



GOOD IS FAST CONNECTIONS

GREAT IS WHAT YOU DO FROM HERE

Port+ Business Park
153 Bertie Street
Port Melbourne, VIC

MAKING
SPACE
FOR
GREATNESS





Port+ Business Park is located within the evolving business precinct of Port Melbourne, approximately 5 kilometres from Melbourne's CBD. The estate enjoys excellent proximity to major arterial roads, providing convenient connections to the CBD and greater Melbourne.

An outstanding opportunity is now available to lease high quality corporate office and warehouse space in this popular Port Melbourne estate.

CENTRAL
CONNECTION

Strategic location



Port+ Business Park offers ideal corporate head office options with associated warehouse space in a central, sought-after location.

Located within the evolving business precinct of Port Melbourne, the estate enjoys excellent proximity to major arterial roads, providing convenient connections to the CBD and greater Melbourne.

VIEW FROM ABOVE



MELBOURNE CBD

Port+ Business Park

CityLink

West Gate Freeway

Salmon Street

Williamstown Road

Easy access

1.5KM

to CityLink

2KM

to Port Melbourne

4.3KM

to West Gate Freeway

5KM

to Melbourne CBD

TRANSPORT AND AMENITY



Port+ Business Park

Toyota
Goodman
Specsavers

Woolworths

Bunnings

Port Melbourne Cricket Ground

JL Murphy Reserve

KEY	
	Tram station
	Bike path
	Café
	Post office
	Restaurant
	Shopping
	Petrol
	Bus route 606
	Bus route 235
	Bus route 234
	Cycling path

Port Melbourne | 129

Graham Street | 128

North Port | 127

Montague Street | 126

AMENITIES



NEARBY AMENITY AND SERVICES

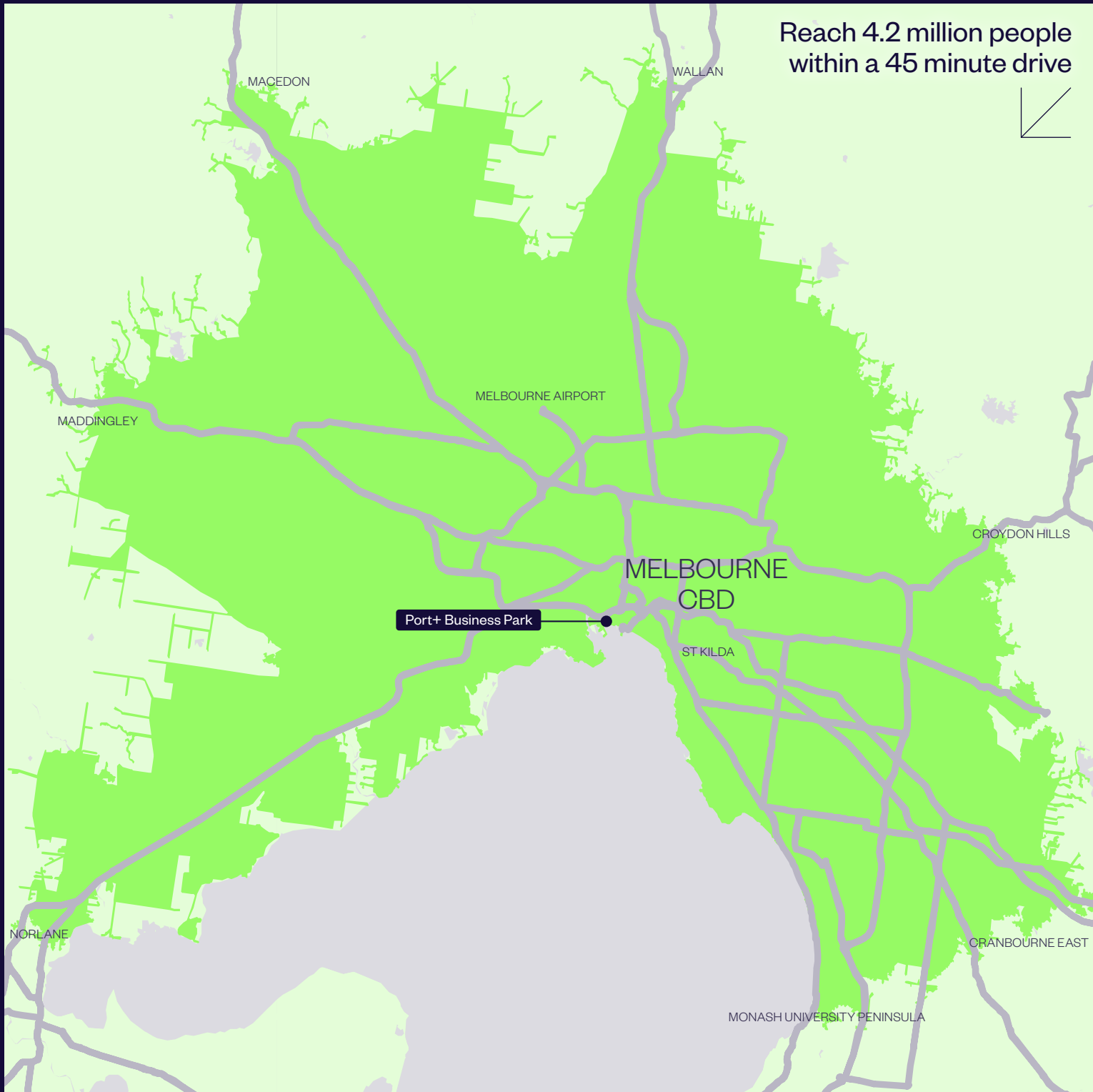


The vibrant Port Melbourne precinct offers an array of cafés, restaurants and bars, perfect for team lunches and after work drinks. The precinct is well-connected by tram and bus services, offering convenient access to Melbourne's CBD.

Nearby amenity

- + FB Fitness
- + Harvey Norman
- + Bunnings
- + Dusty Fox Café
- + Woolworths and Dan Murphy's
- + Abundance of local cafés and restaurants.





Reach 4.2 million people within a 45 minute drive



Key area statistics

4.2m
TOTAL POPULATION

1.7m
TOTAL HOUSEHOLDS

\$191.5bn
TOTAL PURCHASING POWER

Total spend on

\$4.8bn
CLOTHING

\$16.4bn
FOOD + BEVERAGE

\$4.0bn
PERSONAL CARE

Source: Esri and Michael Bauer Research

**WITHIN
45 MINUTE
DRIVE TIME**

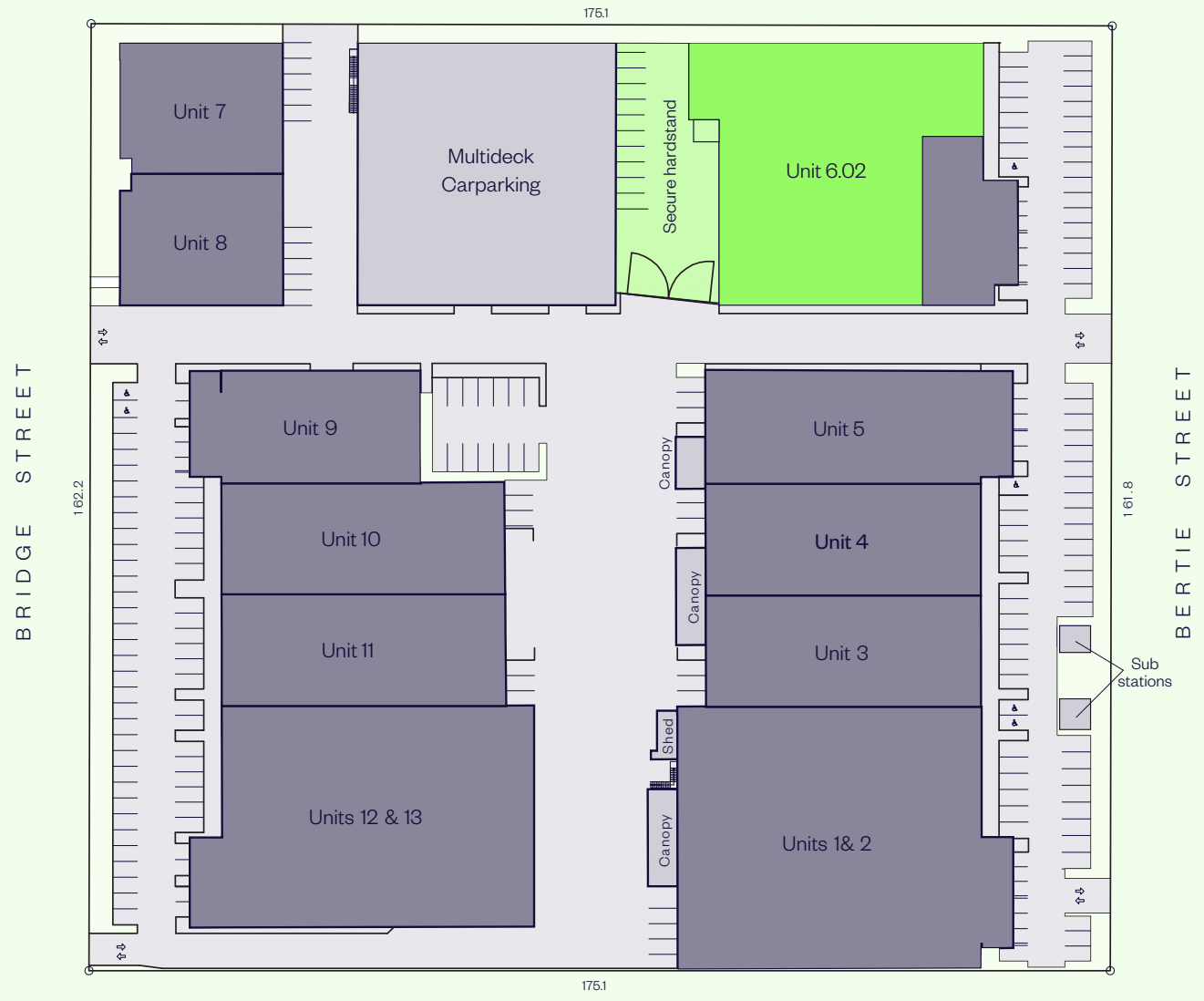
FEATURES

Unit 6.02

- + Modern 1,483 sqm warehouse and office space
- + Access via on-grade roller shutters
- + Maximum 8.8m internal clearance height
- + Secure hardstand behind warehouse
- + Ample car parking
- + Exposure to Bertie Street
- + Available November 2023.



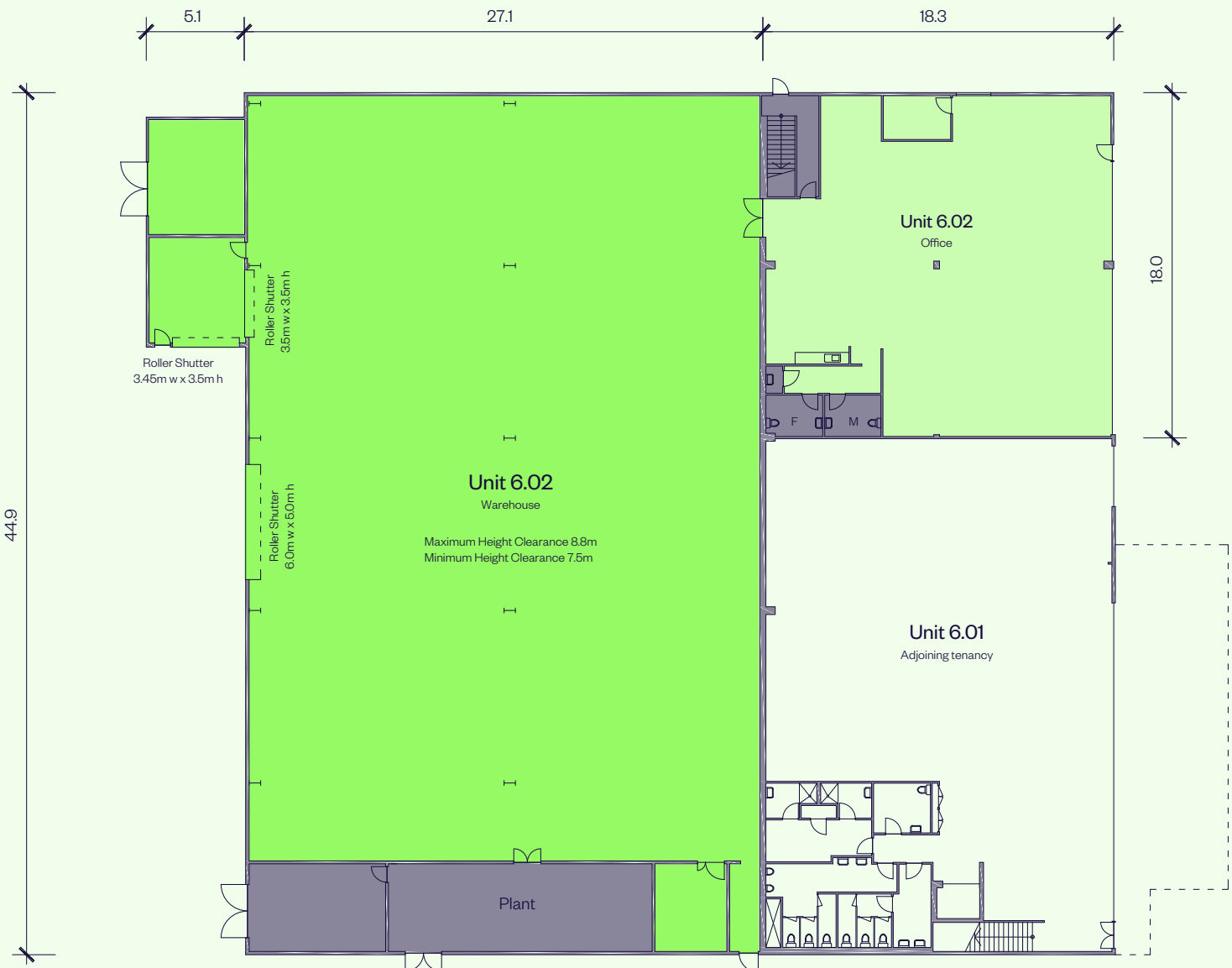
SITE PLAN



■ FOR LEASE

UNIT 6.02 PLAN

AREA SCHEDULE	SQM
Ground floor	
Warehouse	1,169.5
Office	285.1
Amenities	27.9
Total building area	1,482.5



Our teams provide progressive insights to business needs in an ever-changing world



SERVICE

Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.



Here's a snapshot of some of our initiatives across our Australian portfolio.

Procurement

To ensure the products and services we purchase don't harm people or the planet, we're working step-by-step with our suppliers and contractors. On the horizon are clear targets and minimum expectations for our supply chain partners. But for now, we are working together to set a baseline and understand obstacles and opportunities.

Climate resilience

Goodman has several control measures in place to future-proof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

Solar

We have installed over 50MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 200,000 solar panels – enough to power 12,000 homes, or the equivalent of taking 30,000 passenger vehicles off the road.

LED lighting + motion sensors

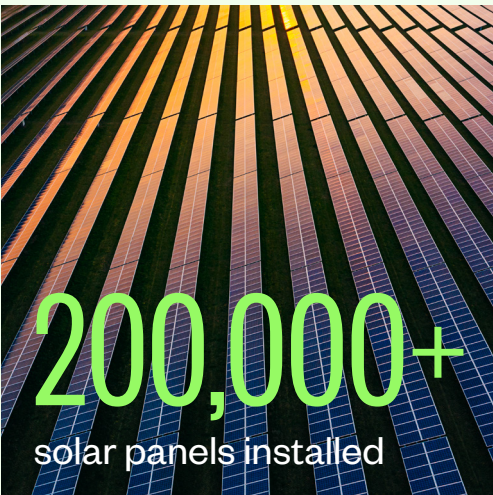
100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers.

Electric vehicle future

We recognise our role in preparing our estates, our people, and our customers for an EV future. We're supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers.

Sustainable landscaping

- + We have installed tanks to harvest rainwater
- + Our properties use smart potable water metering that allows proactive management of water consumption across the portfolio
- + All handheld equipment used in landscaping and cleaning work at our properties is battery operated
- + We use drought tolerant plants combined with ballast rock
- + We recycle our green waste, and as a result, have processed approximately 500 cubic metres of green waste to date
- + At Eastern Creek in NSW, we built a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + We use steam weed control which surpasses the chemical Glyphosate.



Sustainability

INCLUSION AND DIVERSITY

Central to our purpose of “making space for greatness” is creating an environment where I&D is embedded into everything we do.

We work to create a culture where our people are valued and have the opportunity to realise their potential.

We are all accountable for making it a reality. Our people are champions of openness, fairness and respect.



At Goodman, we lead the way in inclusion and diversity

FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and we're determined to make a difference.

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we’re able to make a real difference, where and when it matters most.



Above: Clontarf Foundation
Bottom L-R: Clontarf Foundation, Thread Together, Bestest Foundation

How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth
Charity organisations who help protect, nurture and support children or young people.

Food rescue and environment
Charity organisations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health
Charity organisations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

LEARN MORE ABOUT THE GOODMAN FOUNDATION 

CONTACT



ENQUIRE NOW

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