



176

WELLINGTON PARADE

LEASING
OPPORTUNITY

2024

A-GRADE OFFICE OPPOSITE THE MCG

Welcome to 176 Wellington Parade, an exceptional A-Grade office building located on the cusp of the CBD and directly opposite the iconic Melbourne Cricket Ground (MCG).

With its prime location and recently refurbished tenancy, this building offers unparalleled convenience and modern amenities. Whether you're looking for a whole floor tenancy or a smaller office space, 176 Wellington Parade is the ideal choice for your business.





VIEW FROM TOP FLOOR



LOCAL CAFES



A FOODIES PARADISE



UNLOCK THE POWER OF LOCATION

Situated on the edge of the CBD, 176 Wellington Parade provides the best of both worlds. Its proximity to the central business district allows for easy access to various amenities and services. Additionally, the building is conveniently located opposite the Jolimont Train Station, providing excellent public transportation options. Direct tram access at the front of the building ensures quick and seamless travel to the CBD or the vibrant suburb of Richmond. Enjoy the best that East Melbourne has to offer with 176 Wellington Parade as your business address.



LANEWAYS



EASY ACCESSIBLE PUBLIC TRANSPORT



MCG



LOCAL PARKS



ARTISTS IMPRESSION - SAMPLE FITOUT

STUNNING VIEWS, PREMIUM AMENITIES



Secure onsite
car parking



Recently
refurbished
foyer and lifts



New End of Trip
(EOT)



Convenient
access to the
Eastern Freeway
and Citylink



EV charging
stations

5*

5 star NABERS
Energy rating

176 WELLINGTON LEVEL 9



TENANT FITOUT
FRONT TENANCY WITH MCG VIEWS, EXPOSED
CEILING IN FEATURE COLOUR AND SOFTNESS
CREATED THROUGH THE USE OF SHEER
CURTAINS.

LEVEL 9
176 WELLINGTON PARADE
EAST MELBOURNE
3002

VantageFITOUTS

GATEWAY TO GROWTH.

176
WELLINGTON PARADE



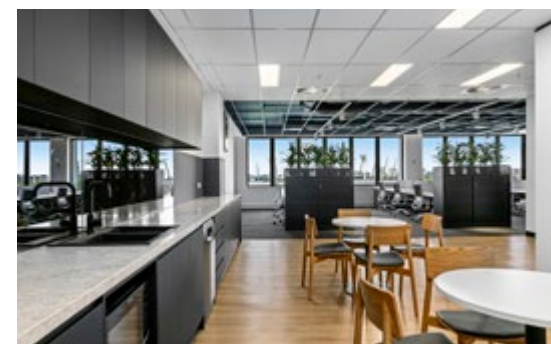
THE VANTAGE DIFFERENCE



Vantage's vertically-integrated offering empowers tenants with the full suite of property-related and enhancement services.

This comprehensive in-house provision allows a rare depth of understanding when it comes to tenants' needs, and affords an integral link between tenants, service providers and the Vantage asset management team.

Key to so many long-term tenant relationships is a dedicated end-to-end project management and commercial fit out service. This includes delivering new tenant fit outs and facilitating a change in workspace for existing tenants. The ultimate goal of our project management service is to make the process of moving into – and remaining in – a Vantage-managed building as effortless as possible.





VANTAGE FITOUT PROJECTS



176

WELLINGTON PARADE



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Vantage