



For Lease

# Southgate Towers

40 - 60 City Road, Southbank, Victoria 3006

Office Available now

 300 - 8,810 sqm  NABERS certified

## About















Southgate Towers is located in the heart of Melbourne's renowned arts and entertainment precinct, moments from the city's most celebrated cultural, dining and retail destinations.

Southgate's 40 and 60 City Road towers offer A-Grade accommodations over 50 floors, with exceptional 360 degree views of the Yarra River and CBD.

Recently completed, high-quality fitted suites provide a range of tenancy sizes, with full and part floors also available.

The connectivity of this central location includes Flinders Street Station and multiple tram lines along St Kilda Road, dedicated bike corridors and the picturesque Yarra Trail for cycling or walking.






## Amenities

- |   |   |
|---|---|
|  EOT facilities              |  Bicycle storage           |
|  Wellness offering          |  24h security             |
|  On-site parking           |  Flexible third space    |
|  Storage access            |  NBN connection          |
|  On-site café              |  Public transport access |
|  Green space access        |  Nearby childcare centre |
|  Nearby shopping precincts |  Business Lounge         |

## ESG Credentials

- 3.5 Star NABERS Energy rating - HWT
- 4.5 Star NABERS Energy rating - IBM

## Sustainability

-  LED lighting
-  Energy consumption tracking
-  Solar PV arrays
-  Water efficient fitting
-  Rainwater recycling

# Availability

## HWT Tower, 40 City Road

Unit Name	Unit Type	Fitout	Lettable Area (sqm)	Availability
Level 1	Office	Yes	981.8 sqm	Available now
Level 2	Office	No	1204.9 sqm	Available now
Level 18	Office	Yes	570sqm*	Available now
Level 20	Office	Yes	432.7 sqm	Available now

\*approx

## IBM Centre, 60 City Road

Unit Name	Unit Type	Fitout	Lettable Area (sqm)	Availability
Level 10	Office	No	300 sqm	Available now
Level 10	Office	No	343 sqm	Available now
Level 15	Office	No	1357.7 sqm	Available now
Level 16	Office	Yes	1305.9 sqm	Available now
Level 18	Office	No	1306sqm	Available Now
Level 26	Office	Yes	471 sqm	Available now
Level 26	Office	Yes	121sqm	July 2025
Level 27	Office	Yes	416sqm	July 2025