



425

425 Collins Street
Melbourne, Victoria, Australia

OVERVIEW: Office, Retail

PROJECT VALUE: \$15M

ROLE: Project Manager

DESCRIPTION

With an on-going relationship, the Hallim family engaged the services of Baracon to assist them in establishing the highest and best use on this prestigious sandstone building.

The review involved an assessment of the commercial floor plate and the upgrade to current fire regulations for tenancy subdivision as well as the addition of an extra floor to the top of the building.

The establishment of a major ground floor tenancy with considerations to egress and fire control was critical.

The heritage nature of the building, its lobby, central open stair and lifts required considerable thought in the design, as did satisfying the safe egress of the multi tenanted building.

The Silk Road tenancy on the ground floor was a part of assessment and addressing provided to the Hallim family by the Baracon team. This multimillion-dollar fit out added considerable value to the building.

The result was an asset with considerable value adds which has been retained by the family in their property portfolio.

The building is recognized as a building of significant architectural heritage.