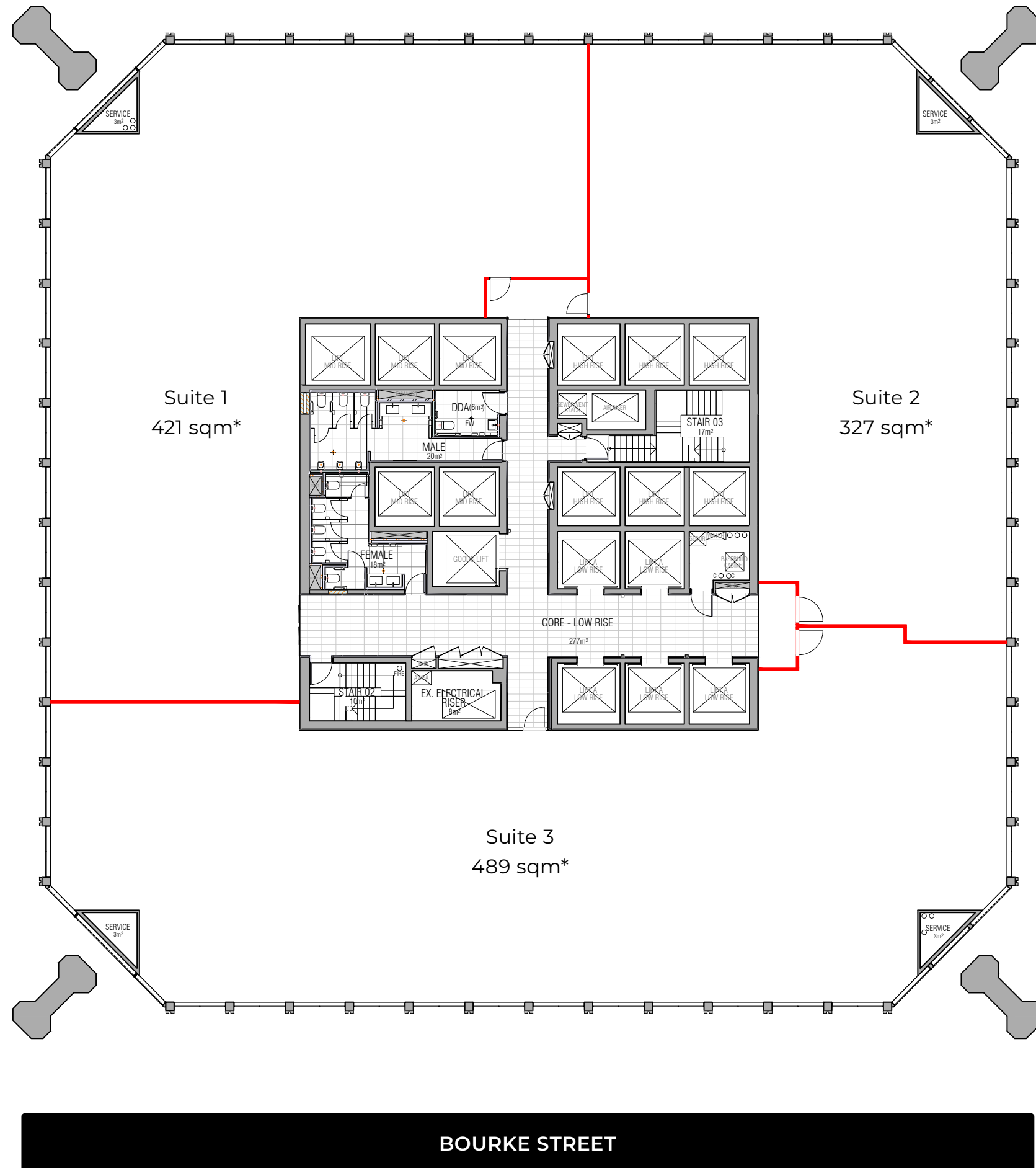
TENANCY SPLIT

Suite 1 - 421 sqm*

Suite 2 - 327 sqm*

Suite 3 - 489 sqm*

*Estimated area



LEVEL 7

SUITE 1

Area: 421 sqm*

Scale: 1:60 @ A2

KEY FEATURES

Reception Area

x1 12p Boardroom

x4 Meeting Rooms - 2-7pp

x1 1p Office

x1p Focus Room

x5 Collaboration Areas

Kitchen/Breakout

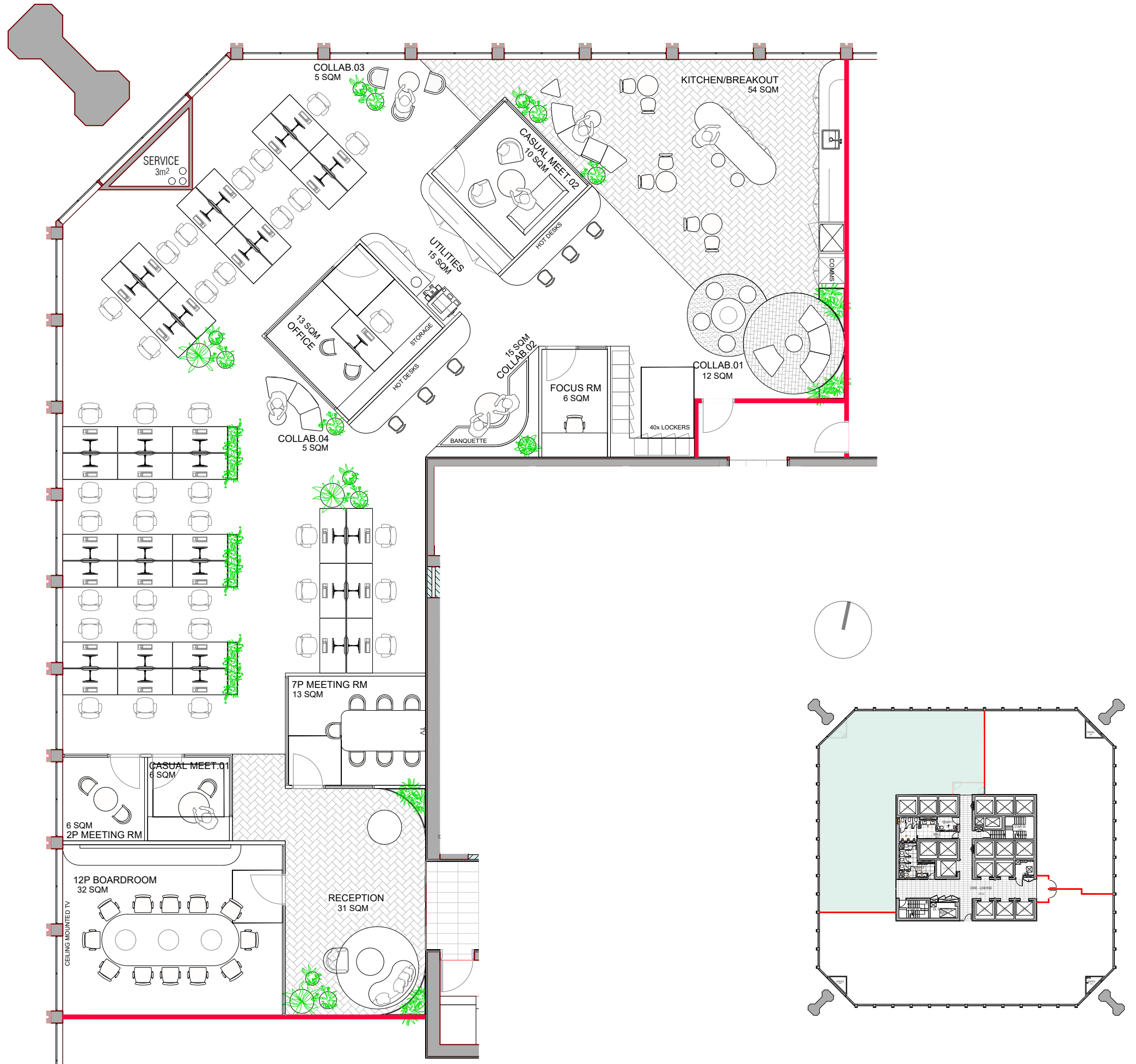
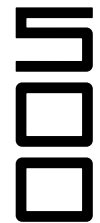
Utilities & Storage

Locker Area

x36 Workstations + x6 Hot Desk Workpoints

(Density 1:12)

*Estimated area



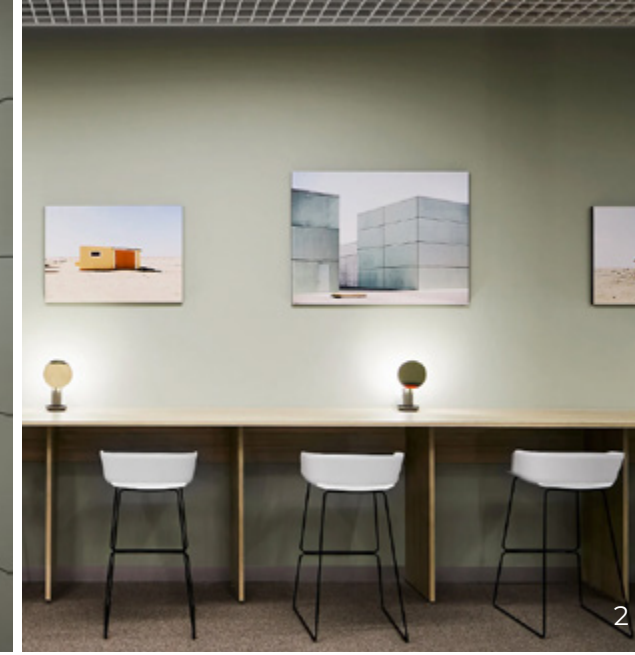
RAINFOREST

LEVEL 7, SUITE 1

The colour palette looks to introduce deep greens and multi-tone neutrals in unison.

Complimenting this palette, textural tiled surfaces and light timbers balance out the rich tones.

1. Casual Meeting Entry - Casual lounge setting type meeting room. Overall look and Feel.
2. Hot Desks - High bench workpoints with feature paint & artwork behind.
3. Ceiling + Flooring - Curved ceiling & flooring features throughout.
4. Entry Point - Metallic finish touchpoint desk with light timber flooring & surrounding joinery.
5. Collaboration Zone - Differing collab. hubs zoned via. feature carpet.
6. Focus Rooms - Side by side focus rooms with contrasting colour palettes.



LUSH. CALM. HARMONIOUS LOOK & FEEL

LEVEL 7

SUITE 2

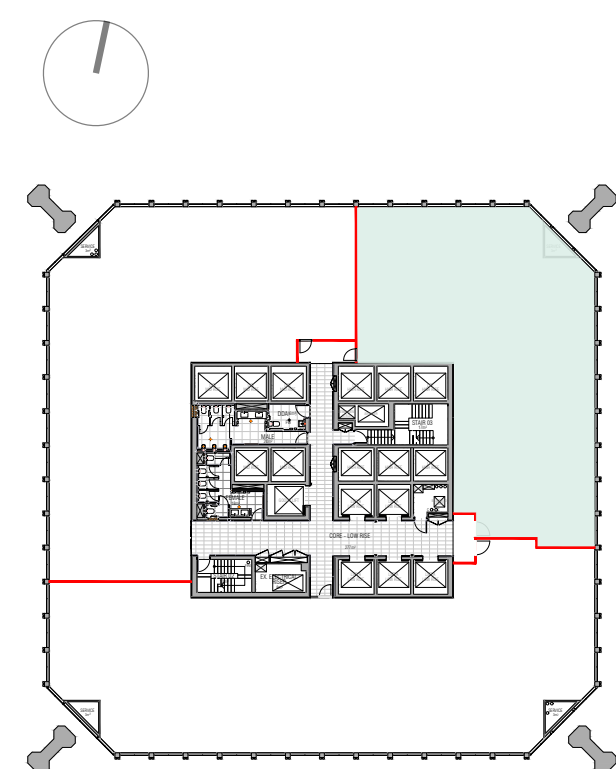
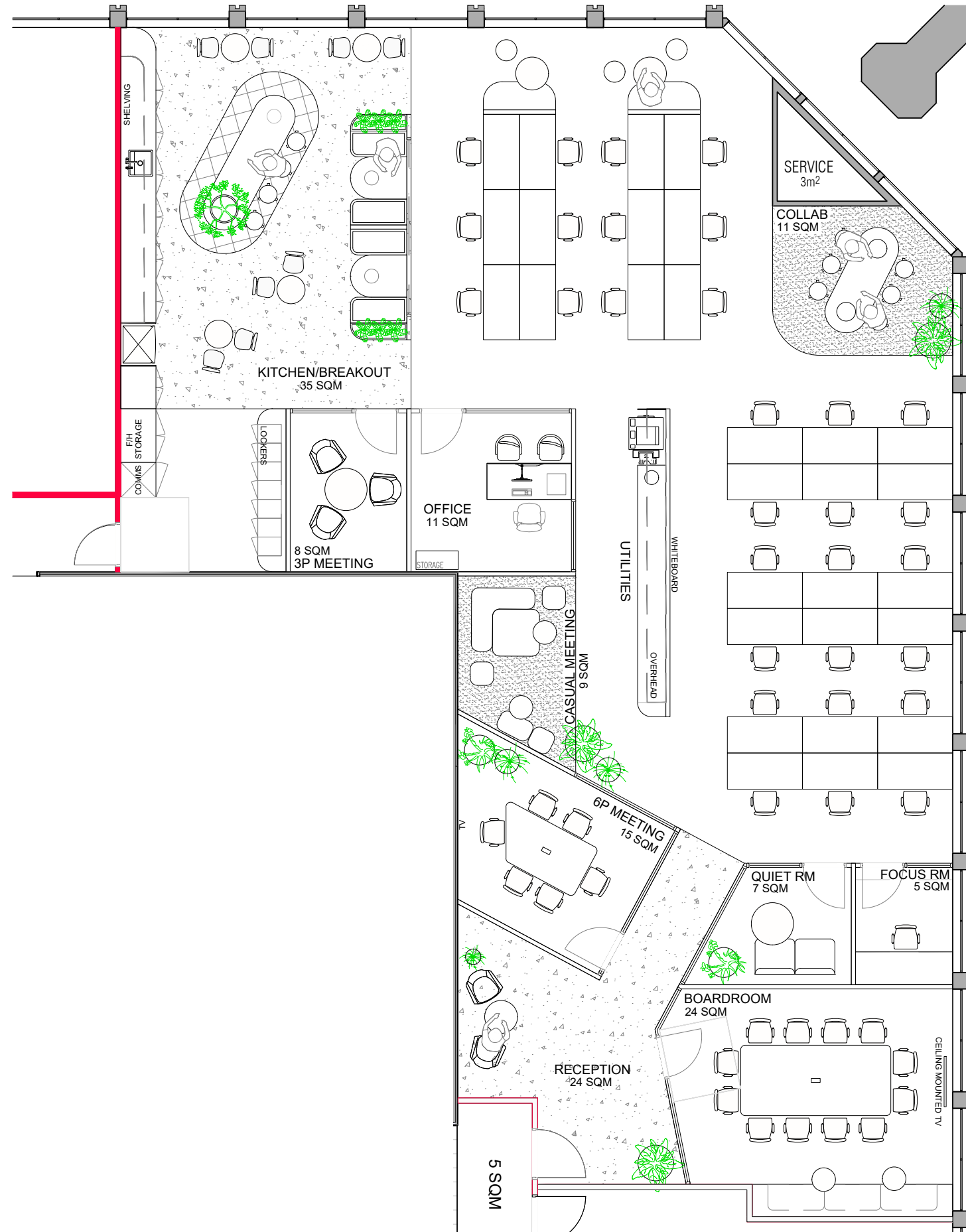
Area: 327 sqm*

Scale: 1:60 @ A2

KEY FEATURES

- Reception Area
- x1 12p Boardroom
- x2 Meeting Rooms - 3-6pp
- x2 Quiet/Focus Rooms
- x1 Office
- x2 Collaborative Areas
- Kitchen/Breakout
- Utilities & Storage
- Locker Area
- x30 Workstations
(Density 1:11)

*Estimated area



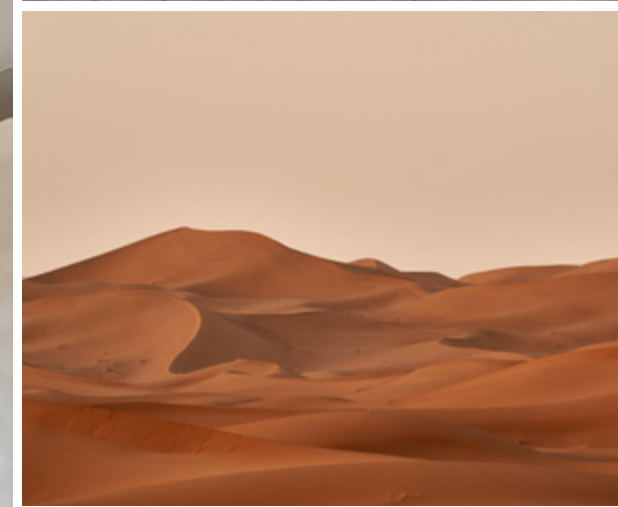
DESERT

LEVEL 7, SUITE 2

The colour palette looks to introduce burnt orange hues and earthy textures apparent from an aerial perspective of the land offset against stone surfaces and warm timber finishes.

1. Boardroom - Feature acoustic/ textured wall.
2. Waiting Area - Reception accent mural/ wallpaper behind waiting lounge.
3. Kitchen Benchtop - Light timber high bench table with custom planter.
4. Front Of House - Contrast between dark and light timber with feature lighting.
5. Collaboration Zone - Modular furniture with feature carpet & exposed ceiling.
6. Booth - Booth seating with planters. Overall look & feel

5000



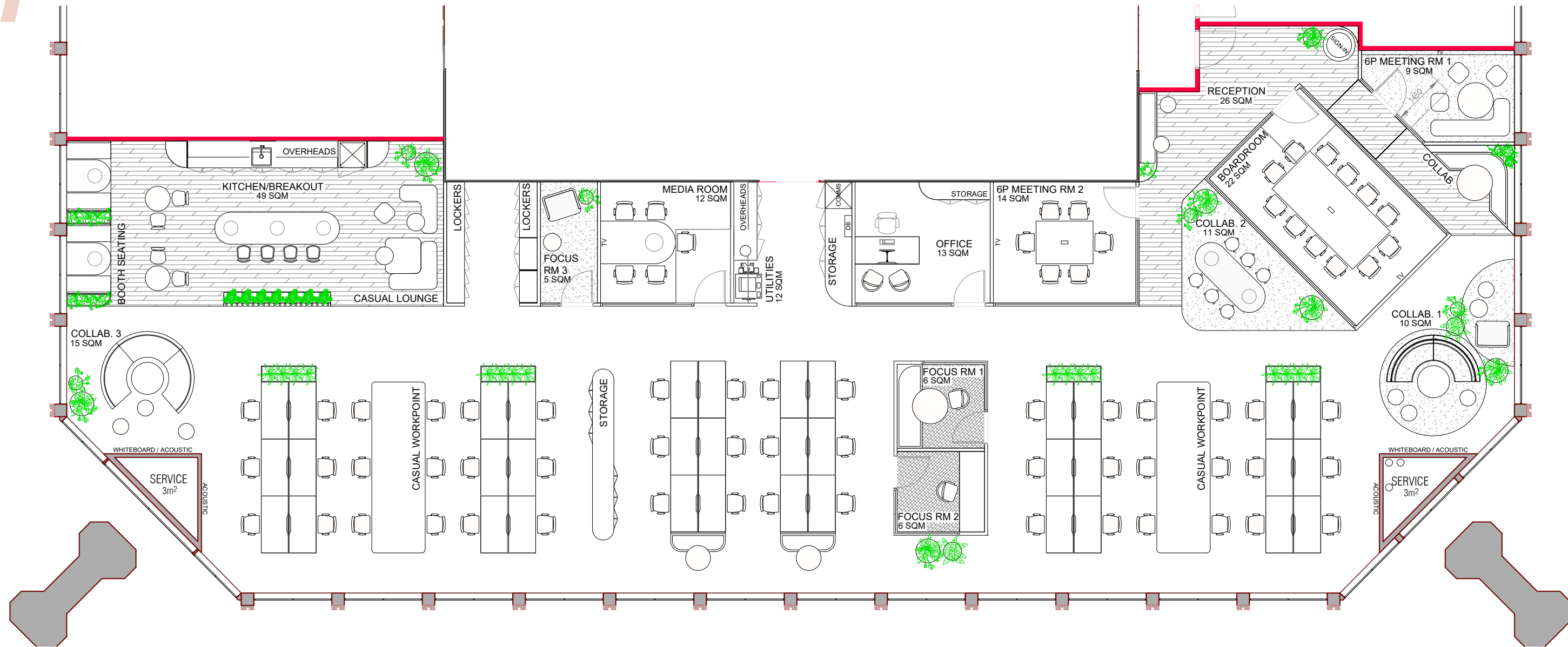
TEXTURAL. EARTHY. WARM LOOK & FEEL

LEVEL 7

SUITE 3

Area: 489 sqm*

Scale: 1:60 @ A2



KEY FEATURES

Reception Area

x1 12p Boardroom

x2 Meeting Rooms - 4-6pp

x3 Focus Rooms

x1 1p Office

x1 Media Room

x4 Collaboration Areas

x1 Casual Lounge

Kitchen/Breakout

Utilities & Storage

Locker & Storage Area

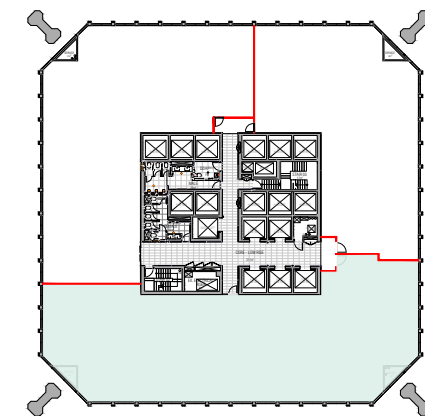
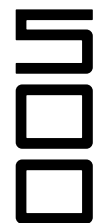
x36 Workstations

x12 Casual Workpoints

Total workpoints: x48

(Density 1:10)

*Estimated area



WATERWAYS

LEVEL 7, SUITE 3

The colour palette borrows neutral tones introduces through light timber tones paired with hues of mint and soft pinks found within this ever changing landscape.

1. Kitchen/Breakout - *Overhead & underbench joinery complimented by a feature island bench.*
2. Reception - *Tiled banquette seat with upholstery.*
3. Boardroom - *To feature ceiling mounted curtain for added privacy between Boardroom & Collab. Area.*
4. Workspace - *Feature carpet and organic ceiling edge finish.*
5. Enclosed Rooms - *Light partition framing with ribbed decal.*
6. Booth Seating - *Bespoke booth seating against glazing with feature planters.*



INTRICATE. DYNAMIC. FLUID LOOK & FEEL

LEVEL 20 & 24

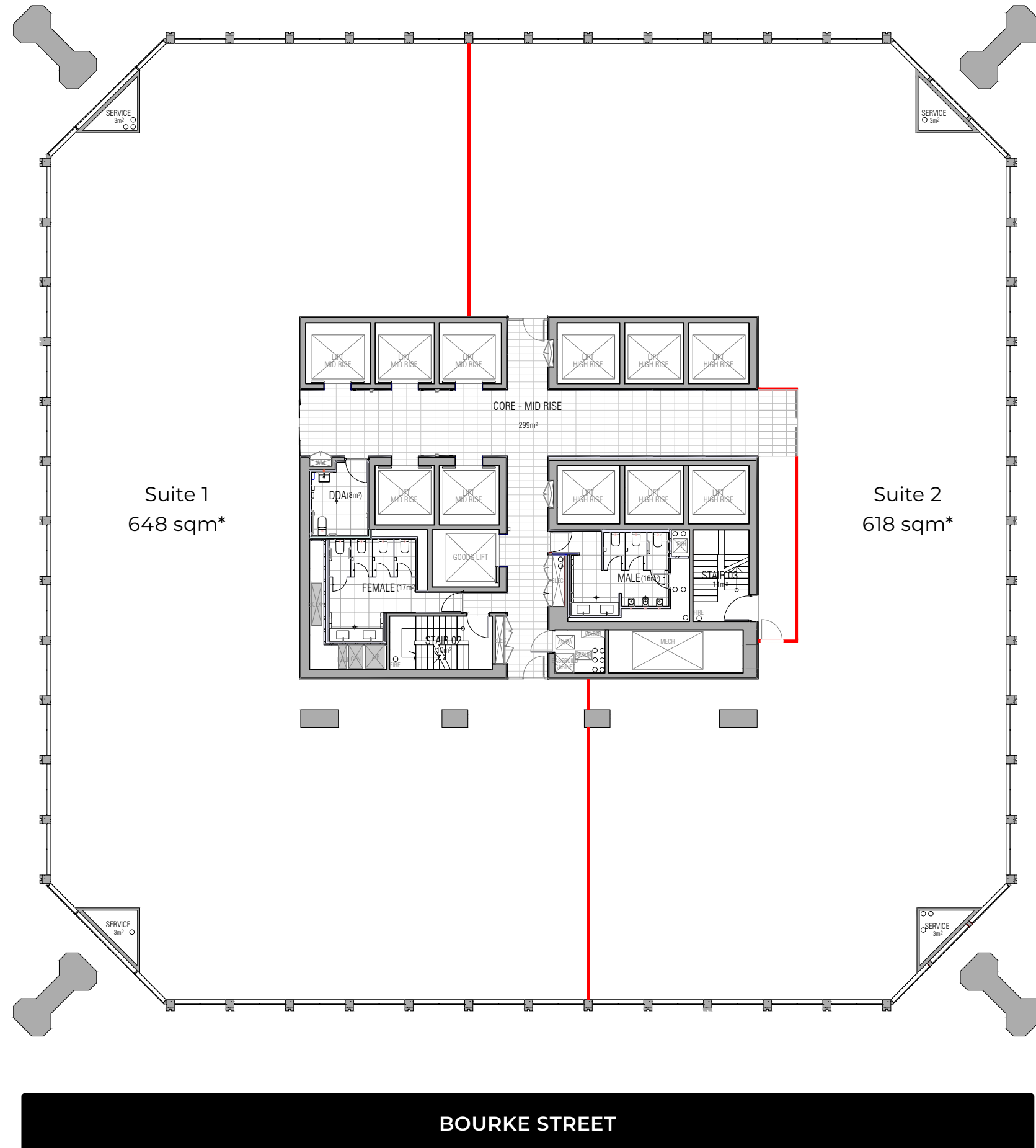
MID RISE SUITES

TENANCY SPLIT

Suite 1 - 648 sqm*

Suite 2 - 618 sqm*

*Estimated area



LEVEL 20

SUITE 1

Area: 648 sqm*

Scale: 1:80 @ A2

KEY FEATURES

Reception Area

1x 12p Boardroom

3x Meeting Rooms

2x Quiet/Focus Rooms

2x Offices (Option for additional office in red)

1x Think Tank

1x Media Room

3x Collaborative Spaces

9x Hot Desks

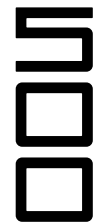
Kitchen/Breakout

Utilities & Storage

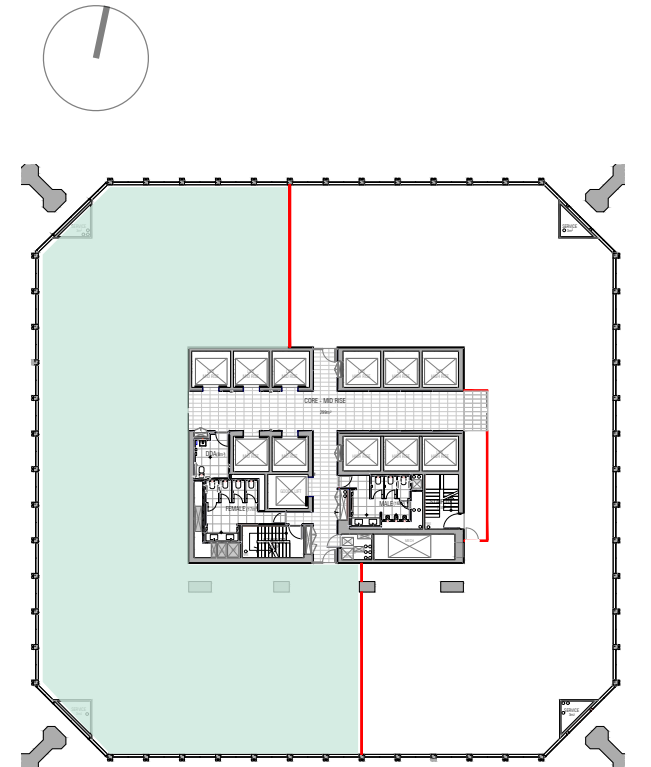
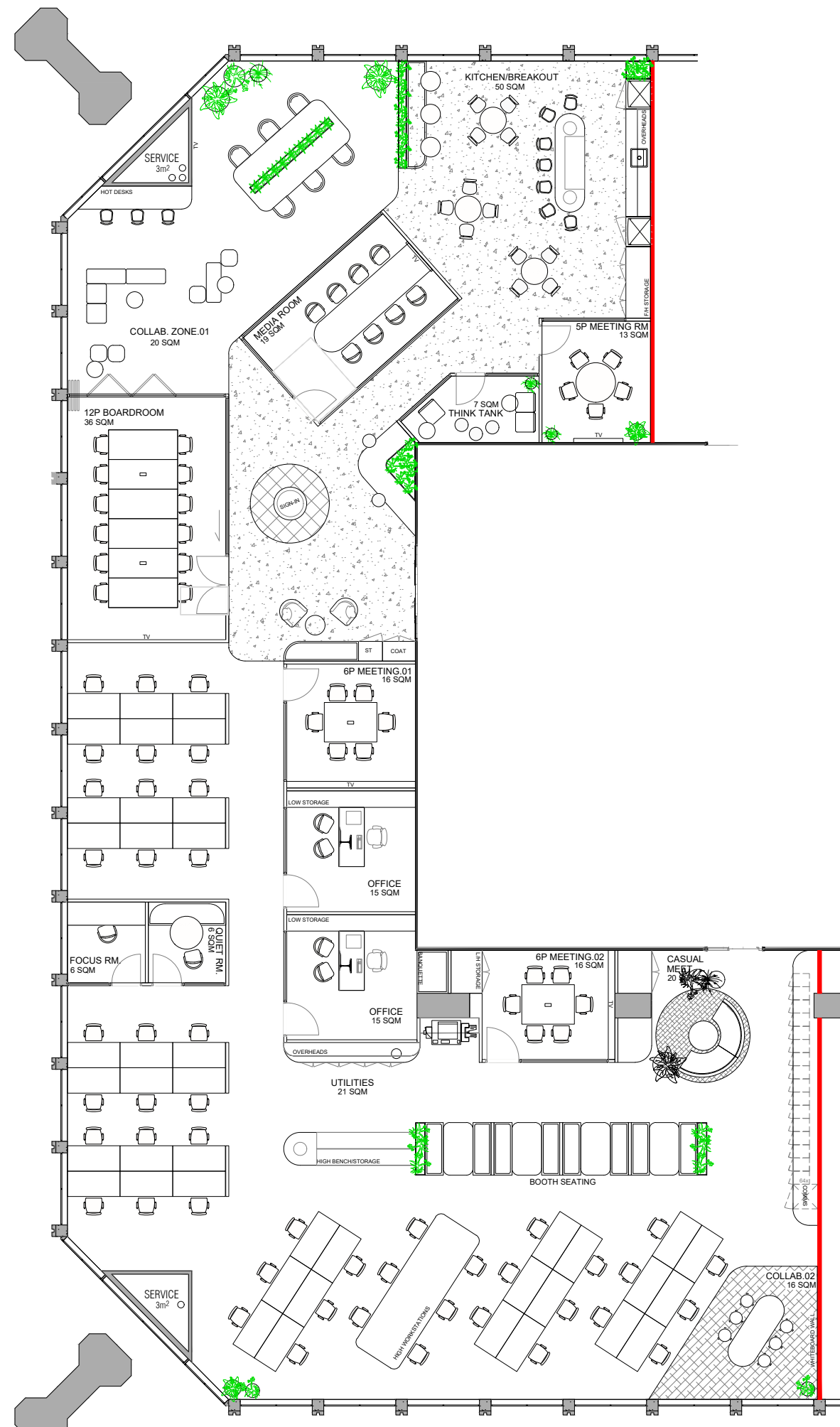
56x Lockers

48x Workstations + 17x Workpoints

(Density 1:10)



*Estimated area



DESERT

LEVEL 20, SUITE 1

The colour palette looks to introduce burnt orange & yellow hues along with earthy textures apparent from an aerial perspective of the land offset against stone surfaces and warm timber finishes.

1. Boardroom - Custom powdercoated glazed partition frames and feature carpet.
2. Ceiling Tiles - Feature coloured ceiling grid tiles to selected areas.
3. Reception Banquette - Upholstered, timber banguette with feature wallpaper.
4. Booth Seating - Upholstered booth seating in an accent colour.
5. Quiet Rooms - Floating timber bench with feature accent coloured wall paint.
6. Kitchen/Breakout - Full height kitchen cabinetry with central island in feature laminate.

5000



TEXTURAL. EARTHY. WARM LOOK & FEEL

LEVEL 20

SUITE 2

Area: 618 sqm*

Scale: 1:80 @ A2

KEY FEATURES

Reception Area

1x 12p Boardroom

4x Meeting Rooms - 4-8pp

3x Quiet/Focus Rooms

2x Offices (Option for additional office in red)

1x Think Tank

5x Collaborative Spaces

9x Hot Desks

1x Multi-Purpose Hub

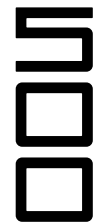
Kitchen/Breakout

Utilities & Storage

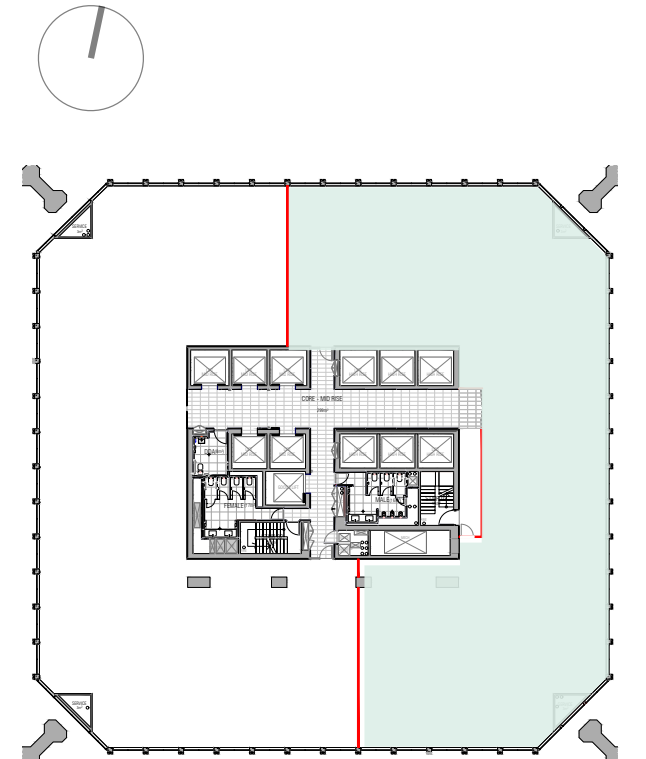
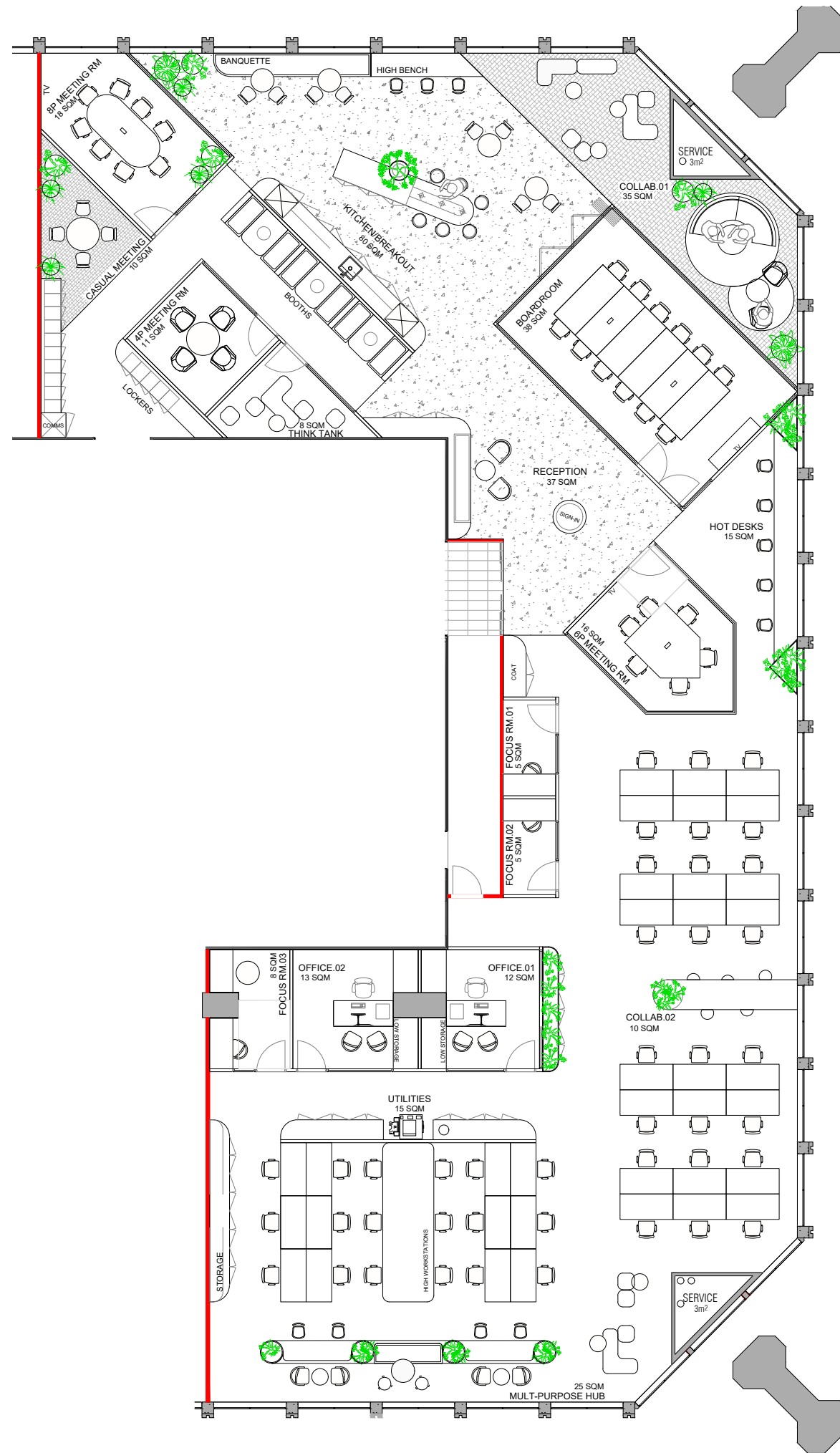
48x Lockers

45x Workstations + 18x Workpoints

(Density 1:10)



*Estimated area



RAINFOREST

LEVEL 20, SUITE 2

The colour palette looks to introduce deep greens and multi-tone neutrals in unison.

Complimenting this palette, textural tiled surfaces and deep walnut timbers create a balanced yet sophisticated palette.

1. Booths - Upholstered, timber booths with tiled planter feature.
2. Glazed Decal - Ribbed effect glazed decal to selected rooms.
3. Hanging Planter - Suspended light fitting with hanging plants within.
4. Boardroom - Overall look & feel.
5. Kitchen/Breakout - Kitchen joinery with central island. Overall colour palette.
6. Workspace - Light workspace with feature carpet throughout.



LUSH. MOODY. SOPHISTICATED LOOK & FEEL

LEVEL 24

SUITE 1

Area: 648 sqm*

Scale: 1:80 @ A2

KEY FEATURES

Reception Area

1x 12p Boardroom

3x Meeting Rooms

2x Quiet/Focus Rooms

2x Offices (Option for additional office in red)

1x Think Tank

1x Media Room

3x Collaborative Spaces

9x Hot Desks

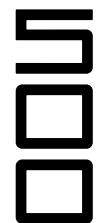
Kitchen/Breakout

Utilities & Storage

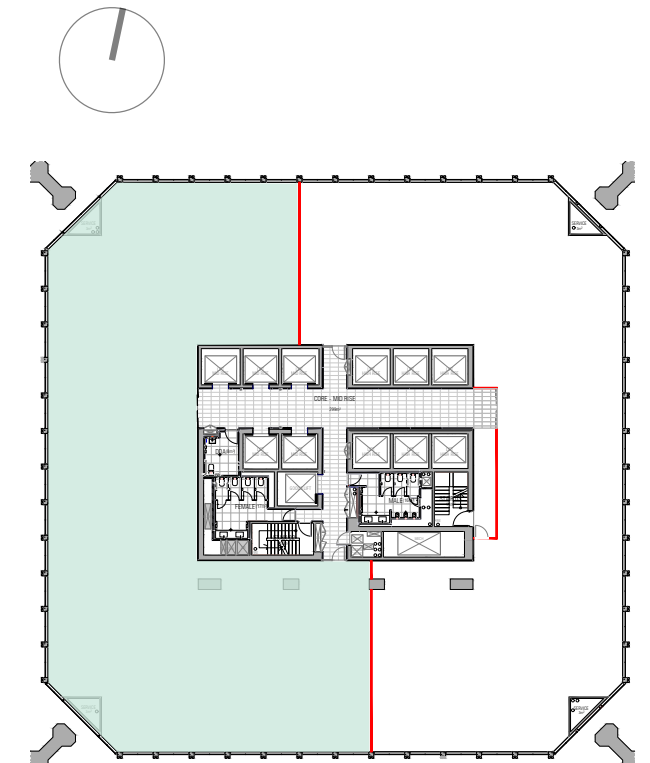
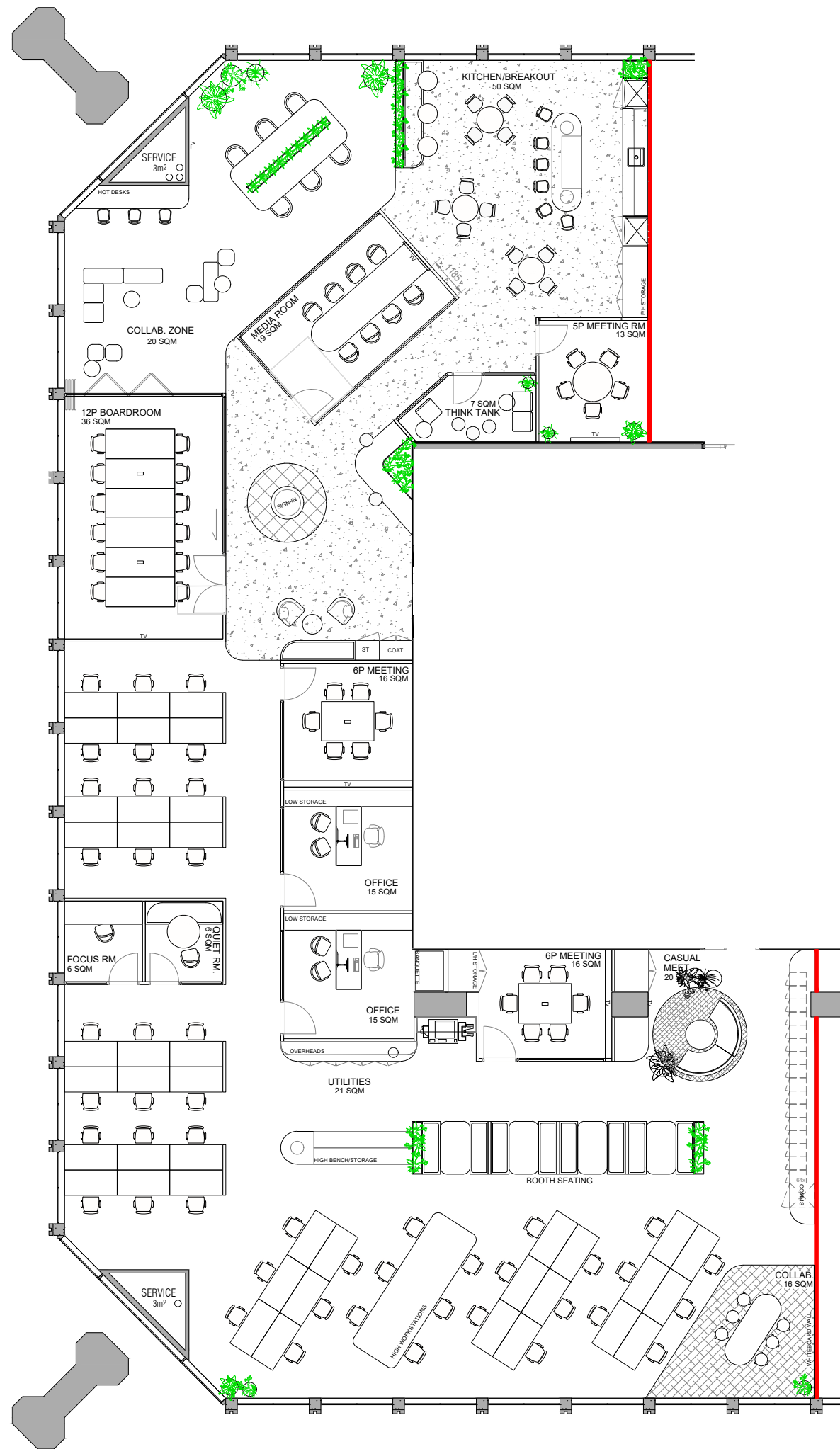
56x Lockers

48x Workstations + 17x Workpoints

(Density 1:10)



*Estimated area

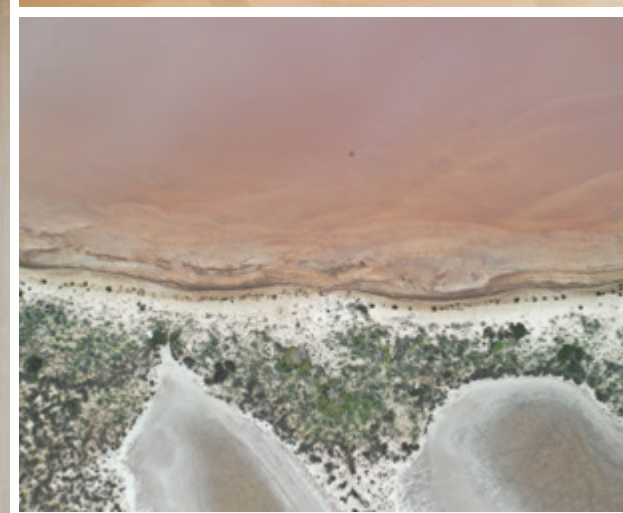


WATERWAYS

LEVEL 24, SUITE 1

The colour palette borrows neutral tones introduces through light timber tones paired with hues of mint and soft pinks found within this ever changing landscape.

1. Kitchen/Breakout - *Overhead & underbench timber joinery with feature splashback.*
2. Focus Rooms - *Overall look & feel.*
3. Joinery - *Upholstered, timber banquette seating.*
4. Partition Suites - *White Glazed partition frames with ribbed decal.*
5. Booth Seating - *Booth seating with feature planters.*
6. Workspace - *Overall workspace colour palette.*



CALM. NEUTRAL. FLUID LOOK & FEEL

LEVEL 24

SUITE 2

Area: 618 sqm*

Scale: 1:80 @ A2

KEY FEATURES

Reception Area

1x 12p Boardroom

4x Meeting Rooms - 4-8pp

3x Quiet/Focus Rooms

2x Offices

1x Think Tank

5x Collaborative Spaces

9x Hot Desks

1x Multi-Purpose Hub

Kitchen/Breakout

Utilities & Storage

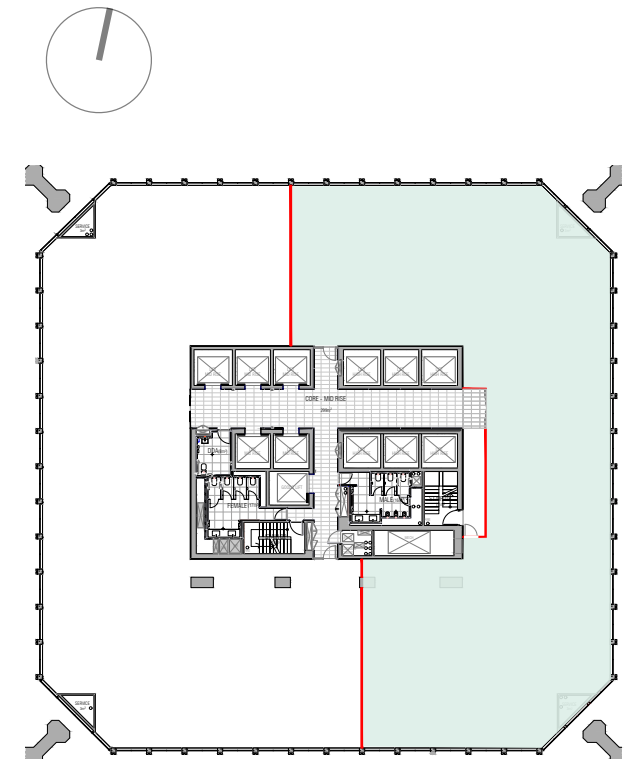
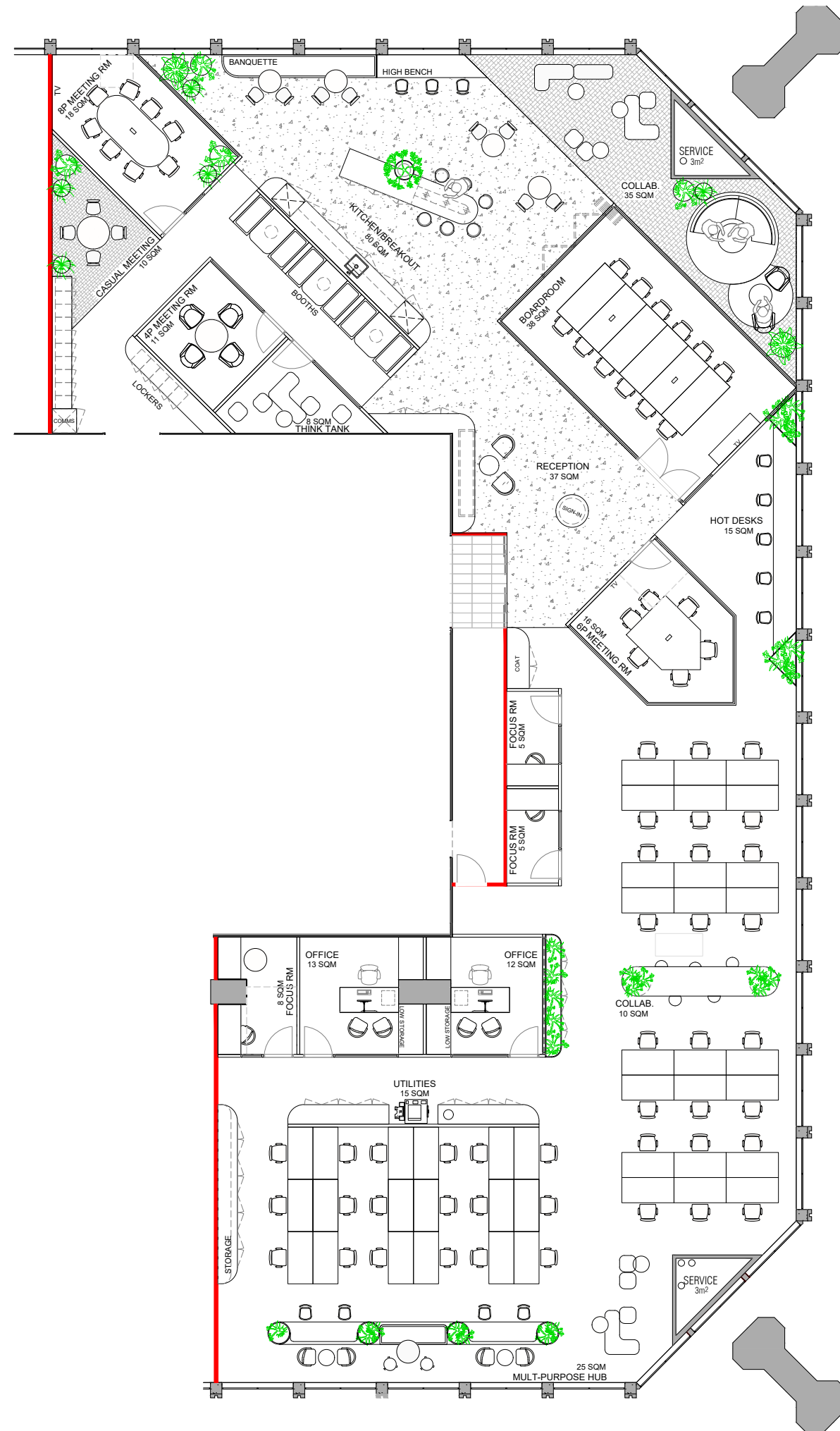
48x Lockers

45x Workstations + 18x Workpoints

(Density 1:10)



*Estimated area



DESERT

LEVEL 24, SUITE 2

The colour palette looks to introduce hues of plum & burnt orange along with earthy textures apparent from an aerial perspective of the land offset against stone surfaces and warm timber finishes.

1. Banquette Seating - Upholstered banquette seating with feature panelling.
2. Feature Wall Mural - Coloured wall mural to reflect tenancy theme within reception.
3. Feature Ceiling - Existing waffle grid ceiling to be retained and exposed within entry & breakout.
4. Kitchen/Breakout - Overall look & feel.
5. Collaboration Zones - Casual modular furniture throughout, zoned via. feature carpet tones/textures.
6. Boardroom - Overall colour palette.

5000



TEXTURAL. EARTHY. WARM LOOK & FEEL

EXPERIENCE AMENITY, HEALTH & WELLNESS

SOC

REAR PLAZA STREET PARTY



EXPERIENCE EVERYTHING ON YOUR DOORSTEP



HEALTHY MIND AND BODY



**DESTINATIONAL
ONSITE DINING**



**RETAIL, HOTELS
AND TRANSPORT**



**PREMIUM ON-SITE
FITPOINT FACILITY**



**CURATED EVENTS FOR YOUR
TEAM AND THE COMMUNITY**



**SPACE TO BREATHE,
WORK AND COLLABORATE**

EXPERIENCE COMMUNITY & COLLABORATION



5000

Artist Impression
Level 1 Outdoor Area



5000

Artist Impression
Level 1 Wellness Centre

EXPERIENCE RECREATION SPACES AT WORK

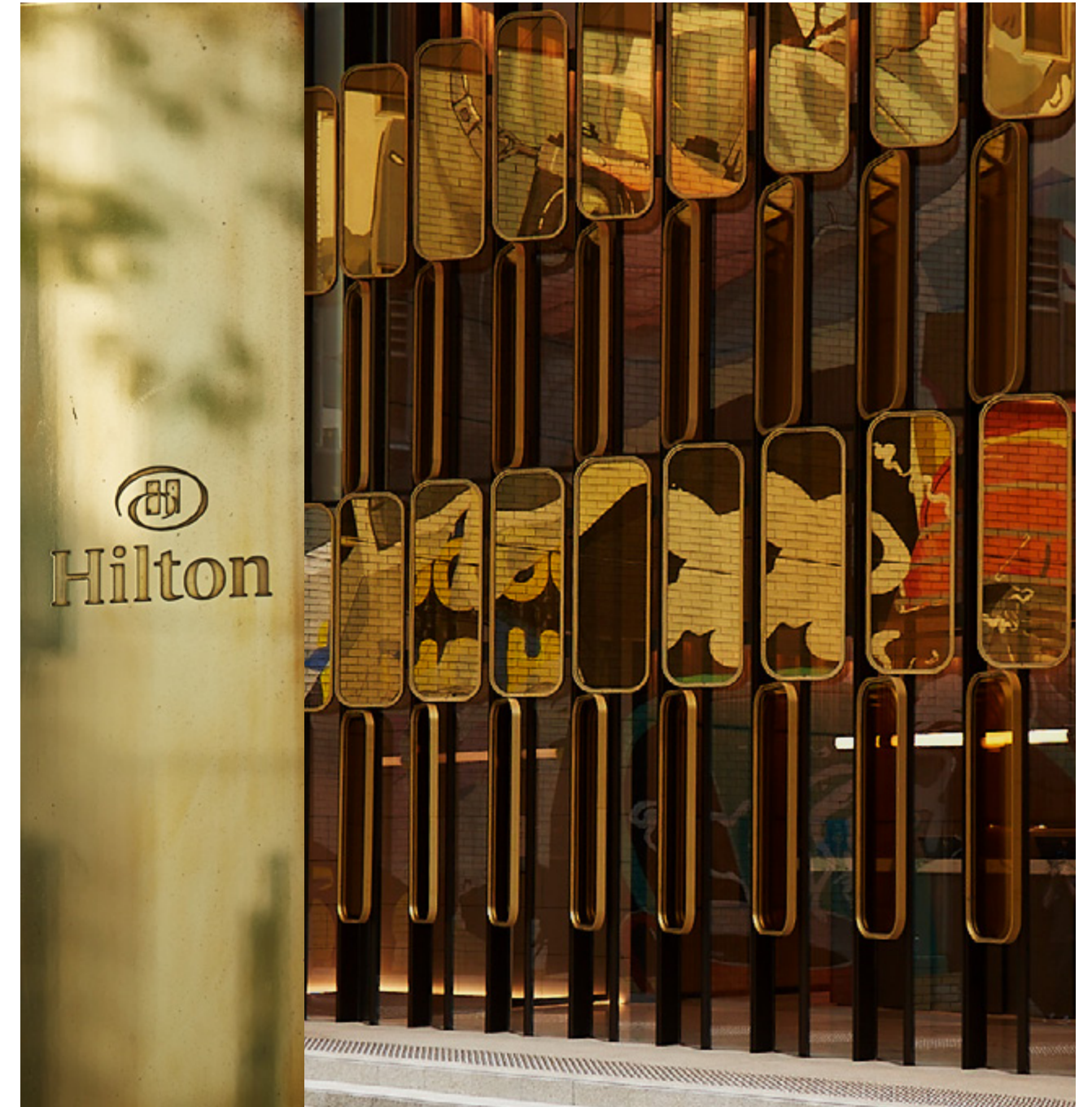


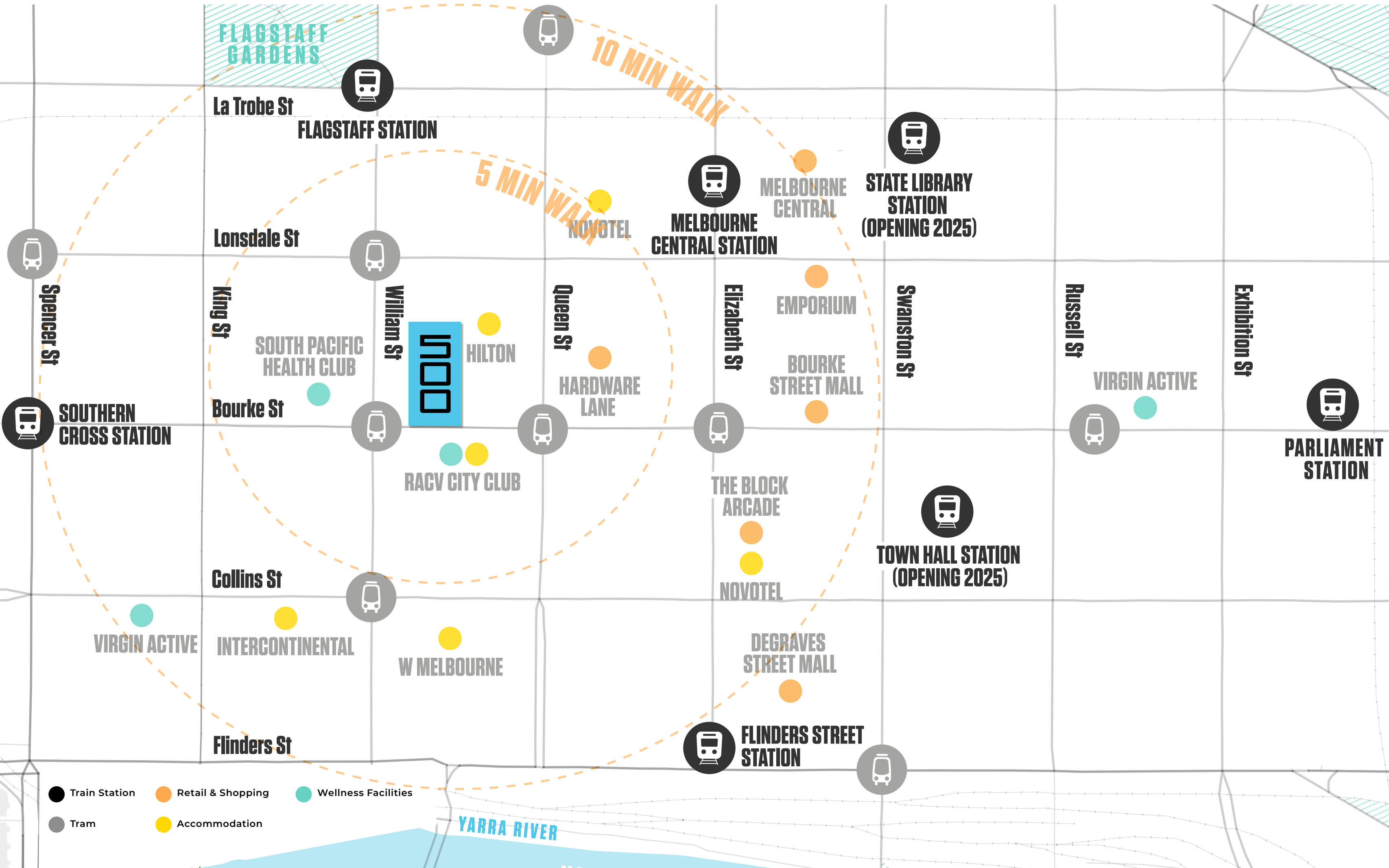
Artist Impression
End of Trip





EXPERIENCE LOCATION





EXPERIENCE NEW TECHNOLOGY



**TOUCHLESS
ACCESS**



**ELECTRIC VEHICLE
CHARGING**



**DOUBLE FILTRATION
MECHANICAL SYSTEM**



**SMART
METERING**



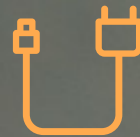
**DIGITAL
SIGNAGE**



**WI-FI
CONNECTIVITY**



**BUILDING APP
EPIC BY ISPT**



**DEVICE CHARGING
STATIONS**



**NUMBER PLATE
RECOGNITION**



EXPERIENCE TRUE ACCOUNTABILITY IN SUSTAINABILITY



**6 STAR GREEN STAR
DESIGN & AS BUILT**



**5.5 STAR
NABERS ENERGY**



**6 STAR NABERS
IE RATING**



**CARBON NEUTRAL FROM
DAY 1 OF CONSTRUCTION**



**ON-SITE
SOLAR POWER**



**SMART BUILDING SENSORS
AND ENERGY MONITORS**



**BATTERY
STORAGE**



**4.5 STAR
NABERS WATER**

EXPERIENCE YOUR PROPERTY PARTNER

For over 25 years, ISPT has helped to shape the urban, economic and social fabric of our cities. As a specialist investor with a mission to deliver places for people, we are atypical – long-term investors who acquire, manage and develop meaningful assets for occupiers and the communities they serve. We are in this business for the long term and focus our investments in projects and relationships that will deliver returns for all parties for many years to come.

Our footprint across Australia is recognisable through our high-quality property portfolio invested across multiple sectors, and developments that transform the economic landscape of Australia.

\$22.2B

FUNDS UNDER MANAGEMENT

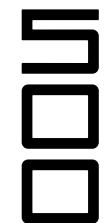
140
PROPERTIES

3.2M

SQM LETTABLE AREA

\$10.4B

COMMERCIAL





EXPERIENCE 500 BOURKE