



Balmain Corporate Centre

Balmain Corporate Centre occupies a Richmond address off Balmain Street, in the converted industrial precinct between Church Street and the railway that has become one of Melbourne's densest office and creative-work clusters. The project provides commercial office space. The governing constraint is working inside an existing building. A conversion has to reconcile new office services, lifts, amenity and car parking with a structure and floor-to-floor height designed for something else, and the tenants have to be brought in on leases that run while the balance of the building is still being fitted out. The building was let floor by floor as the fitout proceeded, so each tenancy's services and access were settled while the next floor was still being built. Baracon's role was project management and builder. The appointment covered the design coordination, the construction contract and the fitout of the office floors, with Baracon carrying both the management and the building of the works. The construction contract and the management of the same works were held together through the fitout and the handover. Balmain Corporate Centre was completed in 2012 at \$8 million. It belongs to Baracon's Richmond commercial work, alongside Made in Richmond, the Agora Centre and the office fitouts the practice has delivered in the precinct.

PROJECT LOCATION

Richmond, VIC

PROJECT YEAR

2012

STATUS

Completed

BARACON'S ROLE

Project Management and
Builder