

MP BURKE

YOUR CORNER OFFICE IN MELBOURNE'S
PARKSIDE COMMERCIAL PRECINCT

Colliers

TMB

THE MIRROR BUILDING

332 ST KILDA ROAD



ALL EYES ON THE MIRROR BUILDING

The Mirror Building is a striking corner commercial landmark, poised at the intersection of innovation and Melbourne's award-winning Royal Botanic Gardens.

This parkside address commands attention at 332 St Kilda Road with an arresting mirrored façade that transforms the workday into a symphony of light.

Offering unparalleled access to Anzac Station, St Kilda Road's extensive tram network, you are connected to Melbourne and beyond, better than ever before.



TMB

THE BUILDING

YOUR BUSINESS DESERVES A CORNER OFFICE



Every office is a corner office with a view



Newly refurbished 371 - 756sqm suites by Hot Black



Adjacent to Royal Botanic Gardens



At the junction of the best lifestyle precincts



Brand new arrival experience designed by Gray Puksand



Onsite Breve Café coming soon



Refreshed end-of-trip facilities



Ample bike storage



8 Route Tram Stop on your doorstep



The New Anzac Station 400m away



7 mins to Melbourne CBD



50 onsite secure car parks



THE STYLISH CORNER BUILDING

HOME TO CONTEMPORARY CORPORATE OFFICES
WITH A RANGE OF SIZES AND SPECIFICATIONS.

From sleek part-floors to expansive suites, The Mirror Building defines premium office space with spec suites bathed in natural light.

Floor-to-ceiling glass dissolves boundaries, framing botanic vistas that transform interiors into floating workspaces above St Kilda Road's green canopy.

With the opening of Anzac station and Melbourne's premier wellness precinct at your doorstep, this prime location for the ideal corner office opportunity.



WORK WITH THE COLOURS OF THE SEASON

MIRRORED TO THE RHYTHM OF YOUR DAY

Welcoming occupants and guests with a refreshed ground floor designed by leading architects Gray Puksand, the lobby is more than just a passage, it's a place to pause, gather and connect.

The glass enclosed lobby features an artfully curated library, business lounge and will feature a brand-new street fronting café. Modern end-of-trip facilities, 50 on-site parking spaces, and secure bike storage, further elevate the arrival experience.



PERFUMED WITH THE RICH AROMA OF FRESHLY ROASTED COFFEE

Soon to become a cornerstone of the lobby, the future Breve Café will enhance the morning routine. Whether you're meeting a client or enjoying the bright and sophisticated lounge spaces, this is where you can go to fully espresso yourself.



THE NEW STANDARD OF SOPHISTICATED OFFICES, DESIGNED FOR YOU



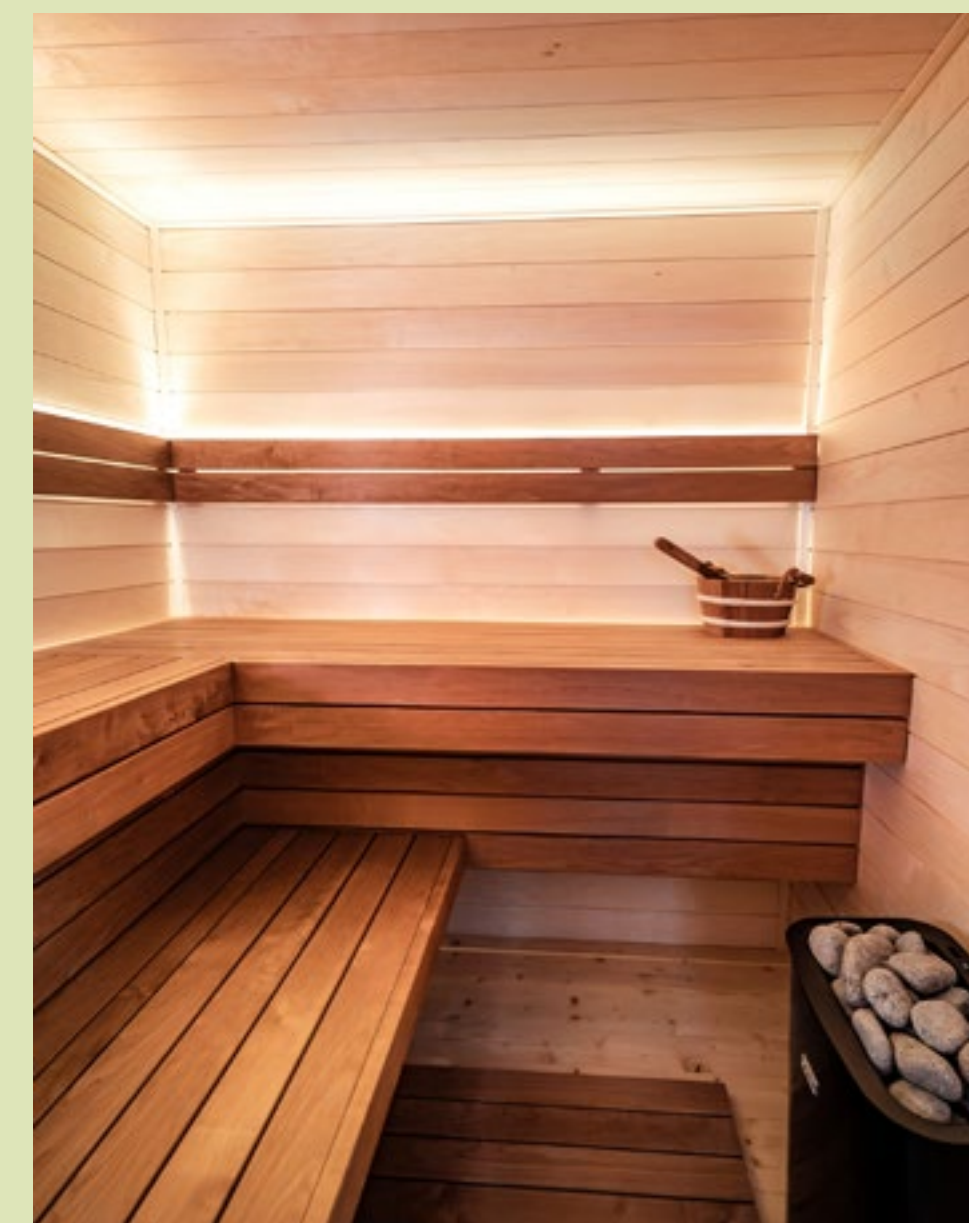


WELLNESS STARTS HERE

JUST STEPS FROM THE BOTANIC GARDENS

With the Royal Botanic Gardens at your doorstep, the newly refurbished end-of-trip facilities are designed to support your active lifestyle. Enjoy secure bike storage, modern showers, and change rooms, everything you need to walk, run or ride to work and refresh for the day ahead.

LEFT & MIDDLE
Refurbished en-of-trip
RIGHT
Sauna - coming soon



A FRONT-ROW SEAT TO NATURE'S EVER-CHANGING SEASONS



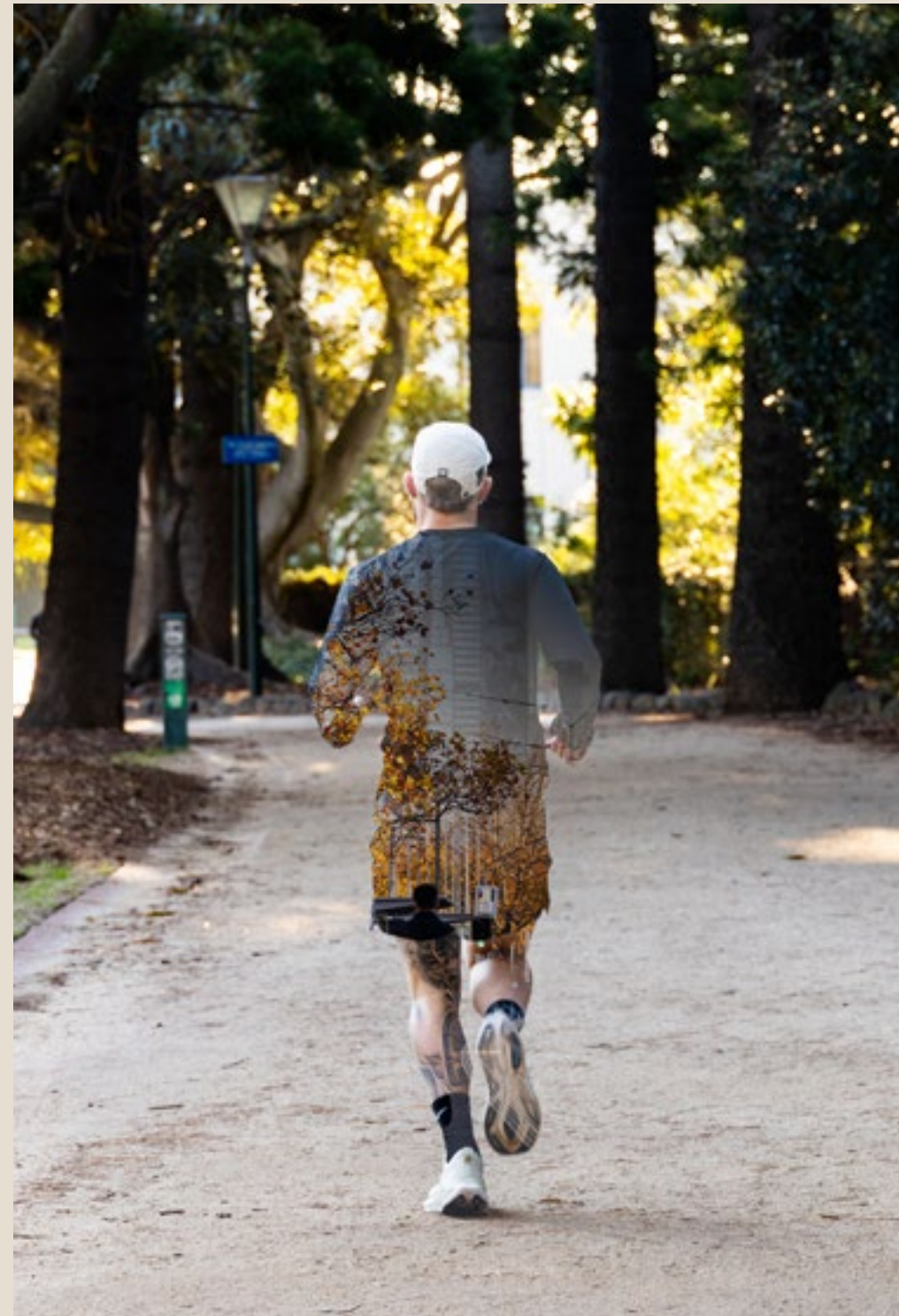
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THE LOCATION

WHERE MELBOURNE MEETS

A world-renowned running and cycling path at your doorstep may be alluring, but The Tan is also Melbourne's best meeting spot. Winding its way through the Botanic Gardens, full of native plants and quaint ponds to relax beside, your lunch break becomes a revitalising wellness retreat you don't need to pay for.

LEFT TO RIGHT
The Tan - 50 m
St Kilda Road Bike Path - 50 m
Shrine of Remembrance - 50 m

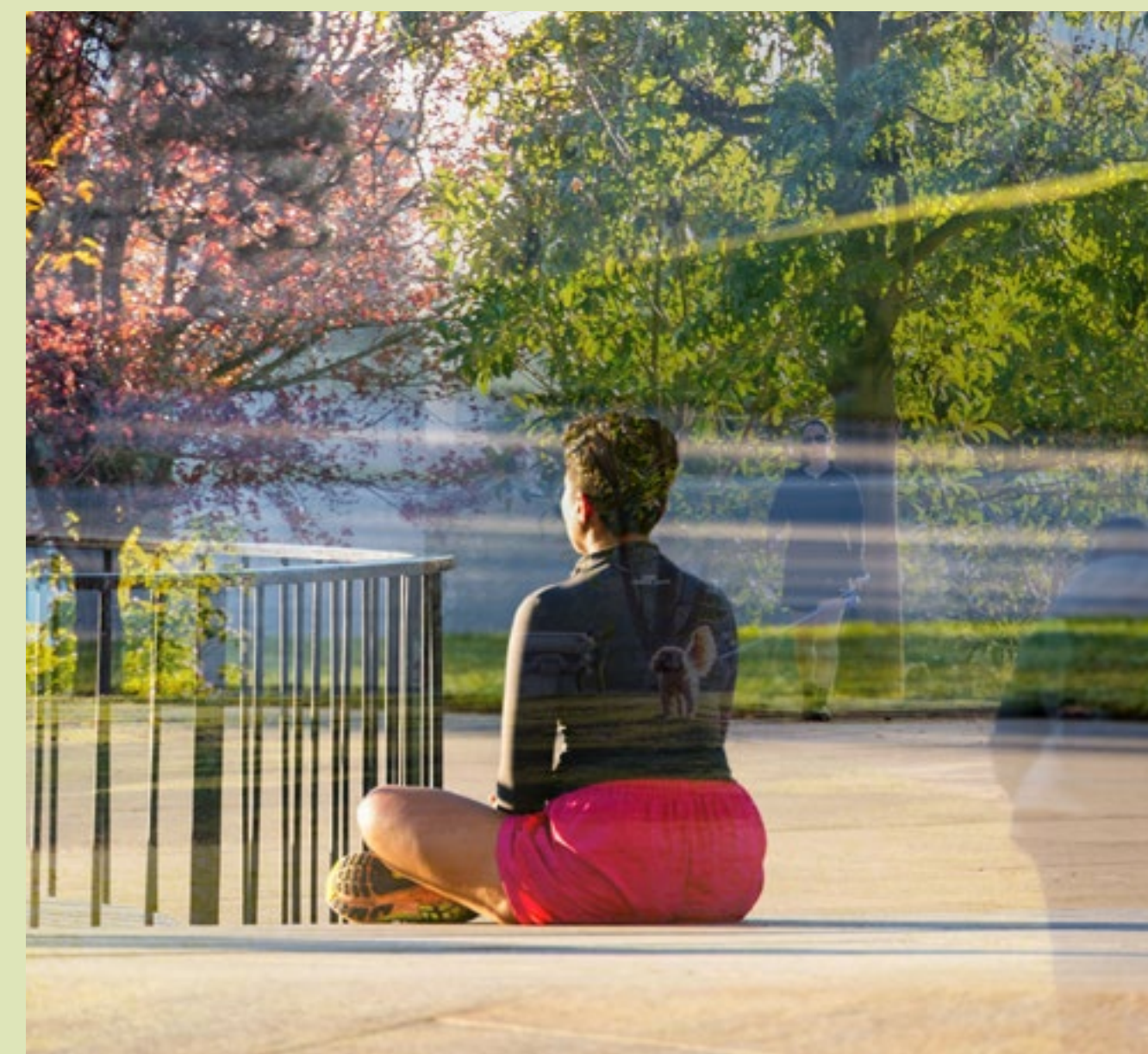




A PLACE OF REFLECTION, INNOVATION & PROGRESS

Commanding a prime corner position opposite The Shrine of Remembrance, The Mirror Building at 332 St Kilda Road bridges the elite Domain precinct with the parks precinct and Melbourne's most revered cultural corridor.

LEFT TO RIGHT
 Gilson - 1.2 km
 Shrine of Remembrance - 50 m



TASTE THE FLAVOURS OF THE CITY, WITH EASY ACCESS TO MELBOURNE'S BEST LIFESTYLE PRECINCTS

BELOW
Botanical Hotel - 1.2 km



- ARTS & CULTURE
- CAFES
- RESTAURANTS
- SHOPPING





ANZAC STATION



THE KETTLE BLACK



OISHII TOKYO



WOOLWORTHS METRO



Woolworths

WELLS STREET DINING PRECINCT



KING BUSINESS PARK



HUMAN BEANS



TRAM STOP



SOUTHBANK



ARTS PRECINCT



SHRINE OF REMEMBRANCE



ROYAL BOTANIC GARDENS



SPORTING PRECINCT



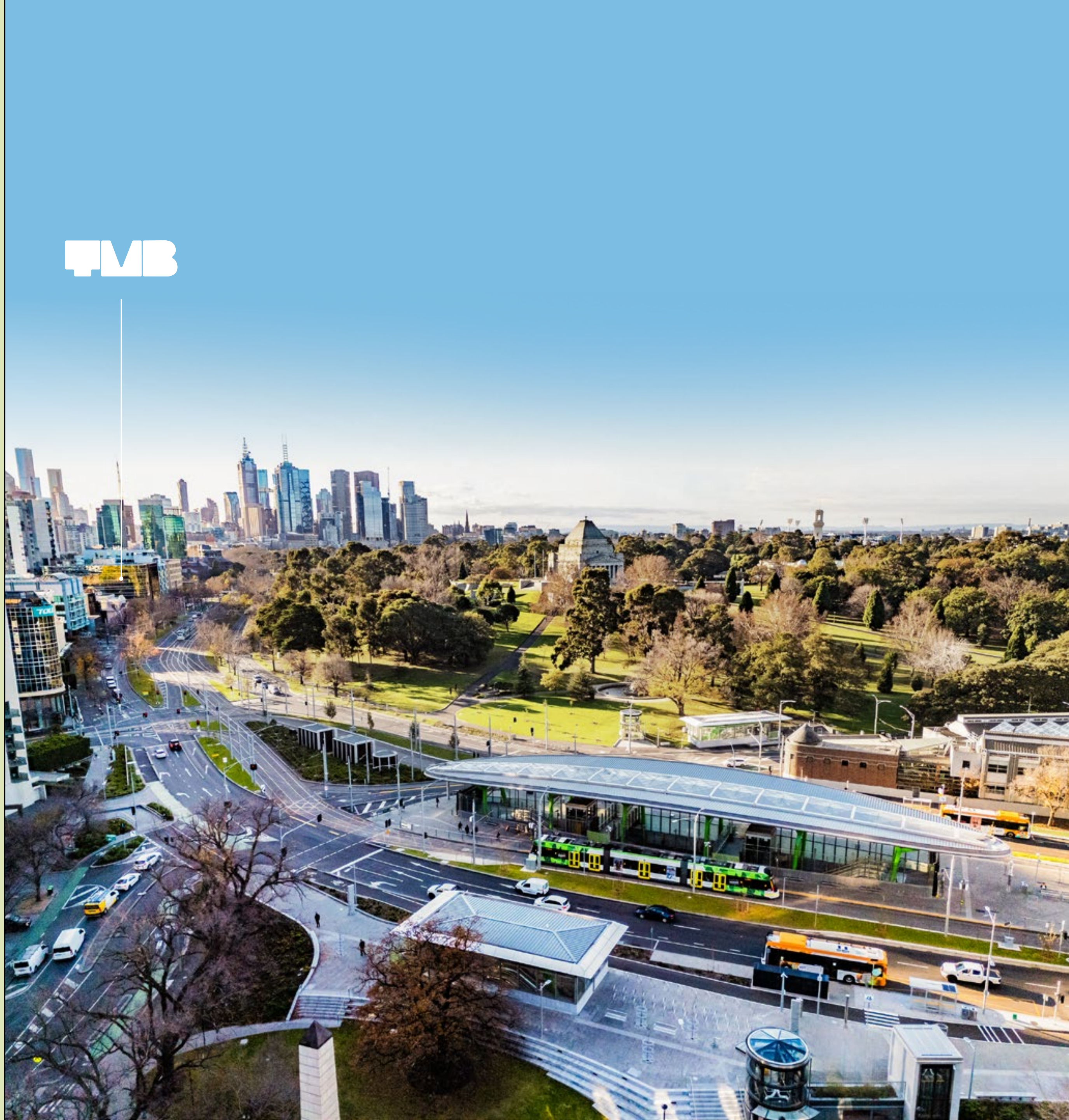


LEFT TO RIGHT
Gilson - 1.2 km
The Kettle Black - 900 m
Botanical Hotel - 1.2 km



LEFT TO RIGHT
Bench Coffee Co. - 1.5 km
Bistro Gitan - 1.5 km





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NEW TRANSPORT CONNECTIONS MAKE ST KILDA ROAD

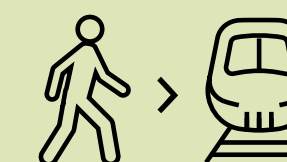
MORE ACCESSIBLE THAN EVER BEFORE

LEFT
Anzac Station - 400 m

Just 400m from your doorstep, the newly built Anzac Station revolutionises connectivity along St Kilda Road, delivering access to Melbourne's three key Metro Tunnel lines and providing seamless access to a broader network of 15 train lines across the city.

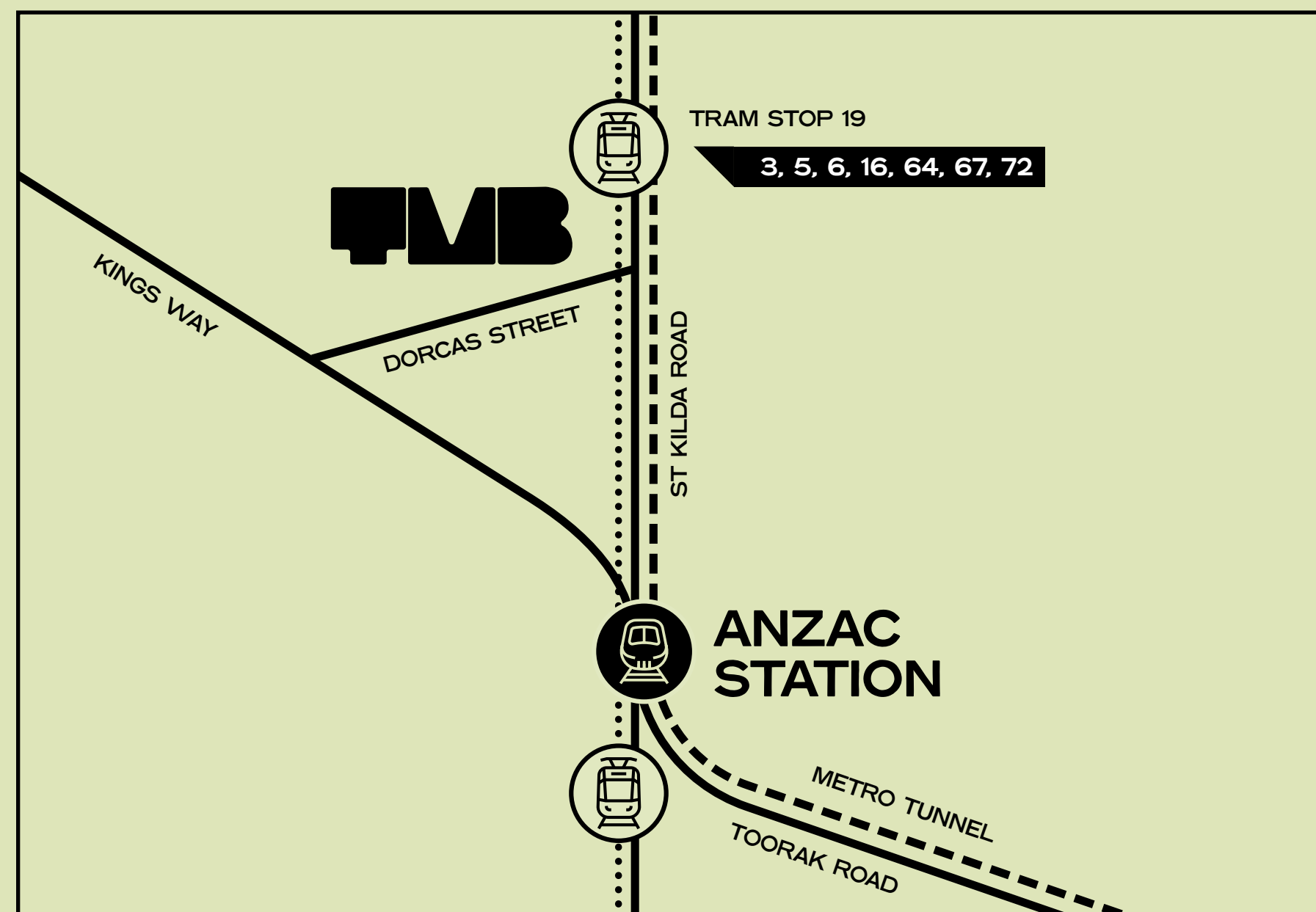


1 min
to Tram Stop 19



5 mins
to Anzac Station

Tram stop 19 seamlessly links seven tram routes to your entrance, ensuring the city's best is always within reach.



AN ESTABLISHED PLACE FOR BUSINESS

St Kilda Road is Melbourne's second most vital commercial hub, home to ambitious startups, established giants and diplomatic consulates representing the globe.

With Anzac Station's arrival fueling a property boom, this prestigious boulevard is now hotter than ever.



Where *you* belong



HANSENYUNCKEN



the brand agency



Consulate General of India



TOLL



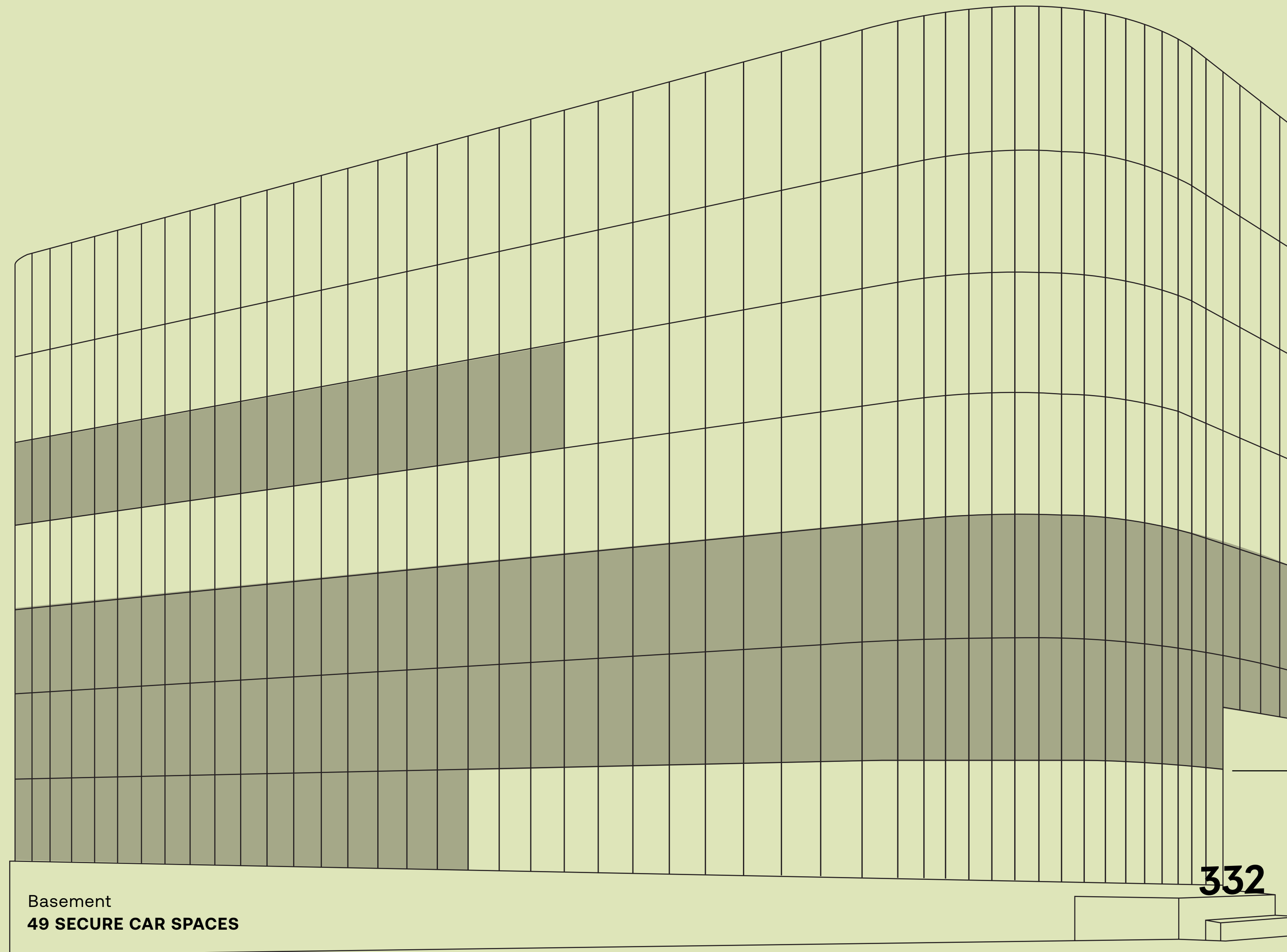
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YOUR CORNER OFFICE

STACKPLAN

22

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Basement
49 SECURE CAR SPACES

332

TIME & PLACE Level 6
 LEASED

 VFS.GLOBAL Level 5
 LEASED

FIRST LIGHT Level 4
byyoo + STARCK PART LEASED
497 SQM | AVAILABLE

 waterman Level 3
 LEASED

FULLY FITTED SPEC SUITES Level 2
TENANCY 1 - 411 SQM | AVAILABLE
TENANCY 2 - 317 SQM | AVAILABLE

Level 1
PART FLOOR - 756 SQM | AVAILABLE
 PART FLOOR - 350 SQM | UNDER OFFER

Ground Floor
G01 - 473 SQM | AVAILABLE
G02 - 58 SQM | CAFE

A CANVAS OF AIR AND LIGHT



LEVEL 2

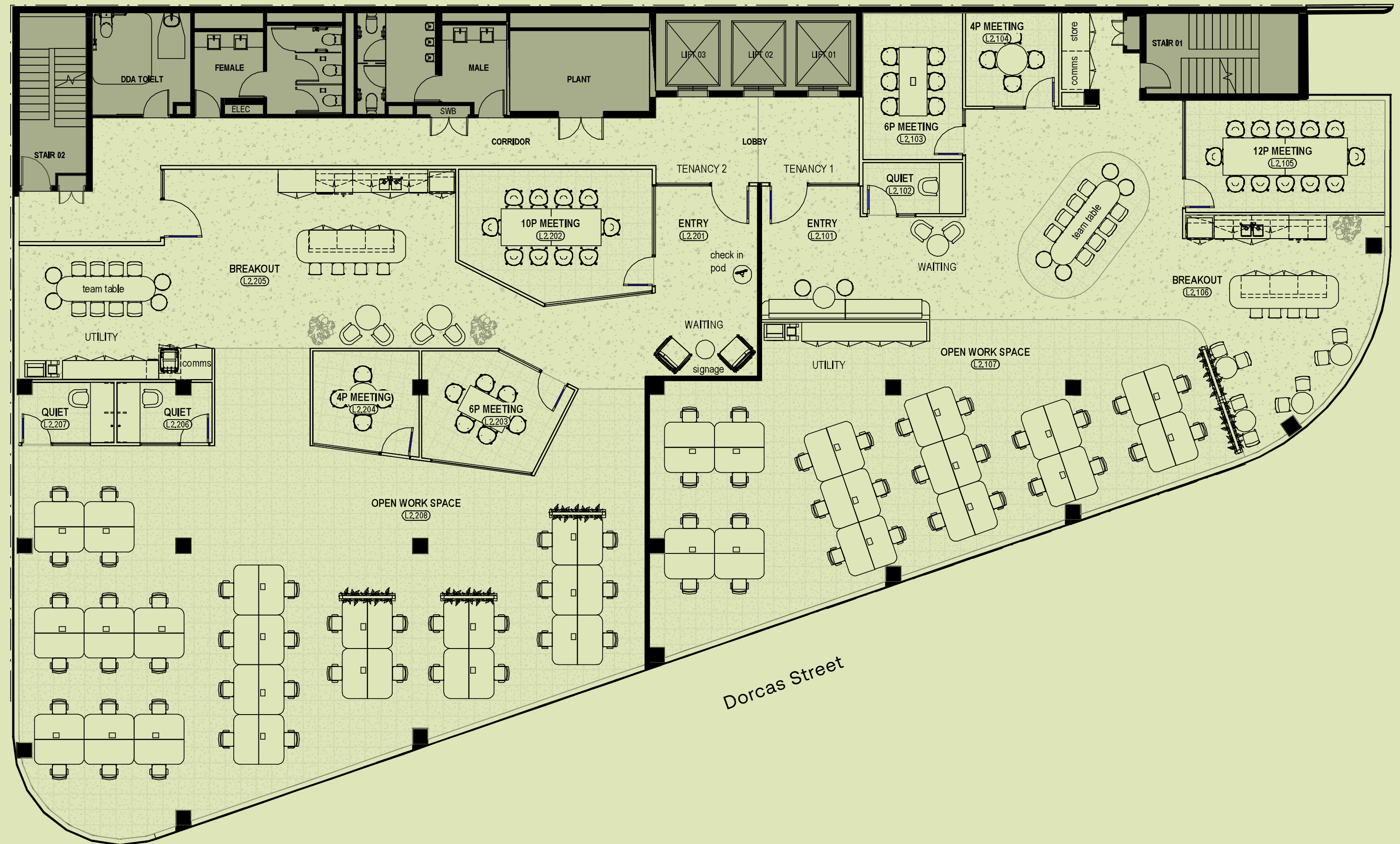
PART FLOORS 310-398 SQM*

23



Tenancy 1	310 sqm
12 Person Meeting	1
6 Person Meeting	1
4 Person Meeting	1
1 Person Quiet Room	1
Breakout / Working Lounge	1
Comms	1
Collaboration	1
Utility Bays	1
Store	1
Workstation (1600 mm)	x28

Tenancy 2	398 sqm
10 Person Meeting	1
6 Person Meeting	1
4 Person Meeting	1
1 Person Quiet Room	2
Breakout / Working Lounge	1
Comms	1
Collaboration	1
Utility Bays	1
Store	1
Workstation (1600 mm)	38



St Kilda Road

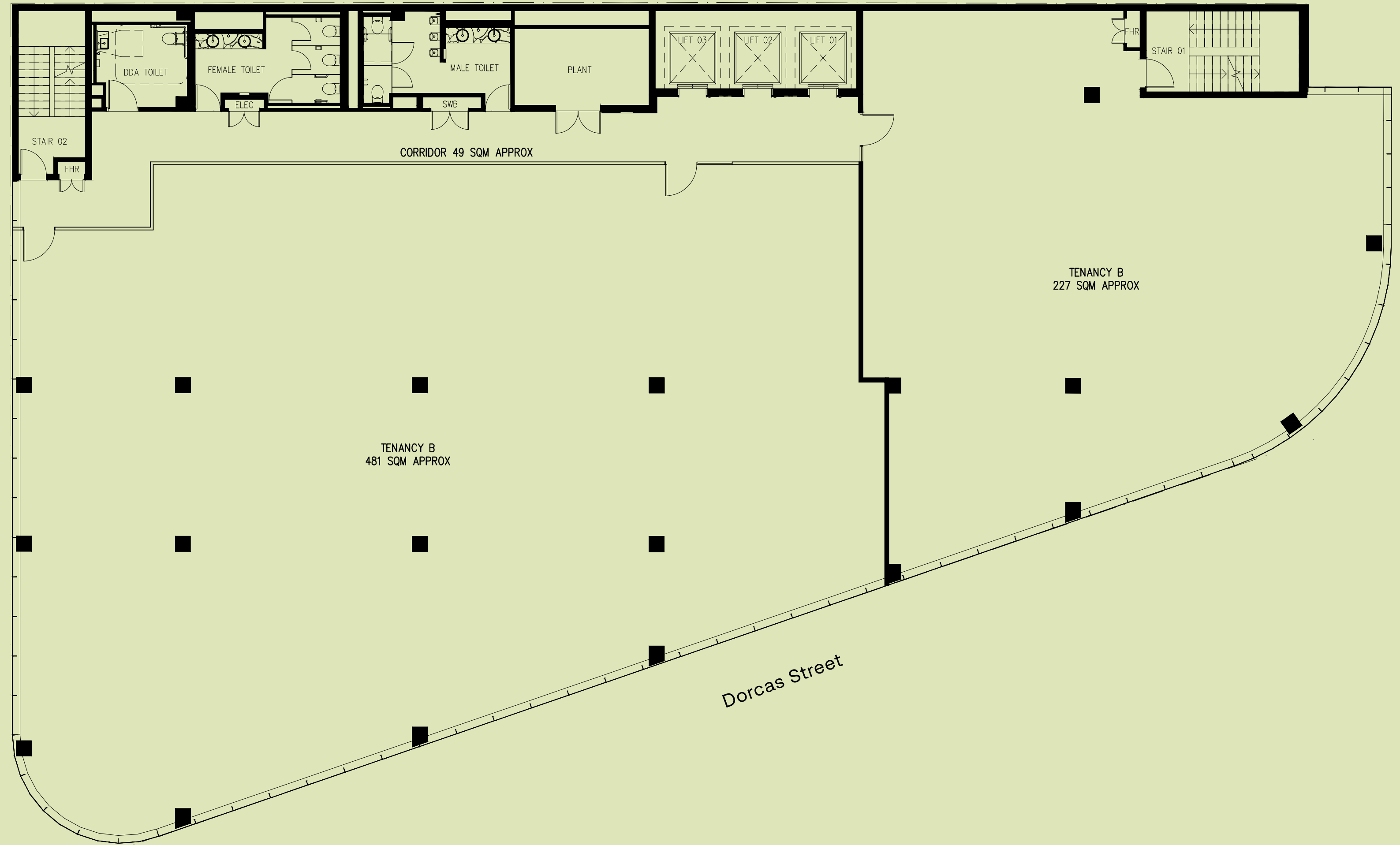
Dorcas Street

A CANVAS OF AIR AND LIGHT



LEVEL 4

PART FLOORS
227 - 481 SQM*

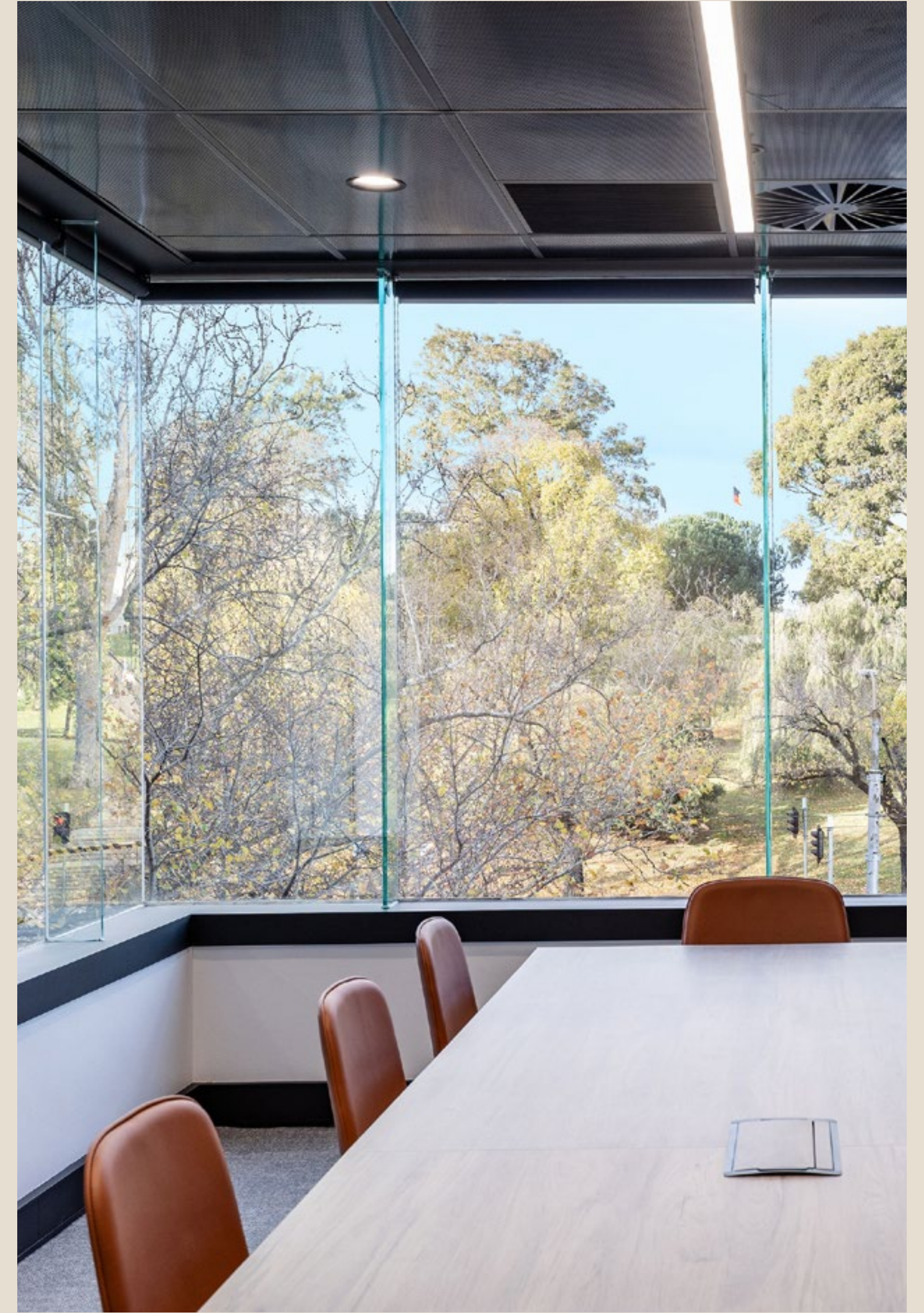


WORK IN HARMONY WITH NATURE

Suite designs by Hot Black were greatly influenced by the Royal Botanical Garden. The inclusion of vegetation and organic soft colours contributes to a relaxing work environment.

Spacious open-plan floors with smart meeting rooms, stylish reception and a kitchen island lounge hub, designed for collaboration and modern productivity.









THE MIRROR BUILDING

332 ST KILDA ROAD

For all leasing enquiries please contact the leasing agents:



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Creative by

Nose to Tail