

>
**ONE
FIVE**
VAUGHAN

MAKING WORK HAPPEN

> SEVEN LIGHT-FILLED WORKSPACES
FROM 420 SQM - 2,000 SQM



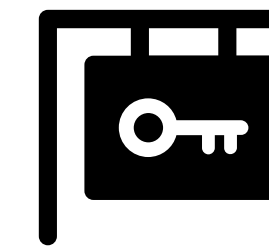
AT A GLANCE



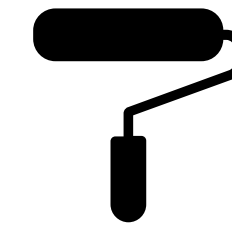
We acknowledge the traditional owners of Essendon Fields and pay respects to their culture and Elders, past, present and future.



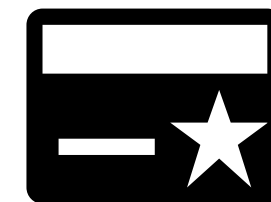
Available Q1 2024,
ready to occupy



Tenancies from 500 sqm -
2,000 sqm, fully fitted or
supplied as shell for custom
tenant fit out



Completely refurbished
lobby, end-of-trip
facilities, lift car finishes
and bathrooms



A vibrant and walkable
campus-style precinct
with Community Club
Card program



Abundant lifestyle amenity -
shopping, dining, childcare,
health, wellness and more



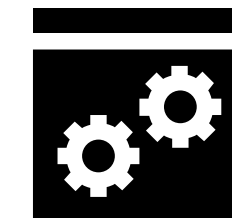
On site parking via multi-
deck and at grade car
park, with ample casual
parking nearby



Strategic location perfectly
connected via public and
personal transport



Competitive rental
and parking rates, with
exceptionally low outgoings



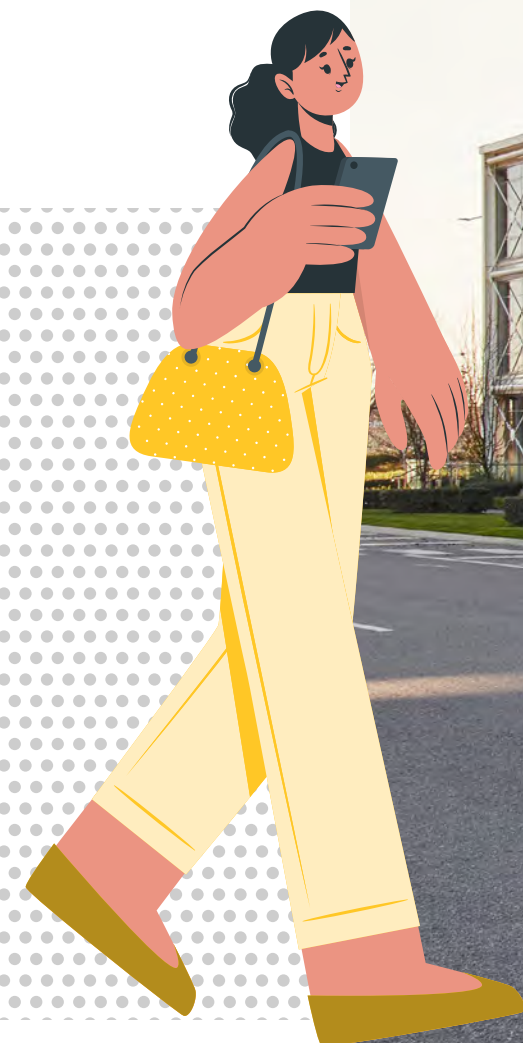
On site property and facilities
management and building
maintenance portal

THE OPPORTUNITY

WHERE WORK GETS REAL

One Five Vaughan represents a unique opportunity in Melbourne's sought-after northwest corridor.

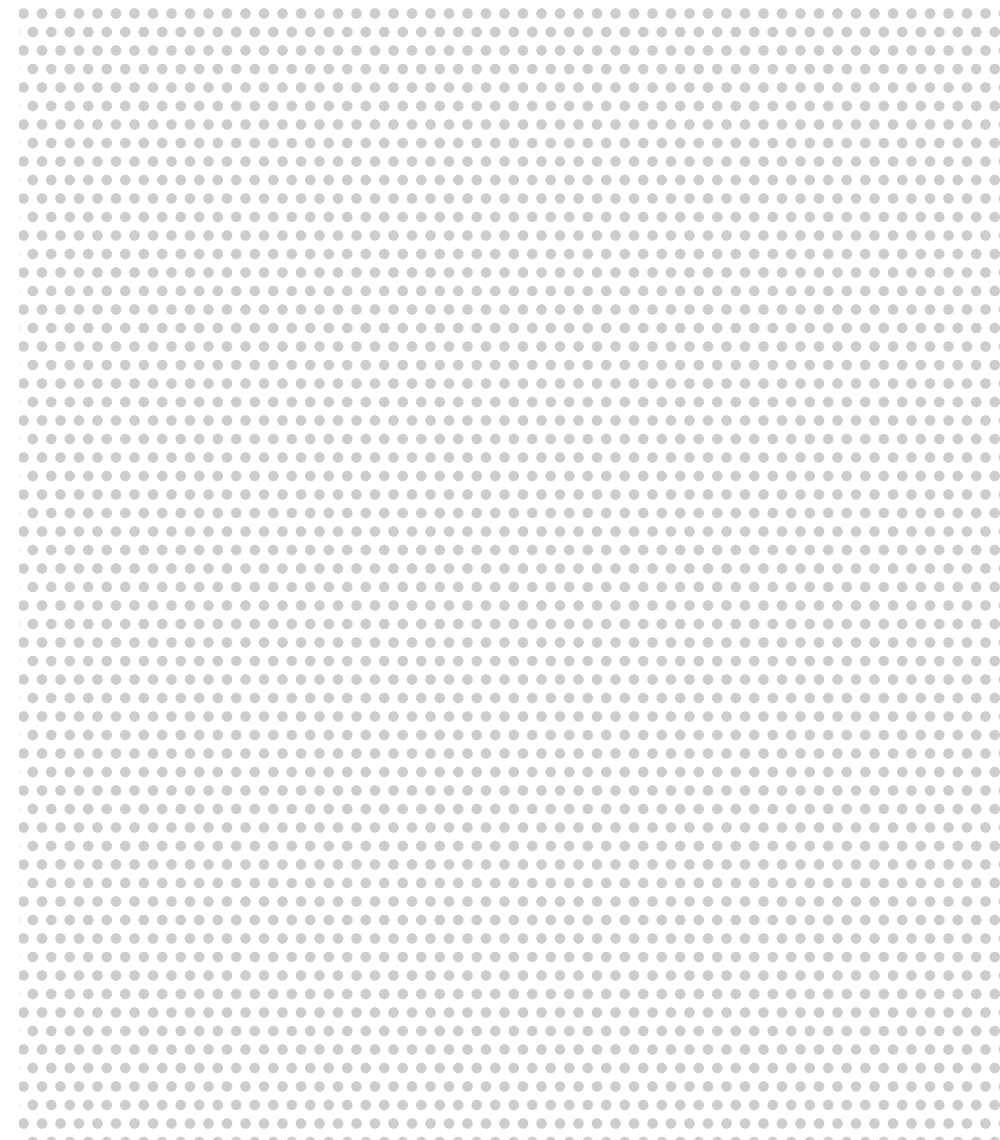
Level up with this iconic building, its first class arrival experience and a suite of updated amenities. Set in a vibrant business community, it is the perfect launching pad to propel your business to new heights.



A WORKPLACE READY TO MEET YOUR NEEDS

Discover unparalleled value in this reimagined destination address - One Five Vaughan.

Occupying an exceptional location in a vibrant business and retail precinct with competitive rental and parking rates, this building represents a prime commercial opportunity.



One Five Vaughan has been re-envisioned as a modern commercial hub with an impressive entrance foyer and seven light-filled tenancies of varying sizes. With the option to take a fully fitted tenancy or create your own customised fitout, it offers a working environment that truly suits your needs.



**COLLABORATE
THRIVE
MEET
WORK
CHALLENGE
NETWORK
LUNCH
LAUNCH
PLAN
MERGE
PUSH
PULL**

A WARM WELCOME

Welcome to One Five Vaughan's transformed lobby experience, where thoughtful design meets understated elegance.

A multi-level atrium with feature staircase and premium finishes throughout creates a truly impressive and welcoming experience for employees and clients alike.



ARTIST'S IMPRESSION



Architecturally designed
by Peddle Thorp

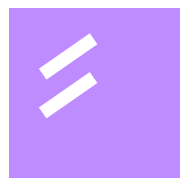
SUPERIOR SENSE OF ARRIVAL

Textured finishes, decorative timber feature panels and natural stone highlights exude a stylish, contemporary ambiance. New feature entries and updated wayfinding signage offers easy navigation to each tenancy.



ARTIST'S IMPRESSION

> REFURBISHMENT
FEATURES



Frosted gradient glazing ensures privacy without sacrificing natural light



Banquet seating and new furniture create an inviting atmosphere



Large-scale planter boxes soften hard surfaces



Upgraded lift cars and bathrooms extend the upgrade beyond the arrival experience

THE TERRACE

A BREATH OF FRESH AIR

One Five Vaughan boasts a lush green outdoor terrace—a revitalising oasis where tenants and employees can kick back in sunlight and fresh air. An ideal spot for lunch, networking, and conversation, the terrace features long communal tables that foster social interaction.



➤ TERRACE FEATURES



Outdoor gardens and staff BBQ facilities



Landscaped garden setting



FIT-OUT OPTIONS

PRIMED FOR CUSTOMISATION

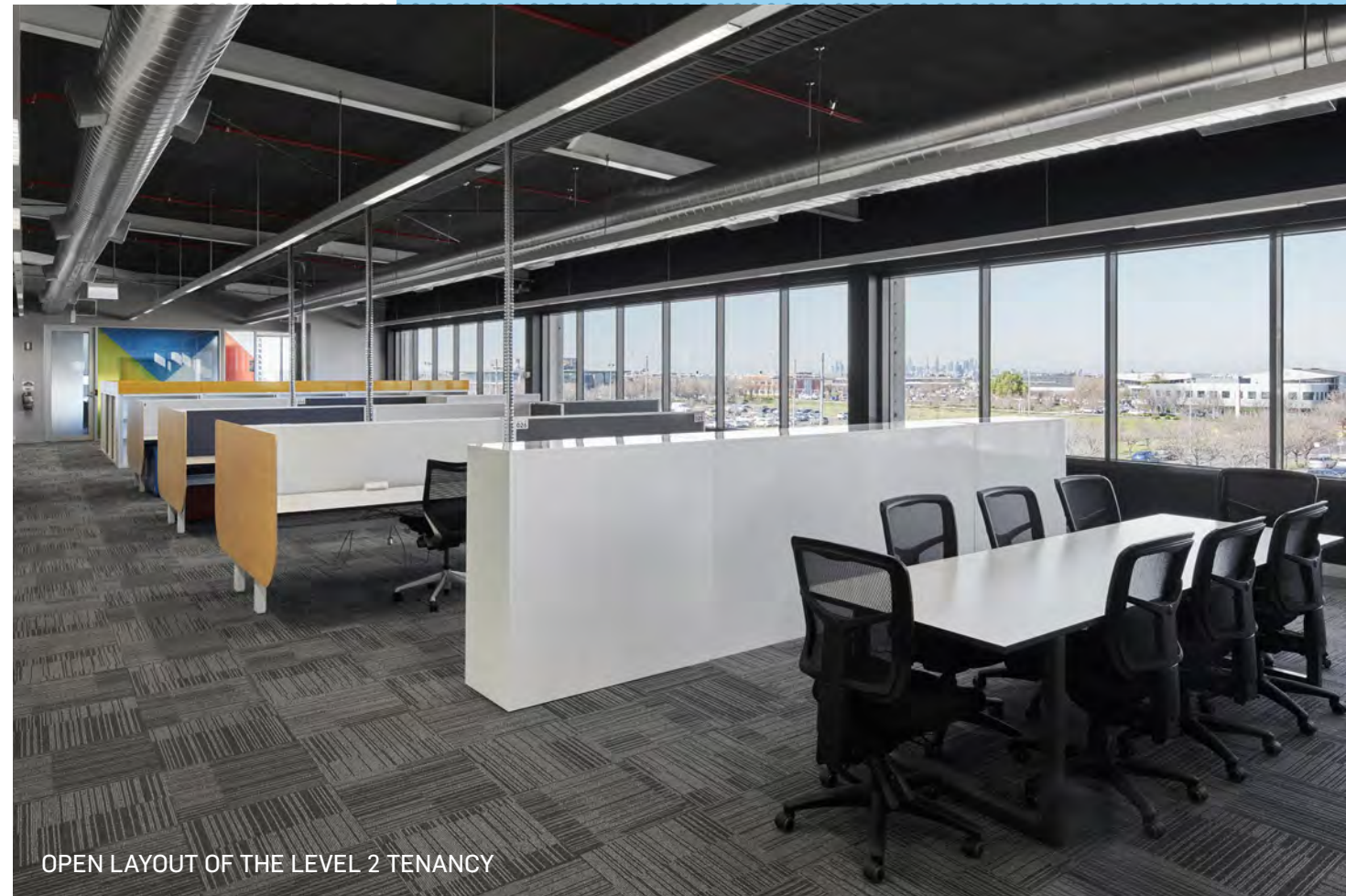
The eastern Garden Suites allow you to perfectly tailor your workspace to the way you do business.



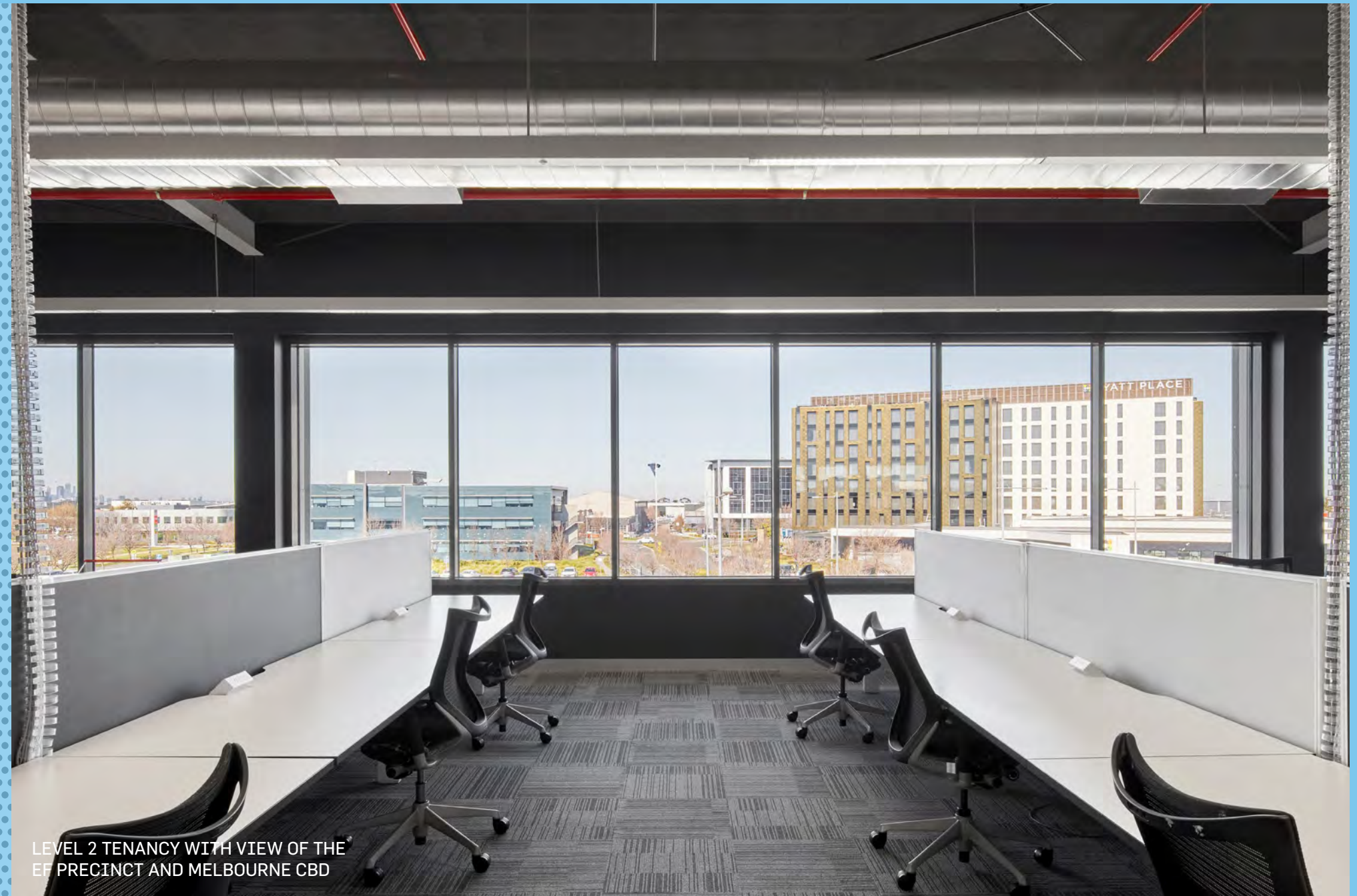
FIT-OUT OPTIONS

READY FOR BUSINESS

Get to work faster with the fully fitted western Garden Suites and Level 1 half floor tenancies, as well as the Level 2 full-floor tenancy.



OPEN LAYOUT OF THE LEVEL 2 TENANCY

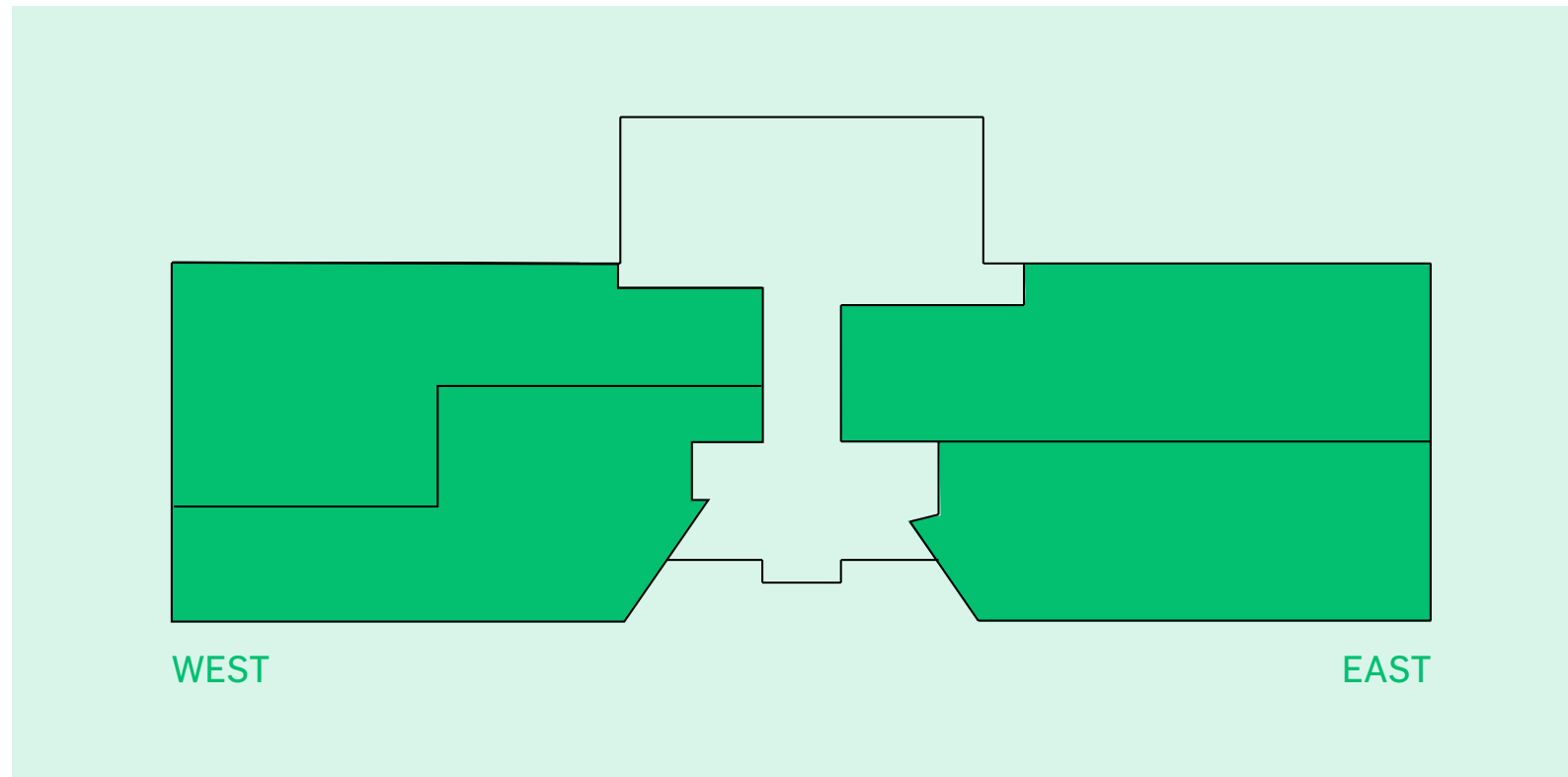


LEVEL 2 TENANCY WITH VIEW OF THE EP PRECINCT AND MELBOURNE CBD



SOUTH-EAST CORNER OF THE LEVEL 2 TENANCY

WORKSPACES OVERVIEW



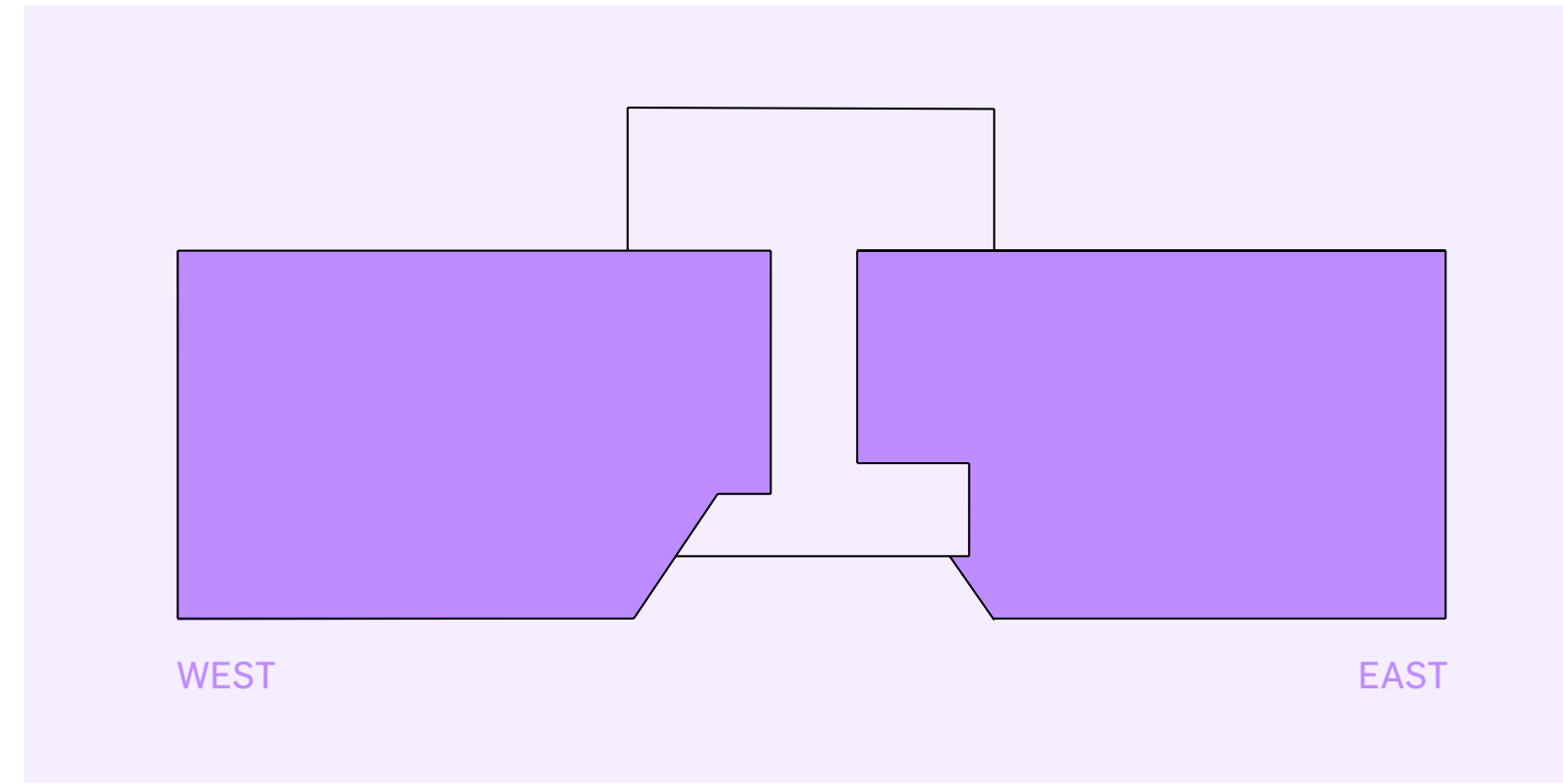
GROUND FLOOR

GARDEN SUITES

The Garden Suites, located on the ground floor of One Five Vaughan, comprise four versatile tenancy spaces with the option to choose a fitted tenancy (west) or take a shell and customise the space to suit your needs (east).

The southern tenancies boast direct access to Vaughan Street via existing doors and ramps, while all suites offer views of award-winning landscaped gardens.

- FROM 420 - 481 SQM OF NLA
- SIGNAGE OPPORTUNITY FOR EACH SPACE
- ADJACENT TO PREMIUM FOYER



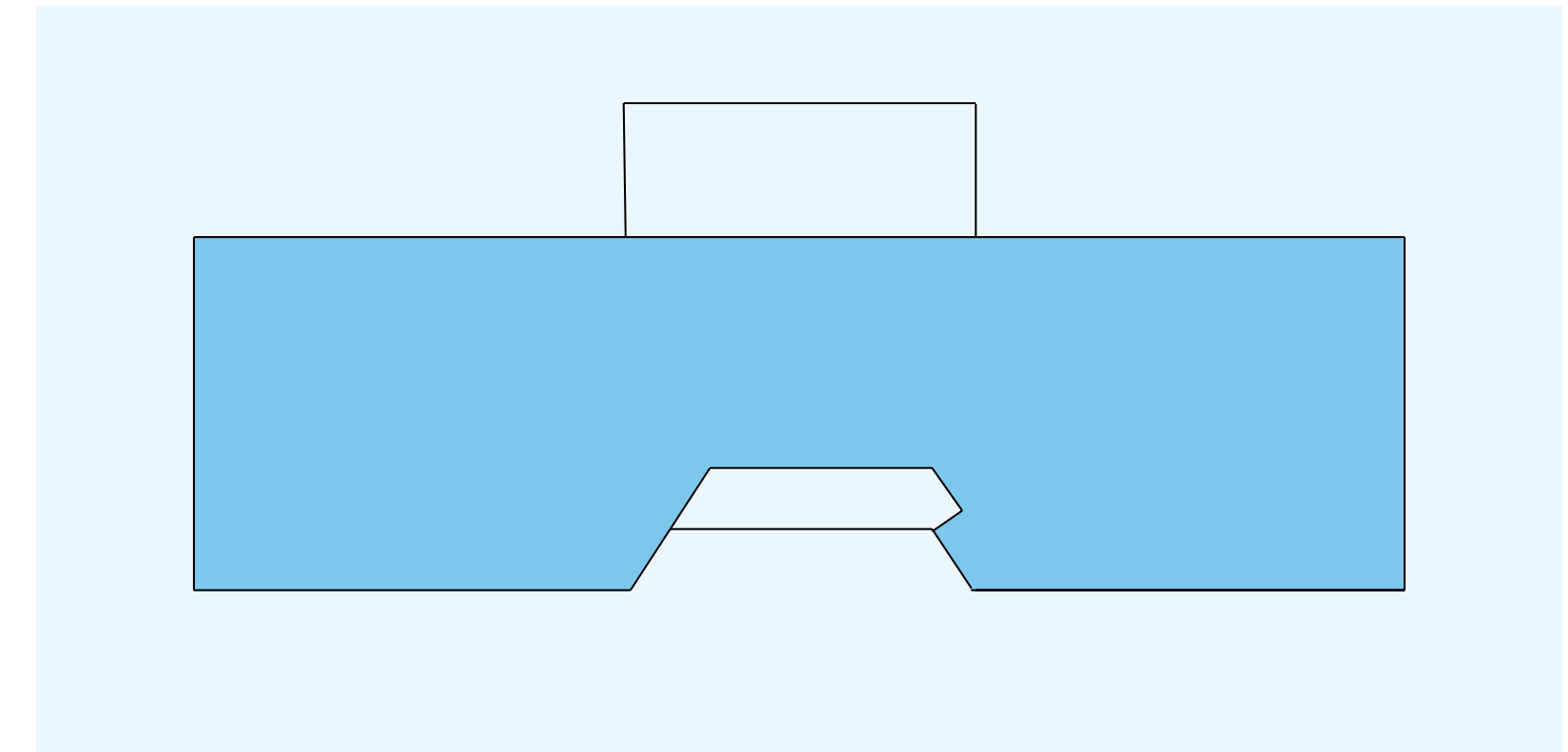
LEVEL 1

HALF FLOOR

Linked to the foyer by a feature staircase and upgraded lifts, One Five Vaughan's first floor offers two distinct tenancies. Overlooking the Essendon Fields airfield to the north and with views across a landscaped precinct to the Melbourne CBD on the south, the spaces measure in at 953 sqm and 974 sqm of NLA respectively.

Featuring an abundance of natural light and exposed services, you have the option of keeping the existing contemporary fit out or customising the space to suit.

- 953 AND 974 SQM OF NLA
- SIGNAGE OPPORTUNITY FOR EACH SPACE
- EF AND MELBOURNE CITY VIEWS



LEVEL 2

FULL FLOOR

With 2,044 sqm NLA and a dedicated 41.5 sqm lobby area, this generous full floor is the perfect space for your corporate HQ. This tenancy offers the opportunity to make your mark on One Five Vaughan with building naming rights, as well as stunning views of the Melbourne CBD and the Essendon Fields precinct.

The open and spacious floorplan layout and full perimeter glazing allows for an abundance of natural light, while the side core maximises internal configuration options. Exposed services throughout the office space create a premium industrial feel and modern look. Tenants have the option of keeping the existing fitout or tailoring to suit.

- 2,044 SQM OF NLA
- NAMING RIGHT AVAILABLE BY NEGOTIATION
- EF AND MELBOURNE CITY VIEWS

GARDEN SUITES FIT OUT PLAN

TENANCY 3

- > 481 SQM NLA
- > FULLY FITTED
- > GARDEN VIEWS

TENANCY 1

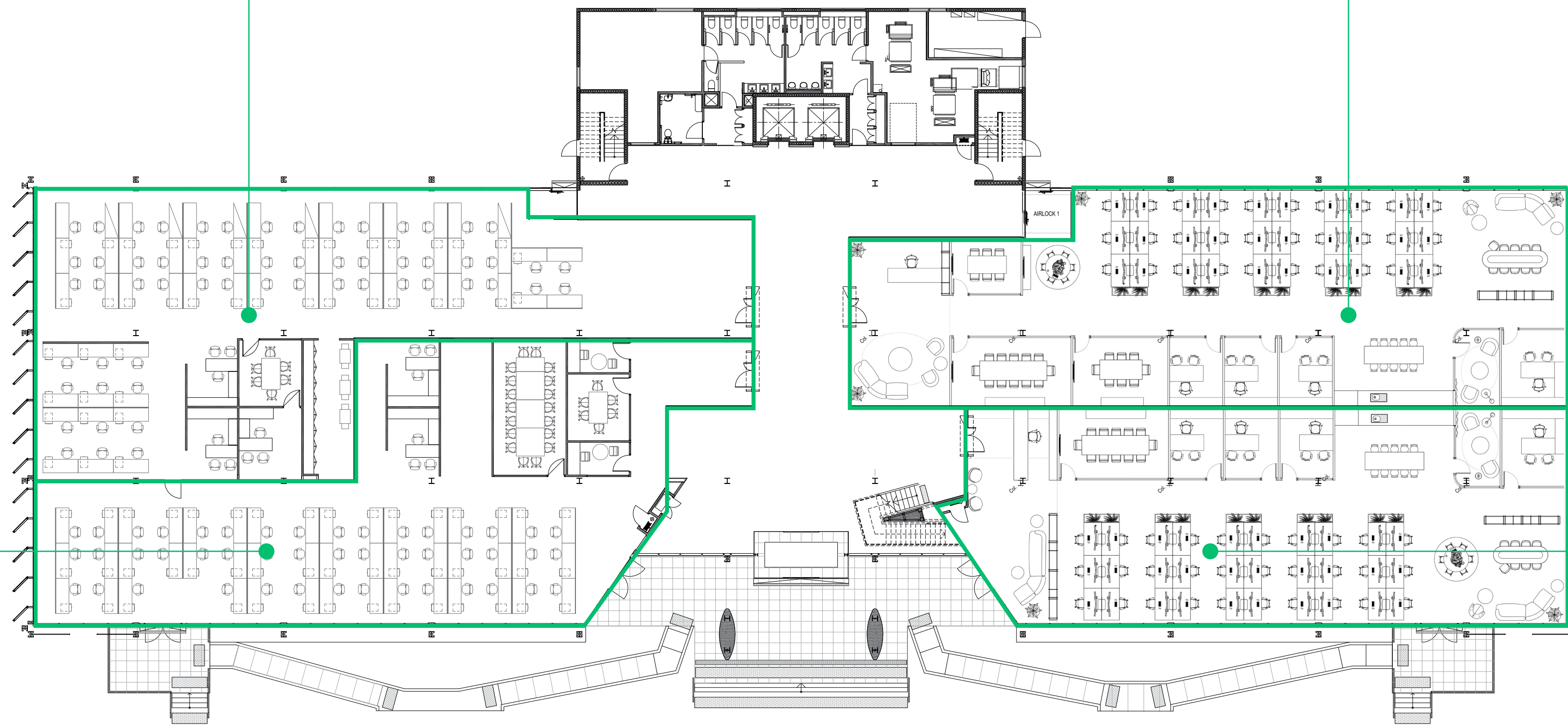
- > 473 SQM NLA
- > CUSTOM FITOUT BY TENANT
- > DIRECT TERRACE ACCESS

TENANCY 4

- > 441 SQM NLA
- > FULLY FITTED
- > DIRECT ACCESS TO VAUGHAN STREET

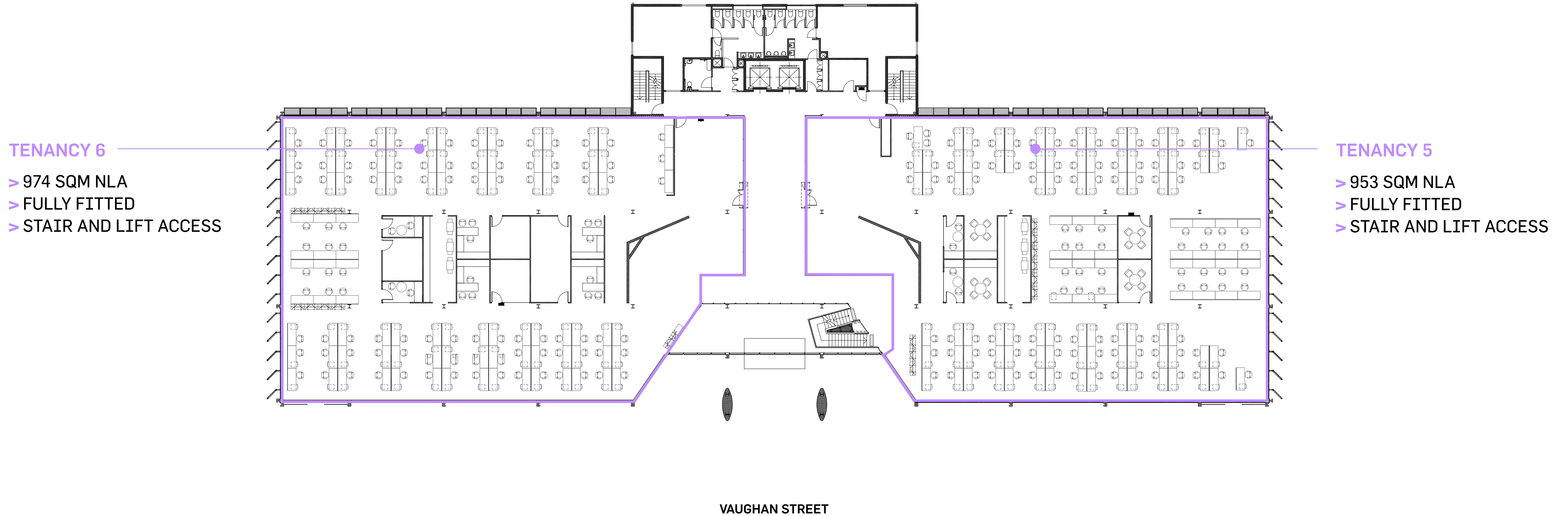
TENANCY 2

- > 420 SQM NLA
- > CUSTOM FITOUT BY TENANT
- > DIRECT ACCESS TO VAUGHAN STREET

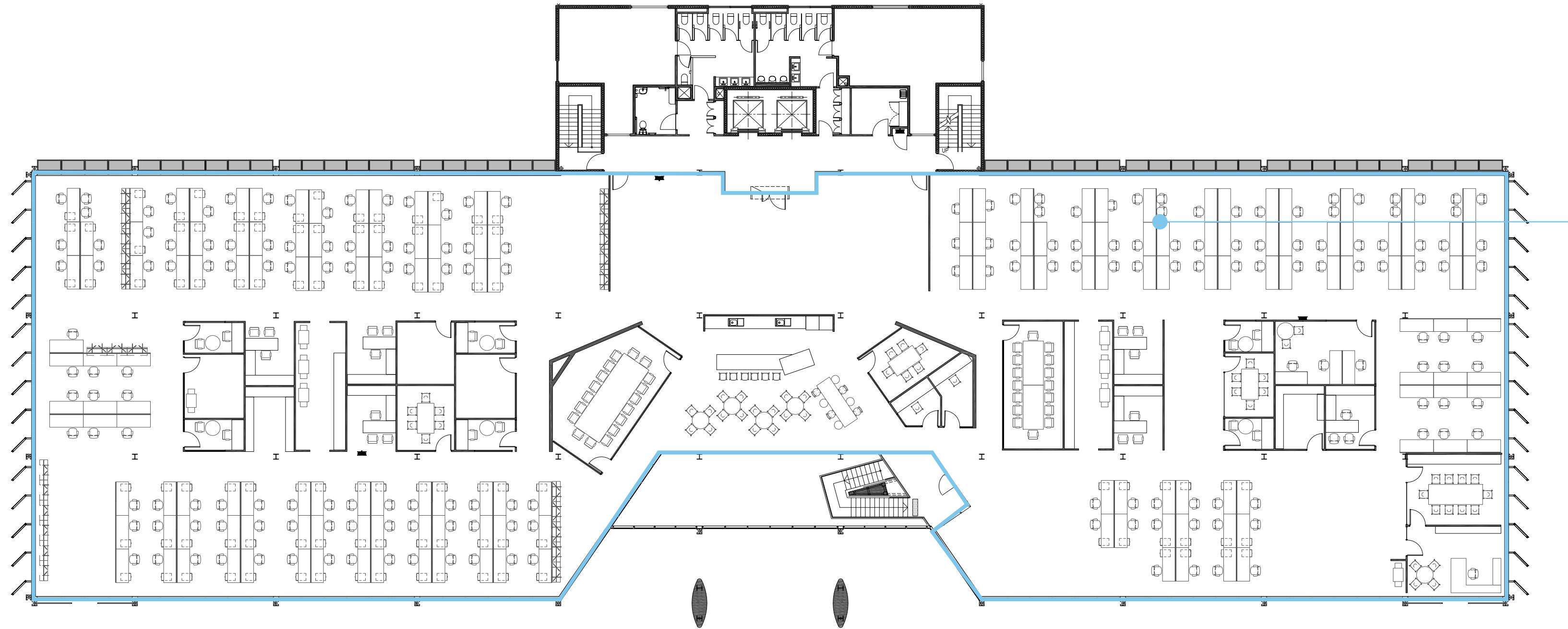


VAUGHAN STREET

HALF FLOOR FIT OUT PLAN



FULL FLOOR FIT OUT PLAN



TENANCY 7

- > 2,044 SQM NLA
- > 41.5 SQM PRIVATE LIFT LOBBY
- > FULLY FITTED







VAUGHAN STREET

LOCATION

STRATEGICALLY LOCATED

Essendon Fields is a dynamic business and aviation hub, a 15-minute drive from Melbourne CBD and 6 minutes from Tullamarine airport. A precinct where enterprise, services, and jobs converge, capitalising on Melbourne's booming north-west corridor.

One Five Vaughan has excellent connectivity via the Tullamarine and Calder Freeways, and the Western Ring Road. It is well serviced by all forms of public transport with Trams and Buses in close proximity, offering direct connection to Essendon train station and Melbourne CBD.

	WALK TO EF CENTRAL	4 MINS
	WALK TO TRAMS	4 MINS
	477 BUS STOP TO ESSENDON STATION	3 MINS
	CYCLE TO MOONEE PONDS CREEK TRAIL	6 MINS
	DRIVE TO MELB AIRPORT	6 MINS
	DRIVE TO MELB CBD	15 MINS

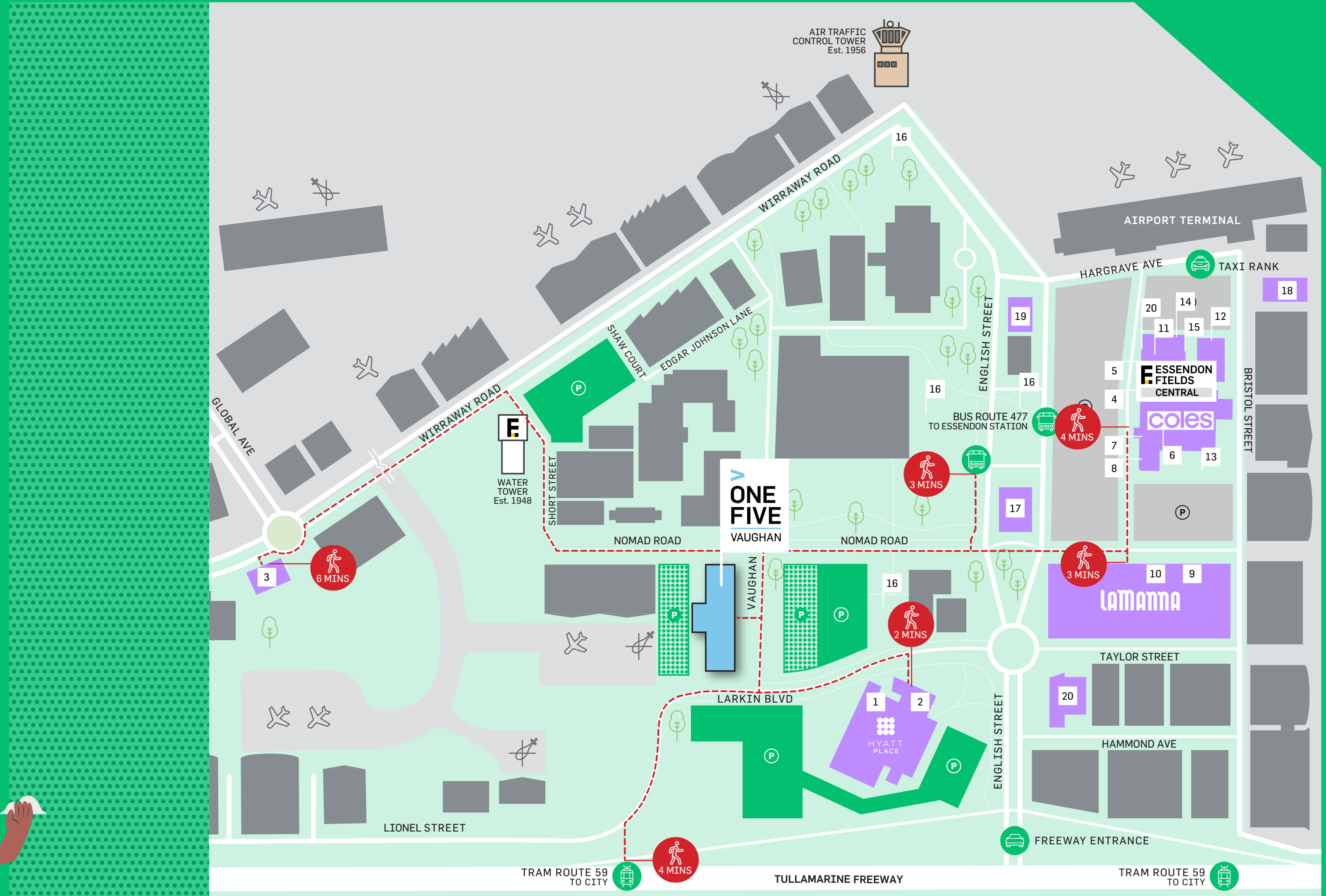


PRECINCT

A VIBRANT WALKABLE COMMUNITY

Essendon Fields is a business precinct where convenience is king. Effortlessly blending essential services, amenities, and retail options, this walkable neighbourhood offers everything you could need throughout the working day and more.

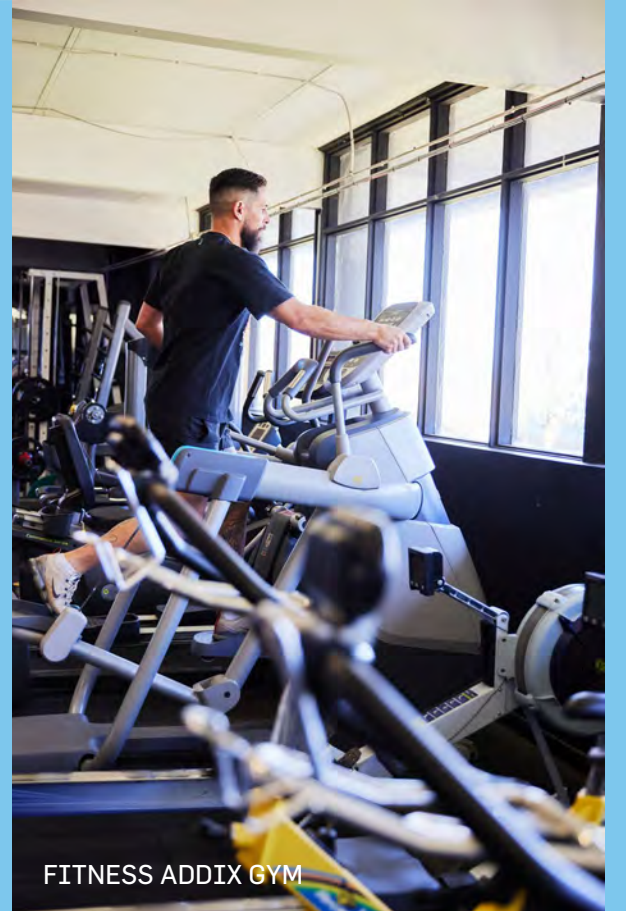
Enjoy the unparalleled amenity woven throughout every aspect of this vibrant, convenient location.



- | | | | | |
|------------------------------------|-----------------------|----------------------------------|--------------------------|----------------------|
| 1 Hyatt Place Hotel & Event Centre | 5 Hollie's Cafe | 9 LaManna Melbourne Café | 13 Car Wash | 17 Dentist |
| 2 Mr Mccracken Restaurant & Bar | 6 Ookii Sushi | 10 LaManna Melbourne Supermarket | 14 Snap Printing | 18 Fitness Addix Gym |
| 3 Basq Cafe & Restaurant | 7 Two Minutes Turkish | 11 Essendon Fields Central | 15 Professional Services | 19 Medical Centre |
| 4 Nando's | 8 Friction Cafe | 12 Kinder Haven Childcare | 16 Green Space & Parks | 20 Hair & Beauty |

EVERYTHING IN ONE PLACE

Mornings are made easy when you can start with a drop off at Kinder Haven, just a short walk from One Five Vaughan. Over lunch, pick up groceries from LaManna or indulge in some DFO retail therapy. Workout at Fitness Addix, or let off some steam at Bounce Inc. Whatever you choose, doing day-to-day life is much easier – with everything in one place. Essential services too are on-site for the ultimate in convenience.



➤ EMPLOYEE PERKS



Employee community card program offering exclusive discount



Staff social events, giveaways and activations



18% off on-site childcare for all precinct employees



LIFESTYLE

HOSPITALITY HAVEN

Whether you need a morning pick me up from one of the nearby cafes, want to explore one of the many lunch spots around the precinct, or feel like catching up with a colleague over after-work drinks, the next culinary treat is never far away at Essendon Fields.



GREEN SPACES TO EXPLORE

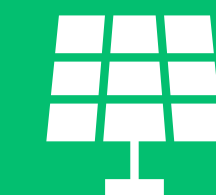
The vibrant green spaces of Essendon Fields are an expression of our unwavering dedication to safeguarding the local environment. These spaces are more than just urban landscaping; they're catalysts for boosting the physical and mental well-being of the people that move throughout the Essendon Fields precinct every day.



> SUSTAINABILITY INITIATIVES



5-star NABERS rating



Growing precinct solar network and fully flexible sustainable energy options



Over 1 Million Litres of rainwater storage capacity towards our target of 1.5 Million Litres



Incorporation of water sensitive urban design initiatives and energy efficient appliances and fittings into designs



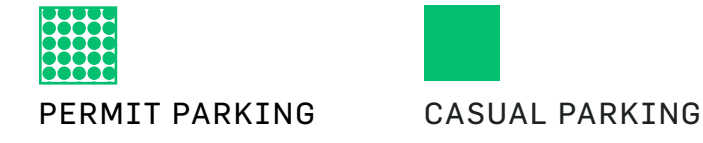
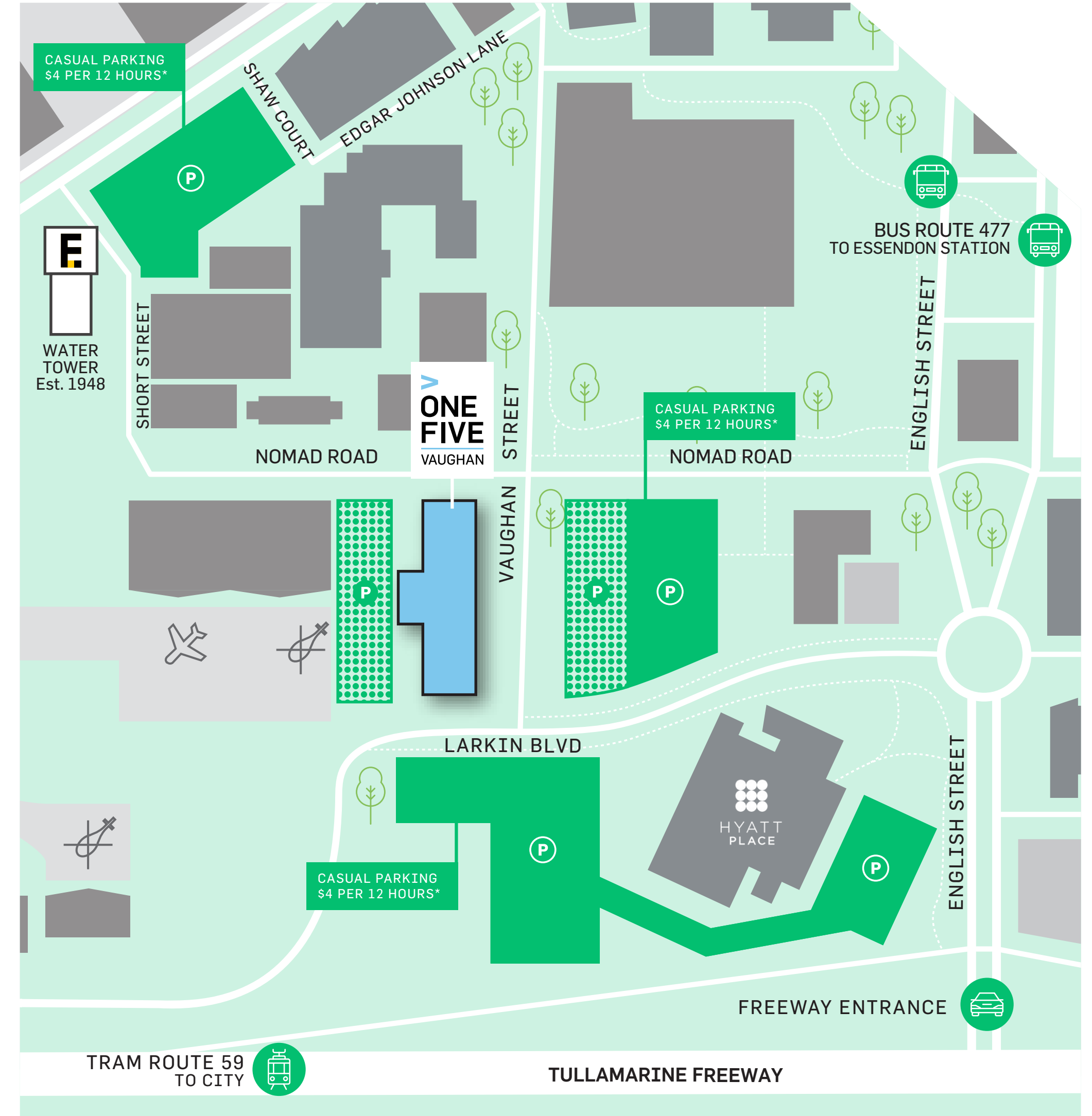
15,000 tree target for the precinct, supported by on-site plant nursery

PARKING

DRIVE-IN CONVENIENCE

One Five Vaughan offers ample on-site parking via the multi-deck car park, in addition to the low-cost casual parking in the immediate vicinity.

Its location grants immediate access to the M2, connecting to the city's freeways and arterial roads. Your staff will benefit from a hassle-free commute into the precinct via the English Street freeway entrance, and car parking rates remain more affordable than the CBD or city fringe, offering compelling Fringe Benefits Tax (FBT) advantages.



* price current as at July 2023



PARTNER WITH A TRUSTED TEAM

Essendon Fields is a privately owned and managed precinct. Our dedicated property and facilities teams are located here on site, working closely with customers and providing fast responses.



AN ENGAGING ENVIRONMENT

As a property management team, we are committed to cultivating a lively and inclusive environment, prioritising diversity and accessibility to enhance opportunities for social engagement.

A GROWING EMPLOYMENT HUB

Encompassing the Essendon Fields Airport, Essendon Fields is a significant employment and retail centre in Melbourne's north-west. Home to over 330 businesses and 6,000 daily workers, a figure set to increase to 20,000 workers in the next 20 years.



GET READY TO LEASE NOW



>
**ONE
FIVE**
VAUGHAN

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