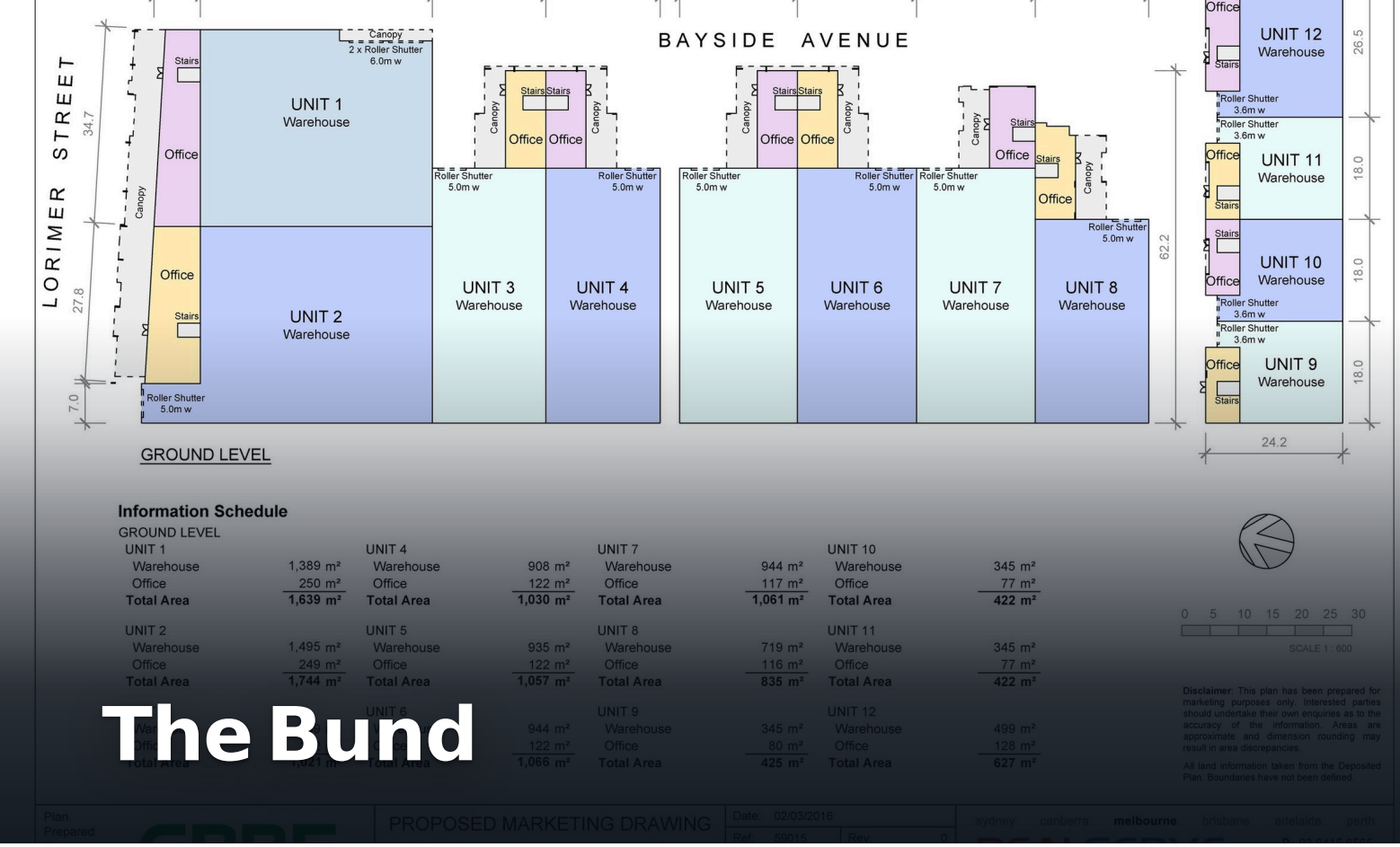


The Bund

The Bund occupies 552-600 Lorimer Street in Port Melbourne, in the industrial and commercial belt between the West Gate Freeway and the Yarra where the city's warehousing land meets the new residential edges of Fishermans Bend. The development is an industrial estate of twelve multi-level office, showroom and warehouse units, designed by Steven D'Andrea. The published leasing material describes the estate as business park units with showroom frontage, office space and warehouse floors, let to occupiers serving the port and the CBD fringe. The governing constraint is the estate structure. Twelve units have to be subdivided and titled with individual services, hardstand and loading, and the showroom frontage has to present to Lorimer Street while the warehouse access works from the rear.

Baracon's role on the project runs through the development. The project was valued at $45 million and completed in 2017, and the project file sits within Baracon's current project management system as an industrial estate. It sits with One Millers in Brooklyn as the industrial projects in Baracon's portfolio, and it is the larger of the two by value.

PROJECT LOCATION

522/552-600 Lorimer St, Port Melbourne

PROJECT YEAR

2017