

Client Macquarie Office Fund

Details 5-star Green Star premium office building

Area 27,000sqm (NLA)

Completion on hold

171 Collins Street integrates a new generation of workplace environment with a high-end retail experience, by linking Collins Street's luxury and sophistication with the intimacy and vibrant atmosphere of Flinders Lane.

The development consists of 25,000sqm of premium office space, spread over 15 large campus-style floor-plates, and 2,000sqm of boutique office space in the restored heritage building on Collins Street. On the ground floor, an elegant crystalline glass arcade boasts more than 2,500sqm of high-end retail space.

The design concept addresses the façade's relationship to St Paul's Cathedral spires, which sit directly in front of the building when seen from Southbank. Currently, the spires are visually lost among the mixed assembly of taller structures beyond. This new insertion provides a consistent backdrop, so that the Cathedral's fine architecture can be clearly discerned against the elegant white glass curtain of the building.

In addition to the finely crafted façade, the building incorporates key environmental features to easily achieve a 5-star rating using both the Green Star and Australian Building Greenhouse Rating schemes. In particular, the use of an under-floor air distribution system provides superior indoor air quality, occupant comfort and flexibility.

Left Flinders Lane street level view

Right Afternoon view across Yarra River

