

Como Malvern

Como Malvern occupies 1-3 Como Street in Malvern, on the edge of the suburb's commercial core where Glenferrie Road's retail strip meets the office buildings along Wattletree Road. The building is an office development. The published project material describes a boutique commercial building of high-quality office space, completed in 2023 and offered to the leasing market as one of the few new office buildings in Malvern's commercial precinct. The building provides office floors above a ground-level entry, with the services and parking within the basement. The governing constraint is the market. A speculative office building in a suburban activity centre has to be lettable floor by floor, with services, amenity and end-of-trip facilities that compete with the CBD, and it has to be delivered into a leasing market that had softened by the time it completed. The building was completed as a speculative office investment, with the floors lettable individually and the services metered per tenancy. Baracon's role on the project runs through the development. The project was valued at $40 million and completed in 2021, and the project file sits within Baracon's current project management system as an office development. It is one of the larger office developments in Baracon's commercial portfolio, and it sits with the Como Centre work at the corner of Toorak Road and Chapel Street.

PROJECT LOCATION

1-3 Como Street Malvern, Victoria

PROJECT YEAR

2021