



## SXY COMMERCIAL

12 Yarra Street,  
South Yarra, Victoria, Australia

**OVERVIEW:** Commercial Offices

**PROJECT VALUE:** \$2M

**ROLE:** Developer, Development & Project Manager,  
Superintendent, Builder

### DESCRIPTION

A permit requirement at the SXY development was the activation of the development at street level. Due to its location commercial offices were seen as the logical use.

Four tenancies were built above the ground floor level. The spaces had full natural light to the west and access for level one offices was provided off the main lobby entrance.

A separate entrance was provided to the ground floor facility with stand-alone kitchen and toilet facilities. The first floor offices share a common toilet and kitchen area.

Ceiling height downstairs is a generous 3.5m whilst upstairs was 3.0m. All offices were fitted out with services, ceilings, walls and carpet.

Access was provided to rear carparking and intercom system at the entry point of the building allows easy access for visitors.

A two storey void connecting the ground level lobby to arrival area for the offices on level one features a sculptural light.

The commercial floors were completed at the same time as the balance of the development.