



9:11 Suites / Snap Fitness

9:11 Suites occupies a South Yarra address on the Chapel Street side of the suburb, in the retail and commercial strip that runs south from the river towards Toorak Road. The development provides retail suites and a gymnasium on the site. It is a commercial development of retail suites with a Snap Fitness tenancy, which sets the building's programme around a single anchor tenant with a long lease and a fitout of its own. The retail suites address the street while the gym occupies the larger floor plate behind them, with its own entrance and service access. The constraint was the tenancy. A gymnasium needs floor loading, slab penetrations for services, high-volume ventilation and acoustic separation from the retail suites next door, and the anchor tenant's fitout programme runs on a lease date that cannot move. The smaller suites have to be delivered around it. The gym's opening date was fixed by its lease, and the retail suites were handed over to their tenants in the same programme. Baracon's role was project management and project superintendent. The appointment covered the base building works, the tenant coordination and the superintendent's certification of progress and completion. The project was valued at \$2 million and delivered as a commercial investment building in South Yarra, with the gym as the anchor tenancy and the retail suites let around it.

PROJECT LOCATION

South Yarra, VIC

STATUS

Completed

BARACON'S ROLE

Project Management and
Project Superintendent