



BALMAIN CORPORATE CENTRE

112 Balmain Street
Richmond, Victoria, Australia

OVERVIEW: Office

PROJECT VALUE: \$8M

ROLE: Project Manager, Builder, FF&E

DESCRIPTION

A contemporary two level office building providing 1600m² of office accommodation and 25 car parks. Baracon's role was to formulate a design brief, engage the necessary consultants and undertake the construction of this prestigious building.

Utilizing the latest design thinking, a combination of precast panels, and portal steel was developed to create a column-free design. This maximizes future internal flexibility, resulting in an attractive and functional building. Further features include multiple zoned air-conditioning, amenities and smart wiring technology.

The ground floor tenancy contained rear access loading facilities and storage stacking for Diageo the importer of Bundabey Rum & Vodka.

As Baracon's needs grew the total upstairs floor became the groups headquarters with the addition of an in house architectural practice, IMA. The groups worked together for many years on numerous inner city developments.

A large car parking facility was set amongst landscaping to the front of the office giving the building considerable street presence.

The project was completed on schedule and within budget with Baracon making this office building its own corporate headquarters during its early years.