

ROIS





Build Your Empire

ROIS will elevate your business, setting a new benchmark for boutique offices in Cremorne. Located in the heart of Melbourne's Tech Hub, 11 Pearson Street is the place where businesses want to be and be seen.

ROIS is a premium product without comparison. The craftsmanship and level of detail is second to none. Featuring 6 levels of premium office space the development has been tailored for businesses seeking flight to quality.

The rooftop at ROIS is unlike anything in Cremorne, offering uninterrupted views across Melbourne's iconic sporting precinct. This expansive third space provides an incredible breakout area for your staff and entertainment space for your clients. Make your office the envy of your industry.

We look forward to welcoming you to ROIS.



Majestic Amenity



Rooftop with uninterrupted views to CBD



Complimentary ground floor boardroom



Ground floor café



22 Secure car spaces



Flexible floorplates, allowing for subdivision



Exclusive terrace areas on levels 3, 4 & 5



Luxurious end of trip



Individual climate control & double glazed windows

The Crowning Glory

Le Sommet has taken the game to a new level. With panoramic views of the CBD this is the perfect place to entertain your clients. Complete with a full bar adorned with marble finishes this will be the place to be in Cremorne. Ensuring that the rooftop is fully weatherproof was at the architects front of mind, with the inclusion of an automatic louvre rooftop that can be adjusted as required.

STACK PLAN

ROOFTOP — 106sqm

LEVEL 06 — 300sqm
COMMERCIAL OFFICE + 36.1sqm BALCONIES

BALCONY — 23.7sqm

BALCONY — 12.4sqm

LEVEL 05 — 300sqm
COMMERCIAL OFFICE + 68.5sqm BALCONIES

BALCONY — 56.1sqm

BALCONY — 12.4sqm

LEVEL 04 — 356sqm
COMMERCIAL OFFICE + 32.5sqm BALCONY

BALCONY — 32.5sqm

LEVEL 03 — 356sqm
COMMERCIAL OFFICE + 28sqm BALCONY

BALCONY — 28sqm

LEVEL 02 — 385sqm
COMMERCIAL OFFICE

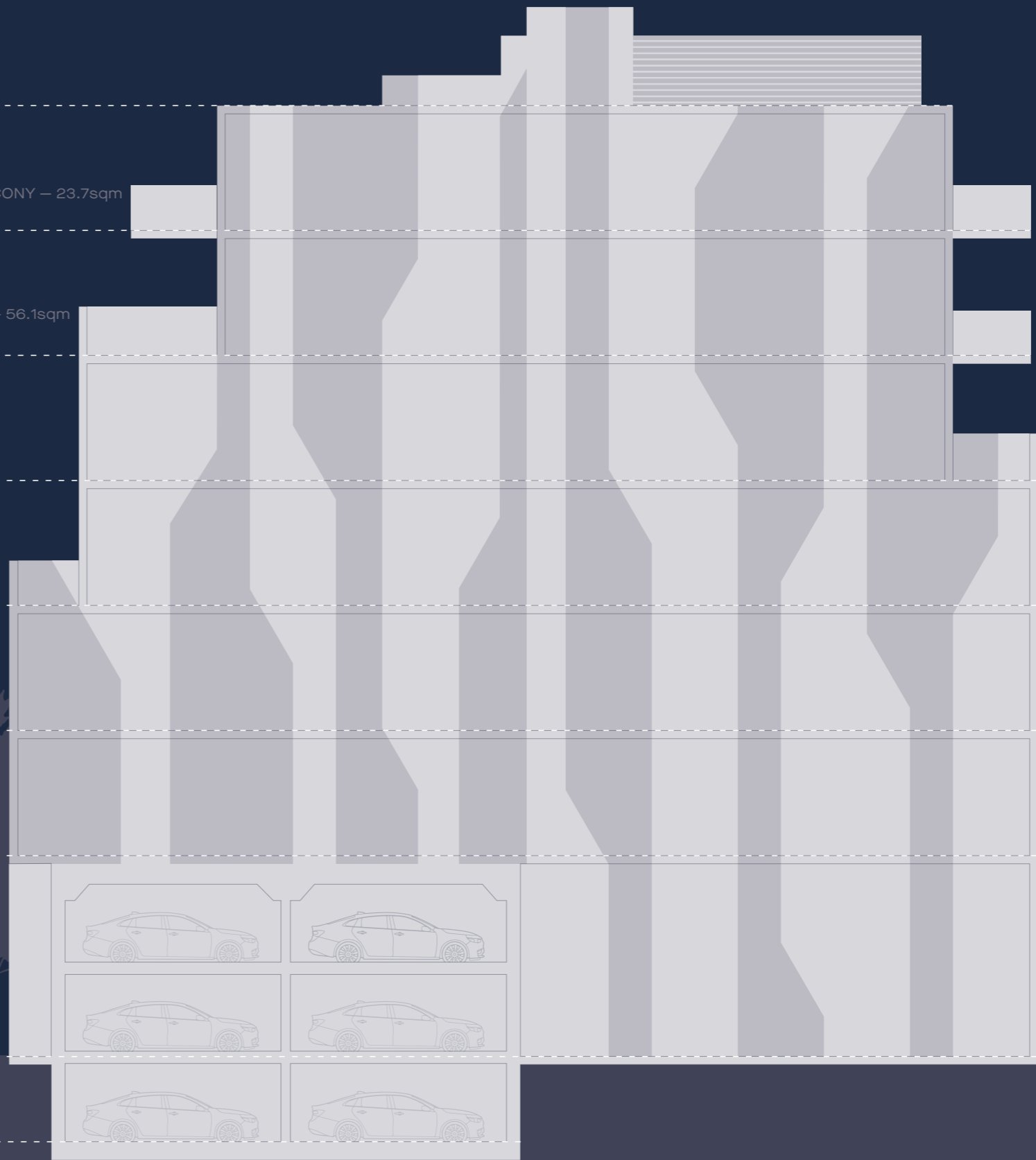
LEVEL 01 — 149sqm & 209sqm
COMMERCIAL OFFICE

GROUND FLOOR
CAFE / RETAIL 57sqm, COMMUNAL BOARDROOM
+ END OF TRIP FACILITIES

PEARSON STREET

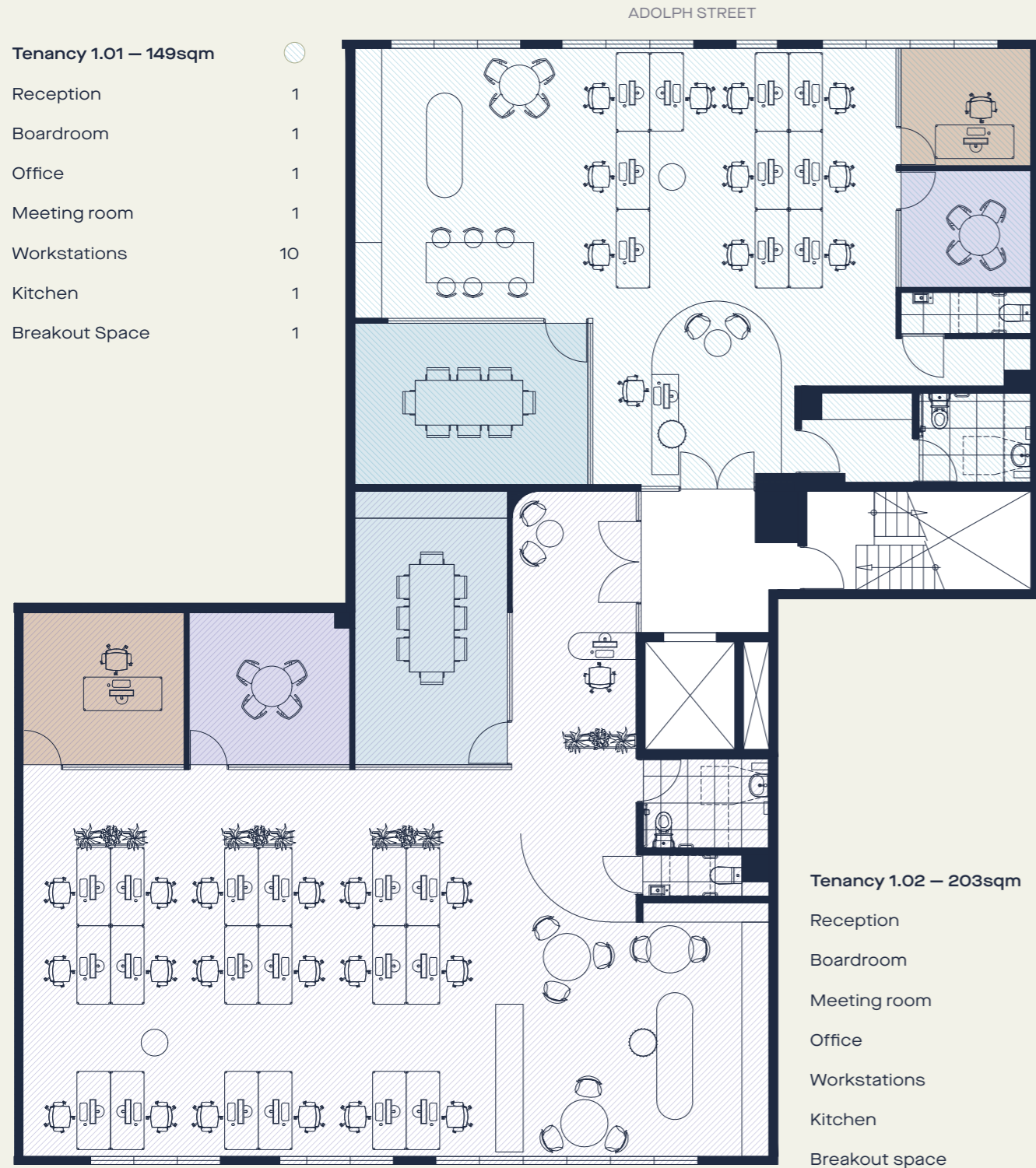
ADOLPH STREET

BASEMENT
22 SECURE CAR SPACES



Level 01

Brand new fit out ready for occupation

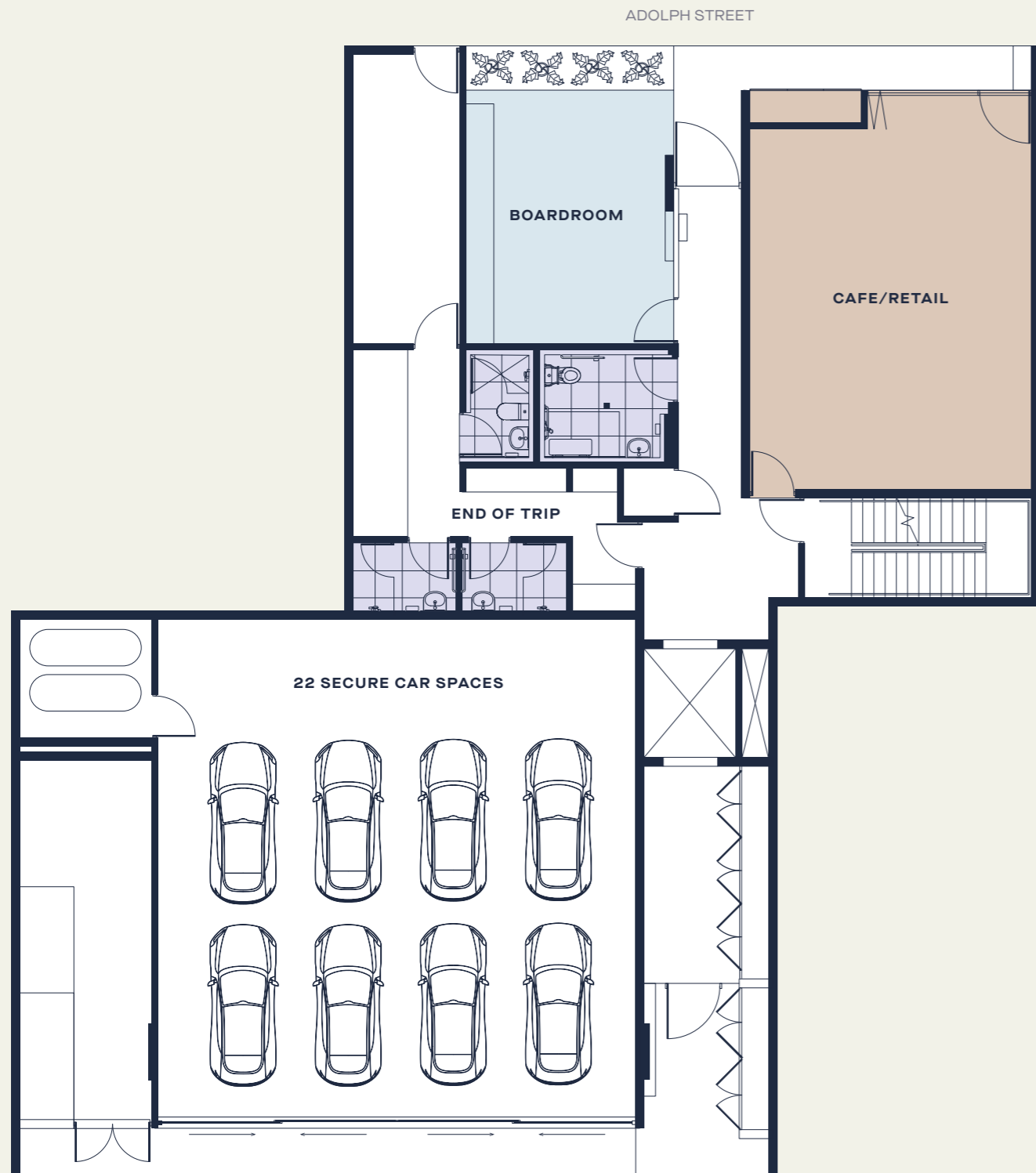


Level 02

Brand new fit out ready for occupation



Ground Floor



- Boardroom
- Cafe/retail
- End of trip facilities

PEARSON STREET

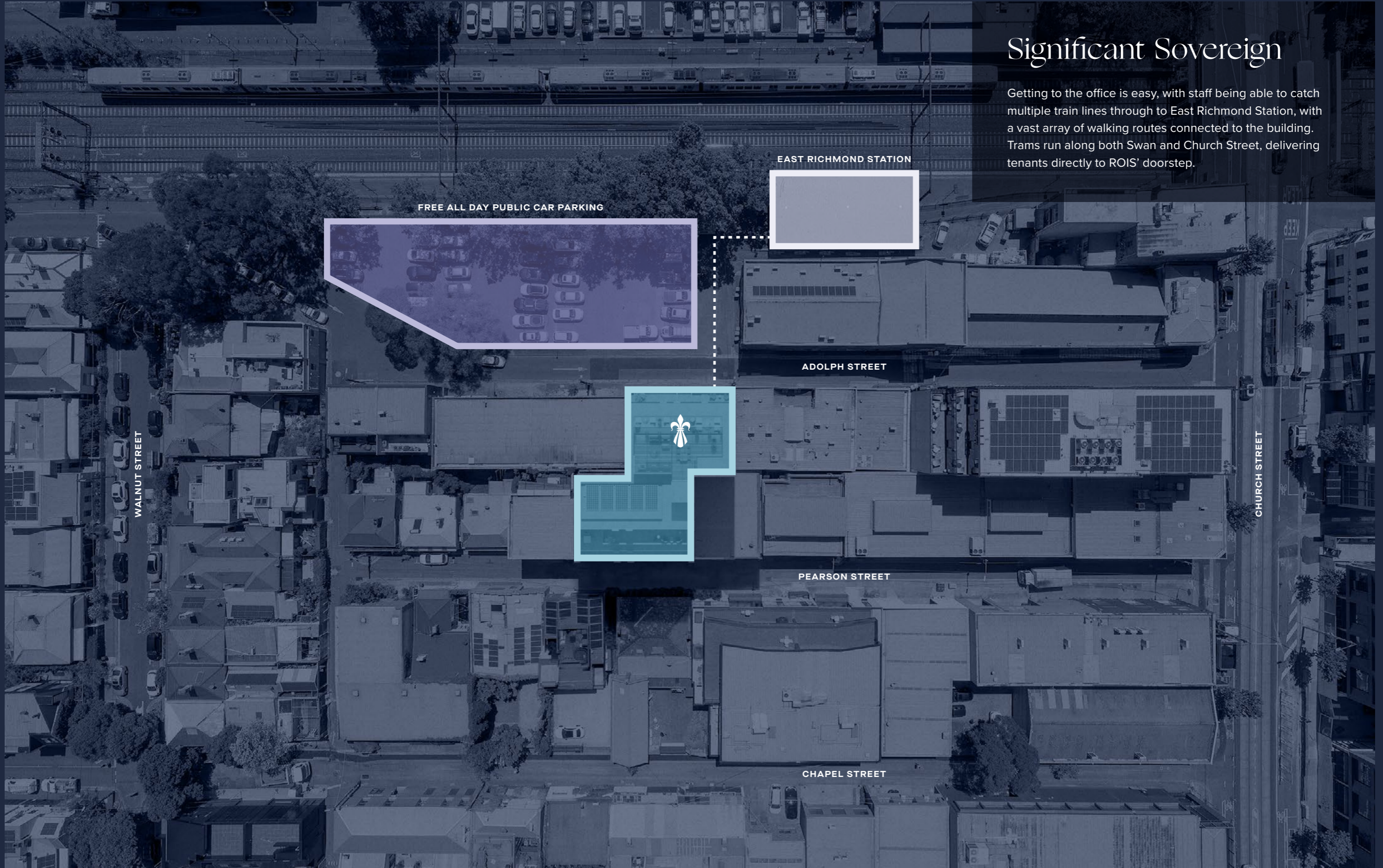
Rooftop



- Rooftop area

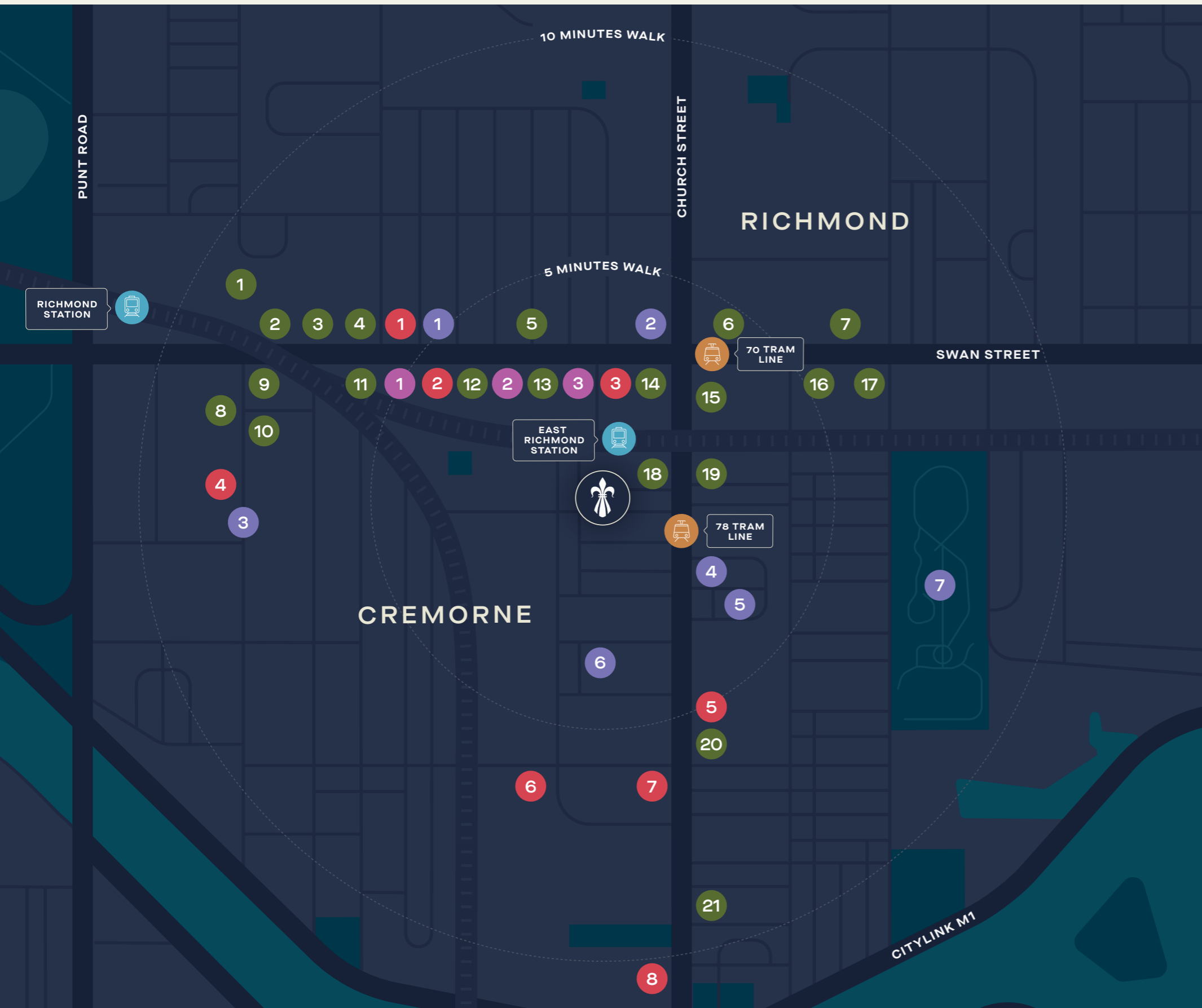
PEARSON STREET

Nestled between South Yarra and Richmond, Cremorne packs a lot of culture into 1 square kilometre. Melbourne's very own Silicon Valley is always buzzing with energy.



Significant Sovereign

Getting to the office is easy, with staff being able to catch multiple train lines through to East Richmond Station, with a vast array of walking routes connected to the building. Trams run along both Swan and Church Street, delivering tenants directly to ROIS' doorstep.



The Kingship of Cremorne

Located in the heart of Cremorne, ROIS is central to numerous amenity. An abundance of Melbourne's best cafes, restaurants, and bars are all within a short stroll.

● Food & Beverage

1. The Corner Hotel
2. Hochi Mama
3. New Quarter
4. Macelleria
5. Richmond Social
6. Future Future
7. Waygood
8. South of the Wall
9. The Precinct Hotel
10. Frédéric
11. Richmond Club Hotel
12. Gelato Messina
13. Fargo and Co
14. The Ugly Duckling
15. Public House
16. Salona
17. Union House
18. Maeve Fox
19. Harlow
20. Royal Saxon
21. Prince Alfred Richmond

● Wellness

1. Volt Fitness
2. Body Fit Training
3. F45 Training
4. Love Athletica
5. Universal Practice
6. Fitness First
7. Barkly Gardens

● Cafés

1. Cheeky Monkey
2. Sable
3. My Oh My
4. Ms Frankie
5. Pillar of Salt
6. LaManna And Sons
7. Axil Coffee Roasters
8. Top Paddock

● Amenity

1. Coles
2. Chemist Warehouse
3. Westpac

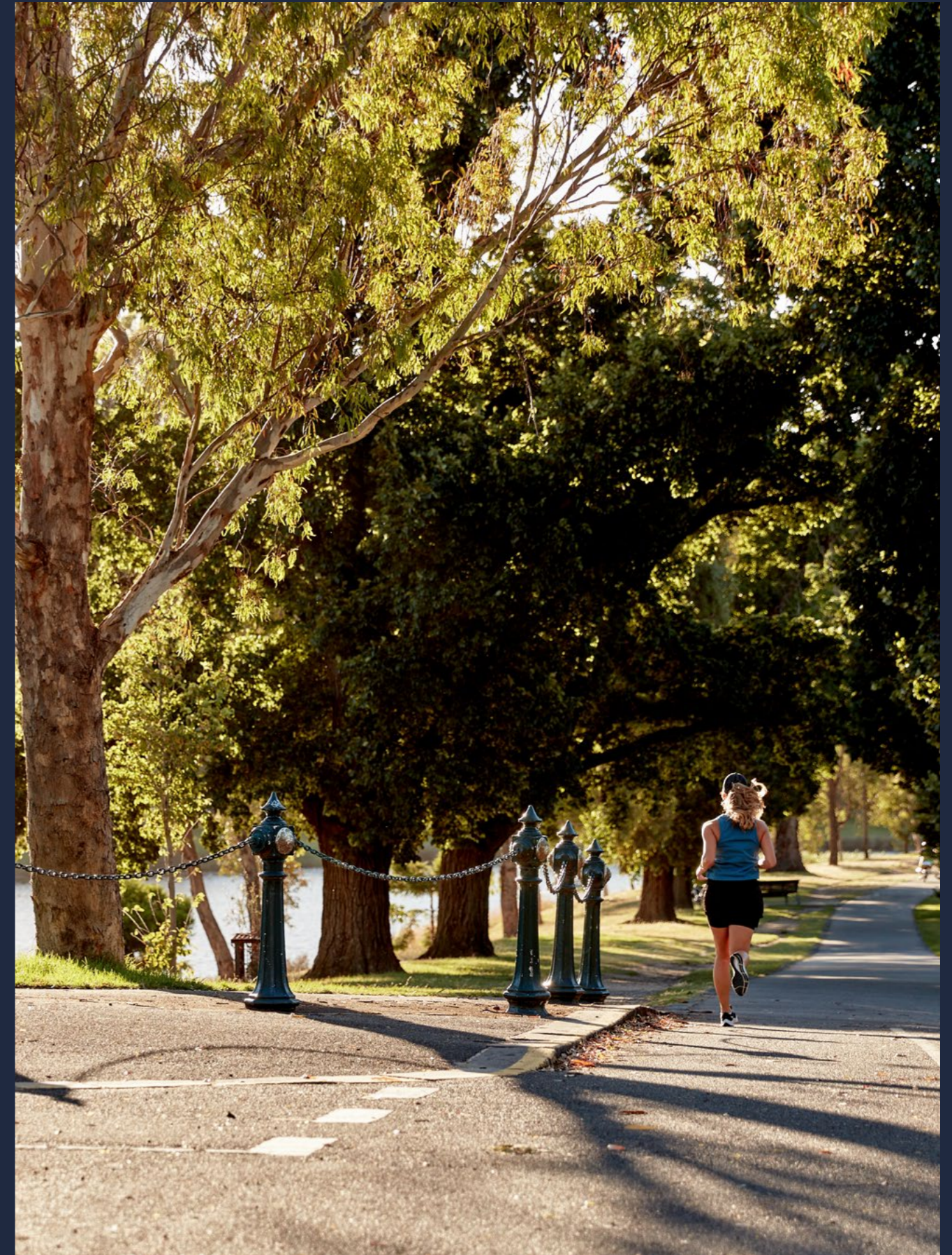
LOCATION



Step off the train platform and walk directly into your new office



An abundance of wellness facilities including Volt Fitness



Close proximity to the Main Yarra Trail



Surrounded by renowned restaurants like New Quarter



Access to nearby parks



Home to Melbourne's best lifestyle precinct



Dine at any one of Melbourne's best restaurants



A long list of new locals



Le Sommet is the perfect escape from your working day to refresh and inspire



MANOR × VUJIC

The Manor × Vujic partnership specialises in creating beautiful spaces that exude luxury, while inspiring connection, creativity and community. With a background in high-end residential developments, we understand what it takes to create beautiful spaces where people want to live, connect and come back to.

For every project we go the extra mile to deliver exceptional developments that raise the bar for the industry.

A collaboration of craftsmanship

DEVELOPMENT COLLABORATOR

MANOR PROPERTY GROUP

Manor Property Group specialise in creating beautiful spaces that exude luxury, while inspiring connection, creativity and community. They consistently go the extra mile to deliver exceptional developments that raise the bar for the industry.

Manor's end-to-end development services create a synergised approach that includes everything from market research, site acquisition, finance and cost estimation, to appraisal, architecture and design, town planning, construction and marketing.

DEVELOPER & BUILDER

VUJIC PROPERTY GROUP

Vujic Property Group is an award-winning construction company that specialises in creating luxury homes, apartments and commercial buildings.

Owner and director, Rob Vujic's commitment to outstanding craftsmanship have afforded him the enviable reputation of being one of Australia's most knowledgeable and highly regarded builders. His strong work ethic, disciplined approach and eye for detail grant him a professional signature recognizable by his ability to construct architectural masterpieces whose stature and elegance stand the test of time.

FUNDING PARTNER

DIGCAP

DIGCAP originated in Melbourne, Australia and has extensive experience in providing capital structures and solutions through methods of access to equity, debt or hybrid capital.

LEASING AGENTS

COLLIERS

For further information regarding this exciting opportunity please contact the appointed leasing agents.

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