



PENGUIN BOOKS

250 Camberwell Road
Camberwell, Victoria, Australia

OVERVIEW: Commercial

PROJECT VALUE: \$45M

ROLE: Project Manager, Superintendent

DESCRIPTION

This prominently situated, state of the art building comprises 5 levels. Architecturally striking, the building offers the latest in generation services and facilities, and was constructed by Abigroup Ltd. Lettable area is 5,566m², with 127 car spaces.

Baracon's role in the project included the precommitted lease agreement and documentation, design management, project management and development feasibility work.

Of particular interest was the financial packaging complicated by the land being a lease-back to an adjoining church.

Elenberg Fraser's stunning architecture has meant this finished building acts as a true shining diamond at Camberwell Junction.

Car parking for the facility was cleverly disguised within the building form.

The eastern elevation faces an adjoining parkland and the reflecture glass provides a brilliant backdrop.

Two retail tenancies on the ground floor adjacent to the entrance were quickly let and provided great street activation.

The Burke Street elevation triangulates the site and the soft interface works provided a meaningful and respectful connection with the adjoining St John's Church.

One of the internal difficulties Baracon confronted with builder Abigroup was the discovery of fly ash under the tennis courts that occupied the site prior to commencement. This contaminated soil has to be removed prior to construction works beginning.

Despite the challenges the project was completed on time and within budget.