

Building 13  
45 Vere Street  
Richmond

The last new office in a  
landmark development  
in the new heart of  
Richmond

FOR SALE → OR LEASE







# A vibrant business community, made for the entrepreneurs, the creators and the independent thinkers.

Wilmac has developed 45 Vere Street for the savvy, ambitious business owner who understands the value of investing in the long-term future and creating the perfect environment for staff. The result is a vibrant community where like-minded businesses can have the confidence to evolve and grow.


**Building 13:** this architecturally designed, fully self-contained three-level building features industrial style finishes, an abundance of natural light and private garage parking.




Stunning three level light-filled offices with warm shell finishes




Proximity to Richmond's amenity, sporting precinct and the CBD




Ready to occupy immediately




Fully self-contained




Newly completed with maximum depreciation benefits




Proudly Developed by Wilmac and built by Maben



Private garage car parking



Areas from 241m<sup>2</sup> inc 40m<sup>2</sup> private garage



Video intercom and Access Control









# 13/45

## Building 13

**Total Area: 241m<sup>2</sup>**

**Included Internal Garage: 39m<sup>2</sup>**

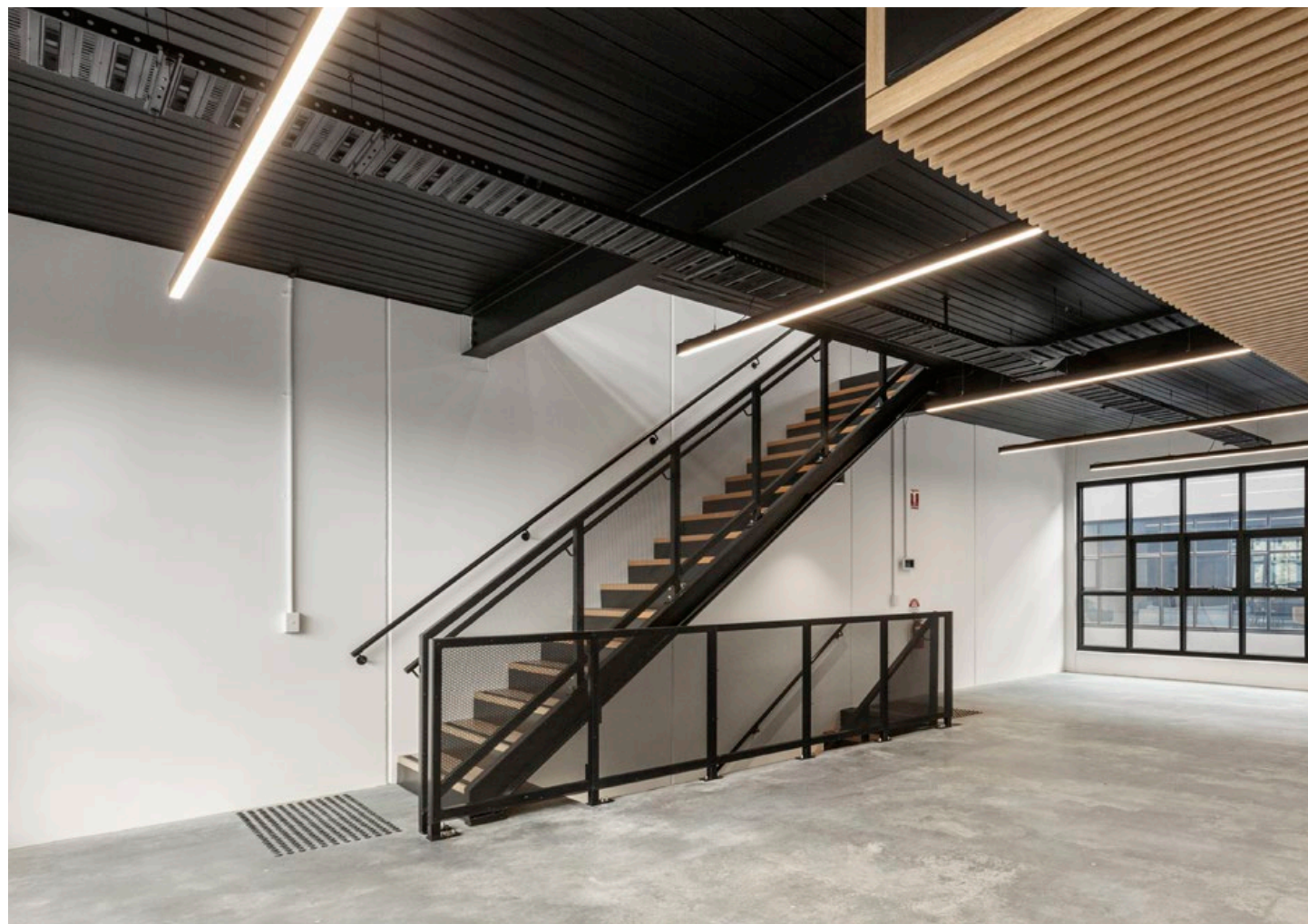
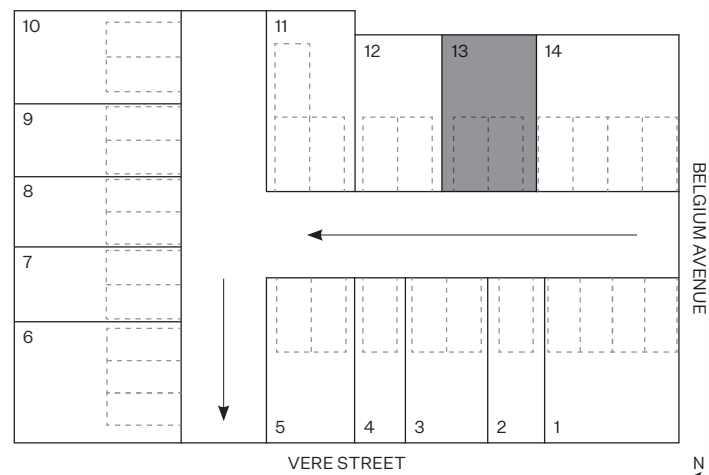
**Car Spaces: 2**

**Price: \$1,695,000 (exc. GST)**

**Asking Rent: \$105,000 (exc. GST)**

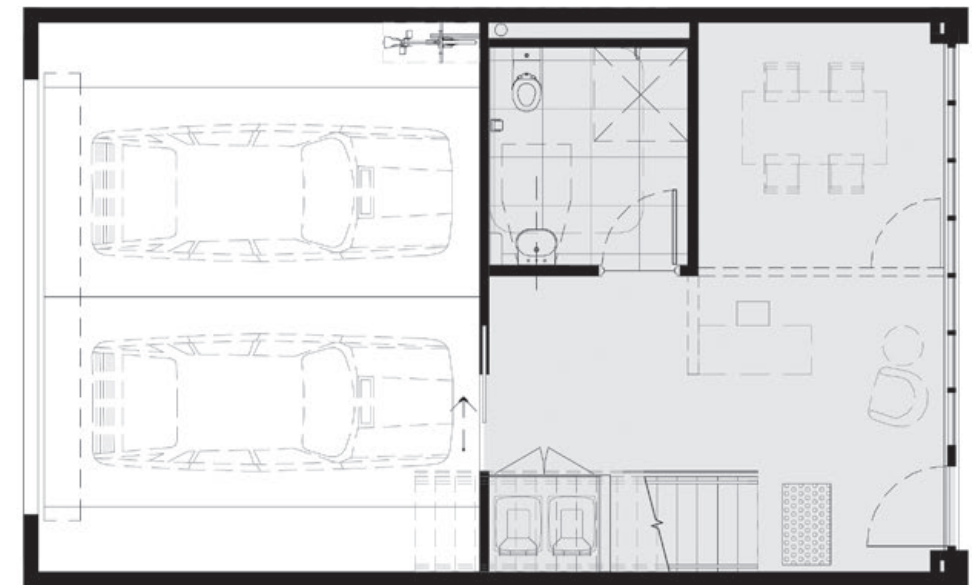
**Outgoings Estimate: \$11,973**

Building 13 features an east/west orientation that maximises natural light and floorspace functionality, complemented by secure and private garage car parking.

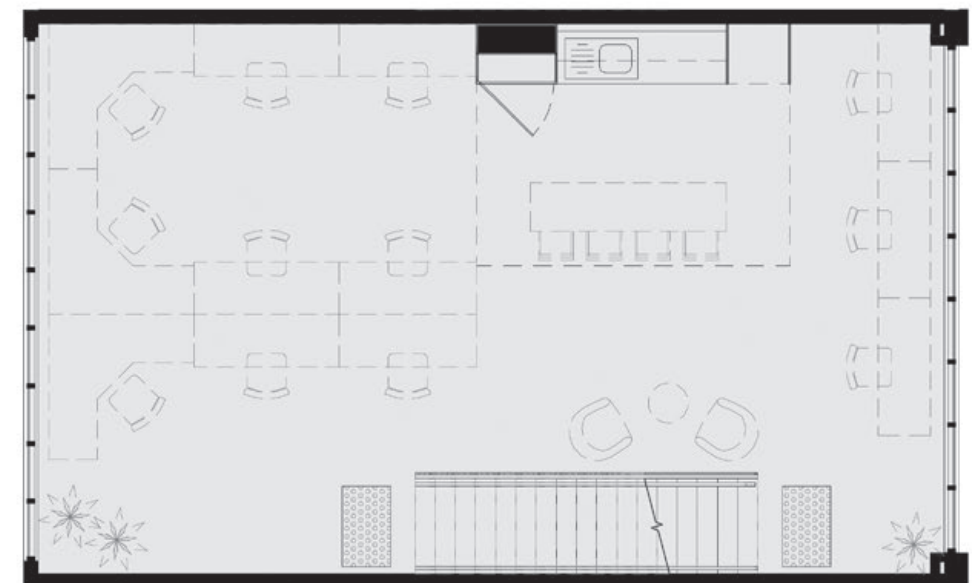


45 Vere Street, Richmond

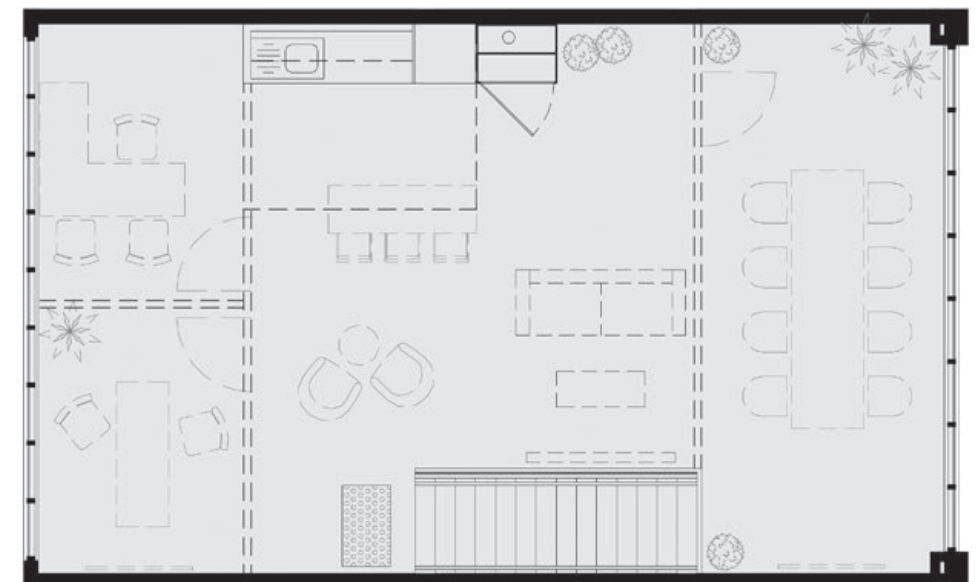
G



1



2





# A Richmond Lifestyle

Richmond offers a diverse array of amenity, including shopping, dining and entertainment, making a true lifestyle destination. Also home to the world class Epworth Medical precinct, the city’s renowned sporting precinct and just moments to the CBD.

Enjoy a work life balance with access to some of Melbourne’s most dynamic and eclectic retail strips including Victoria Street and Swan Street plus access to generous parklands, bicycle paths and recreation facilities.

From a transport perspective, 45 Vere Street is incredibly well serviced, boasting easy access to train stations, tram and bus services.



5 min  
drive to  
CBD



6 min walk to  
West Richmond  
Station



2 min walk  
to Route  
78 Tram to  
Prahran and  
South Yarra



5 min walk  
to Victoria  
Street  
Trams



# 5 min walk to...



## Kingston Hotel

The Kingston is a sophisticated, yet relaxed hotel and dining experience, nestled in the quiet leafy streets of Richmond. Being only five minutes from the CBD, this historic Richmond icon which has been synonymous for over a century as a place to eat, drink, connect and celebrate. After undergoing an extensive revamp from the inside out, a new era for this much loved neighbourhood gem has begun. With an appetite for life, The Kingston maintains it's welcoming charm and atmosphere in the newly renovated Public Bar, Deck and Beer Garden



## Hectors Deli

Having quickly established itself as a Richmond institution for those in the know, Hectors Deli is conveniently located in a quiet suburban block, a stone's throw from 45 Vere Street.

Using premium ingredients, the team takes six of your favourite corner store staple sandwiches to a whole new level.



Kingston Hotel



Prince of Wales Hotel





Richmond Traders



Atlas Vinifera



### A Thousand Blessings

Famous for its laid back vibe, A Thousand Blessings Café is known for its organic and seasonal produce and is the perfect spot for coffee, breakfast or a quick and casual lunch.



### Richmond Traders

Bringing together the best produce from providers across Victoria together with a Coles Supermarket and numerous café's and restaurants, Richmond Traders is a new type of urban market. Shop, taste browse or stay for a meal, Richmond Traders is the ultimate lifestyle destination, only moments walk from your new office.



“To be able to move into the heart of Melbourne’s sporting and creative hub is incredibly exciting and will help us shape our culture and more deeply engage with like-minded businesses. The spaces are beautifully designed but will also allow us to really make it our own vision.”

W Sports & Media

“We’re really excited to begin the next chapter of our business at 45 Vere Street. The look and feel of the space ties in well with our brand, and it’s a great spot to be in after moving out of the CBD. We wanted somewhere that fostered our creativity, and feel that 45 Vere Street was the perfect spot for that. It’s great seeing lots of like-minded businesses in the same spot!”

Chamore Creations







## CVA

Jarrold Moran  
0413 251 621  
[jarrod.moran@cva.melbourne](mailto:jarrod.moran@cva.melbourne)

Ian Angelico  
0418 336 088  
[ian.angelico@cva.melbourne](mailto:ian.angelico@cva.melbourne)

## SAVILLS

Tim Grant  
0478 666 275  
[tim.grant@savills.com.au](mailto:tim.grant@savills.com.au)

Harrison Casey  
0419 188 881  
[harrison.casey@savills.com.au](mailto:harrison.casey@savills.com.au)

[45vere.com.au](https://45vere.com.au)