



365

365 Little Collins Street
Melbourne, Victoria, Australia

OVERVIEW: 80 Strata Offices, Retail

PROJECT VALUE: \$15M

ROLE: Project Manager, Builder, Superintendent

DESCRIPTION

This 11-storey commercial office building has been fully refurbished and converted into strata title offices. The building has a total lettable area of 8000m².

The completed facility provides a central reception and secretarial service with meeting rooms; gymnasium and strata title offices of varying sizes and layouts. Individual tenancy control of power, lighting and air-conditioning services is provided.

Each floor had 8 tenancies totaling 88 individual commercial fit outs. Many of the tenancies were sold as fitted out with Baracon mirroring its display suite finishes into 10 of the tenancies.

The facade was checked and given a new lease of life at the lower level with a modernized lobby entry and retail cafe, incorporated into the laneway corner.

Lifts were also upgraded with floor lobby tiling on each level and coffered ceiling providing an appropriate arrival destination. Existing toilet and kitchenette were upgraded to current times.

The project was total success and was the beginning of many subdivided offices Baracon oversaw.