

# REINE



14-16 WILSON STREET



*A new level of sophistication  
for boutique offices in South Yarra.*



## The Queen of South Yarra

Reine will be a crowning jewel for your business, setting a new benchmark for boutique offices in South Yarra. Located in the heart of South Yarra, 14 Wilson Street is the place where businesses want to be and be seen.

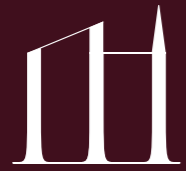
Reine is a premium product without comparison. The craftsmanship and level of detail is second to none. Featuring 8 levels of premium office space the development has been tailored for businesses seeking flight to quality.

With outstanding on-site amenity including; 10 secure on-site car parks, generous end of trip facilities, private rooftop with views over South Yarra and architecturally designed spaces — this is an opportunity not to be missed.

We look forward to welcoming you to Reine.



# Key amenity



## Rooftop terrace

with stunning views of South Yarra



## Flexible floorspace

Tenancies from 91-255sqm



## End of trip

Luxurious end of trip facilities



## On-site parking

10 secure car spaces



## Ground floor café

For complete convenience



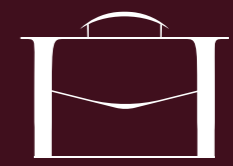
## Climate control

Double glazed windows and individual level climate control



## Easy commuting

A 4-minute ride from the Main Yarra Trail & less than 100m from the nearest tram stop



## Complimentary Boardroom

Impress clients with a beautifully crafted, complimentary ground floor boardroom



## Luxury with a focus on sustainability

The Manor × Vujic partnership's focus over the next 10 years is to deliver sustainable assets into the Melbourne market. Reine meets all current Environmental Sustainability Design standards and regulations including council's strict Sustainability Management Plan, featuring LED lighting, sophisticated climate control and double glazed windows to reduce noise and better regulate office temperature.

With a double street frontage, the linear building floor plan is orientated in the North-South direction, allowing natural sunlight to penetrate right into the building throughout the whole day. The North facing façade captures bright natural sunlight throughout the day, whilst the South facing façade has a consistent ambient glow.

When it comes to location, Reine is positioned central to various transport options including the No. 78 tram, South Yarra and Hawksburn train stations. The premium end of trip facilities also promote sustainable transportation options for commuters who prefer to cycle to work.

Recycled rainwater from the roof is captured for irrigation reuse, plus a four stream waste system has been incorporated to maximise recycling capacity.







## Workspaces crafted to your needs

The workspace entails perfectly positioned columns to ensure floor space is maximised for work and break-out areas. Sleek surfaces have been considered to provide beautiful creative spaces to enhance free thinking and contribute to collaborative work.

The exterior has been designed with floor-to-ceiling glass to bring outstanding natural light to each level.

With fit out packages on offer, take the opportunity to meet with our architect and design your dream office in a collaborative approach. The developer is offering the rare opportunity to integrate your fit out during the construction program. This allows for greater efficiency and overall cost savings for your business.





Level 6, northerly views over South Yarra





Opportunity to connect multiple levels



WORKSPACE



Level 8 – Modern fit out



Level 8 – Classic fit out





Level 3 – Modern fit out



## The crowning glory

The rooftop at Reine is the crowning glory, offering stunning views across the South Yarra skyline and luscious greenery and flora. The terrace space provides an incredible breakout area for staff events and an exclusive space to entertain your clients. Make your office the envy of your industry.







## Complimentary boardroom

Reduce your office costs and take less floor space without the need to design your own dedicated boardroom. Use Reine's beautifully crafted, complimentary ground floor boardroom and maximise cost efficiencies for your business.



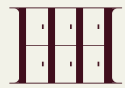
## Premium end of trip facilities

The end of trip facilities helps employees to maintain a balance between work, lifestyle, well-being and convenience.

Reine is a premium office building that features state-of-the-art facilities with 5 showers in both the male and female changerooms, including 32 secure lockers along with 14 bike racks.



5 showers



32 lockers



14 bike racks







## Ground floor café

The ground floor café at Reine is the central meeting point for any casual business meeting, a casual morning coffee or the perfect social hub for team gatherings. With a minimalistic palette, the café is the perfect way to start or break up the work day.







STACK PLAN

**ROOFTOP TERRACE** — 43.5m<sup>2</sup>

**LEVEL 08** — 133m<sup>2</sup>  
COMMERCIAL OFFICE

**LEVEL 07** — 133m<sup>2</sup>  
COMMERCIAL OFFICE

**LEVEL 06** — 197m<sup>2</sup>  
COMMERCIAL OFFICE

**LEVEL 05** — 197m<sup>2</sup>  
COMMERCIAL OFFICE

**LEVEL 04** — 197m<sup>2</sup>  
COMMERCIAL OFFICE

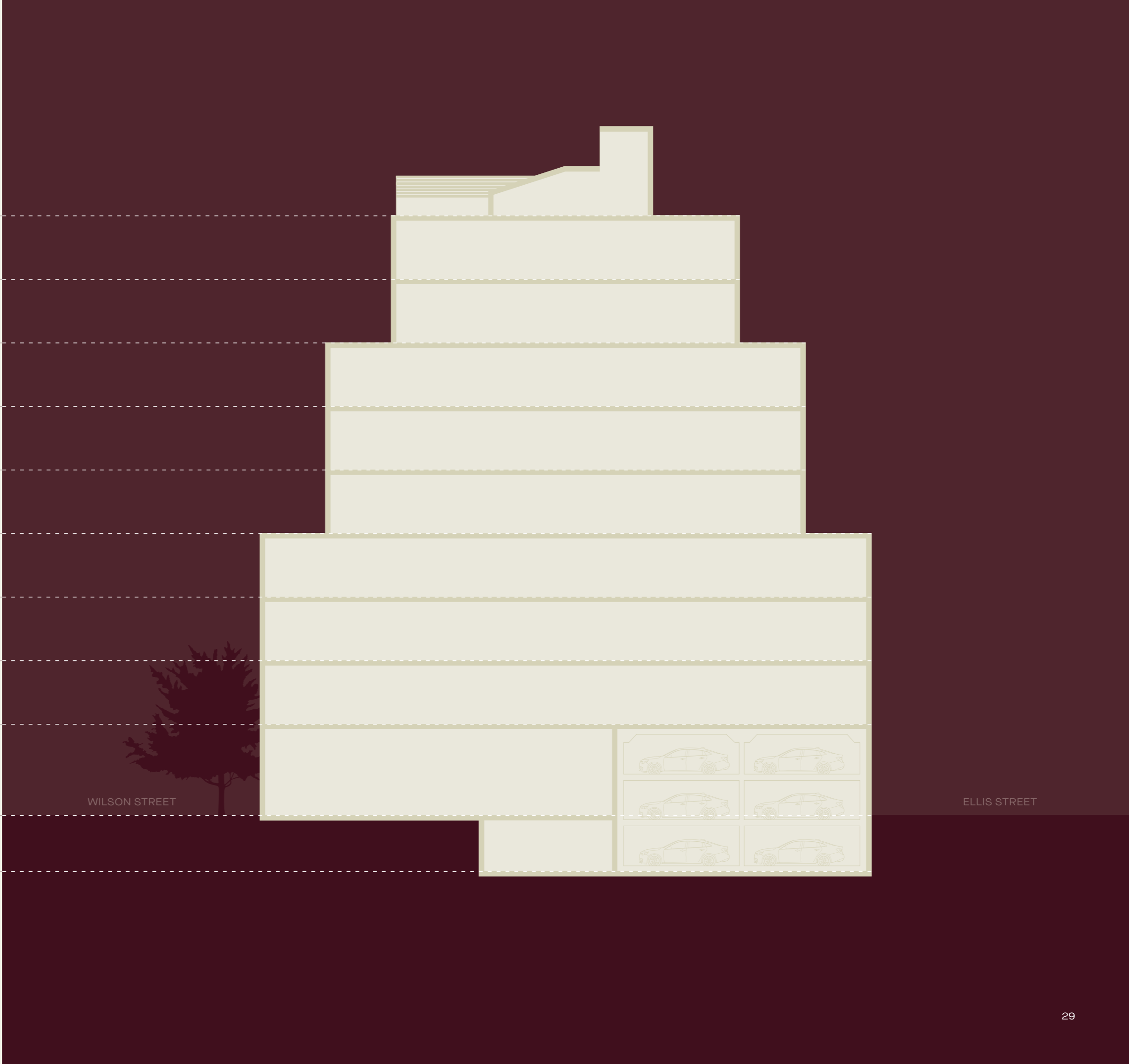
**LEVEL 03** — 258m<sup>2</sup>  
COMMERCIAL OFFICE

**LEVEL 02** — 254m<sup>2</sup>  
COMMERCIAL OFFICE

**LEVEL 01** — 254m<sup>2</sup>  
COMMERCIAL OFFICE

**GROUND FLOOR**  
CAFÉ 63m<sup>2</sup> + COMPLIMENTARY BOARDROOM 27m<sup>2</sup>

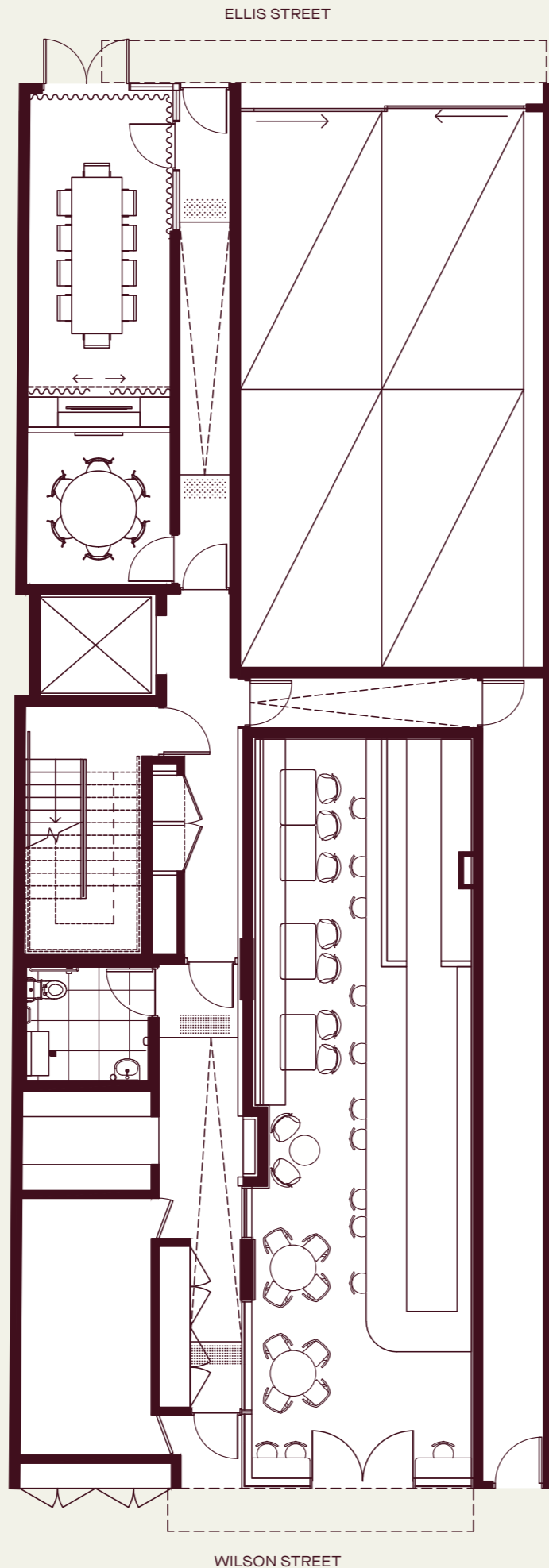
**BASEMENT**  
10 SECURE CAR SPACES + END OF TRIP





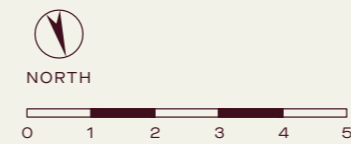
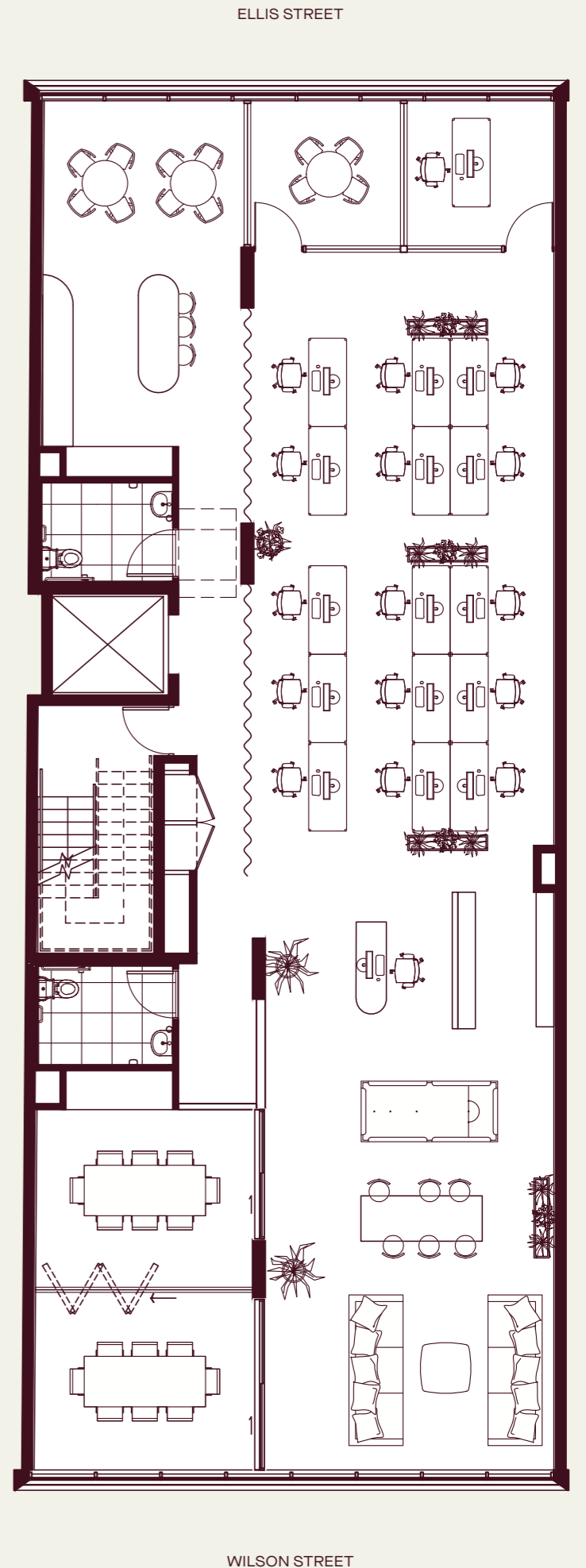
# Ground floor

- Bathrooms 1
- Boardrooms 2
- Cafe 1
- Secure car parks 22



# Level 1

- Bathrooms 2
- Boardrooms 2
- Breakout spaces 3
- Kitchen 1
- Meeting rooms 1
- Offices 1
- Reception 1
- Workstations 15

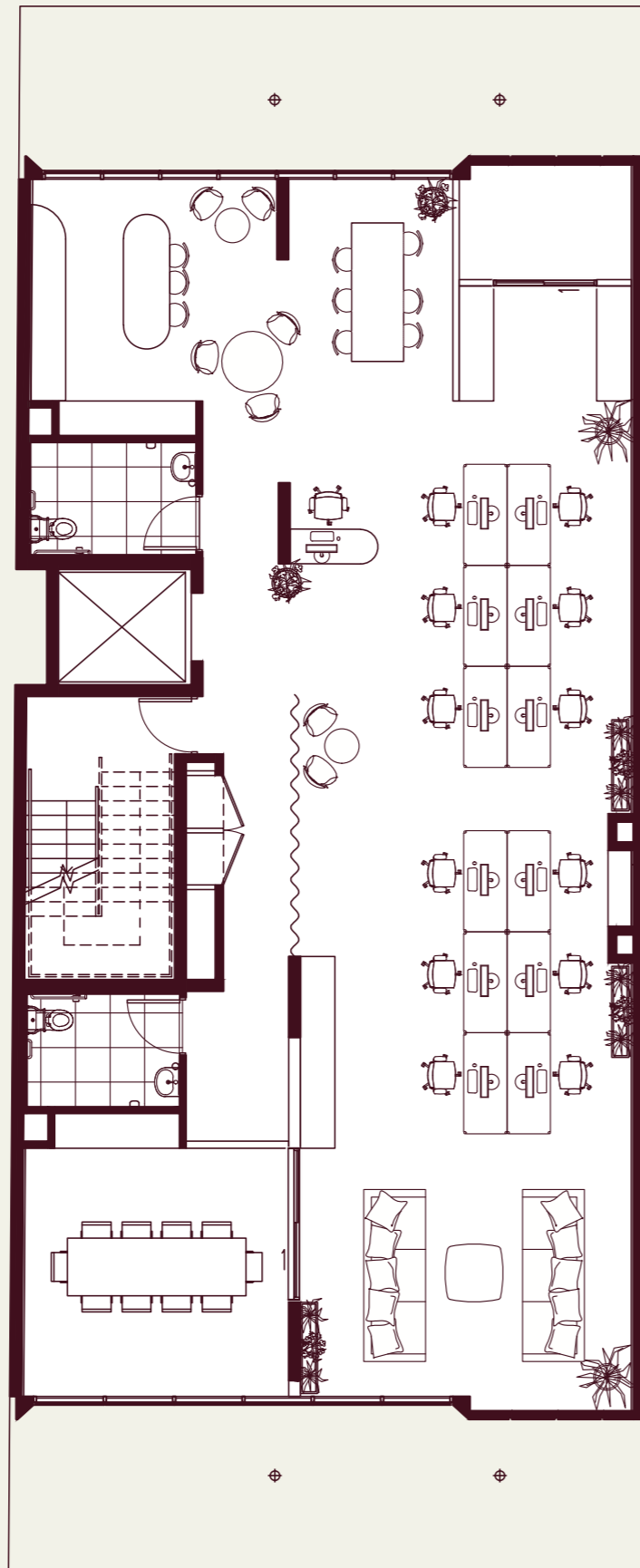




ELLIS STREET

# Level 4

- Bathrooms 2
- Boardrooms 1
- Breakout spaces 3
- Kitchen 1
- Reception 1
- Workstations 12

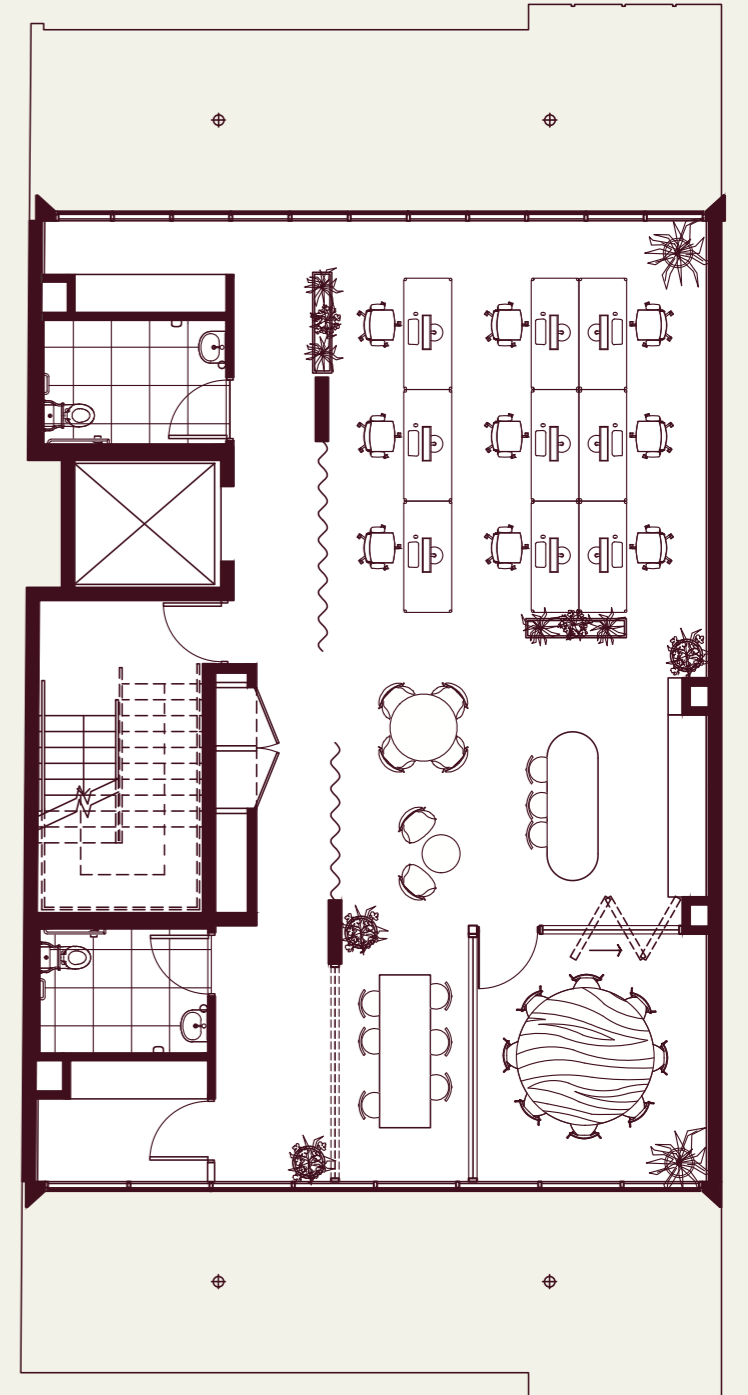


WILSON STREET

ELLIS STREET

# Level 7

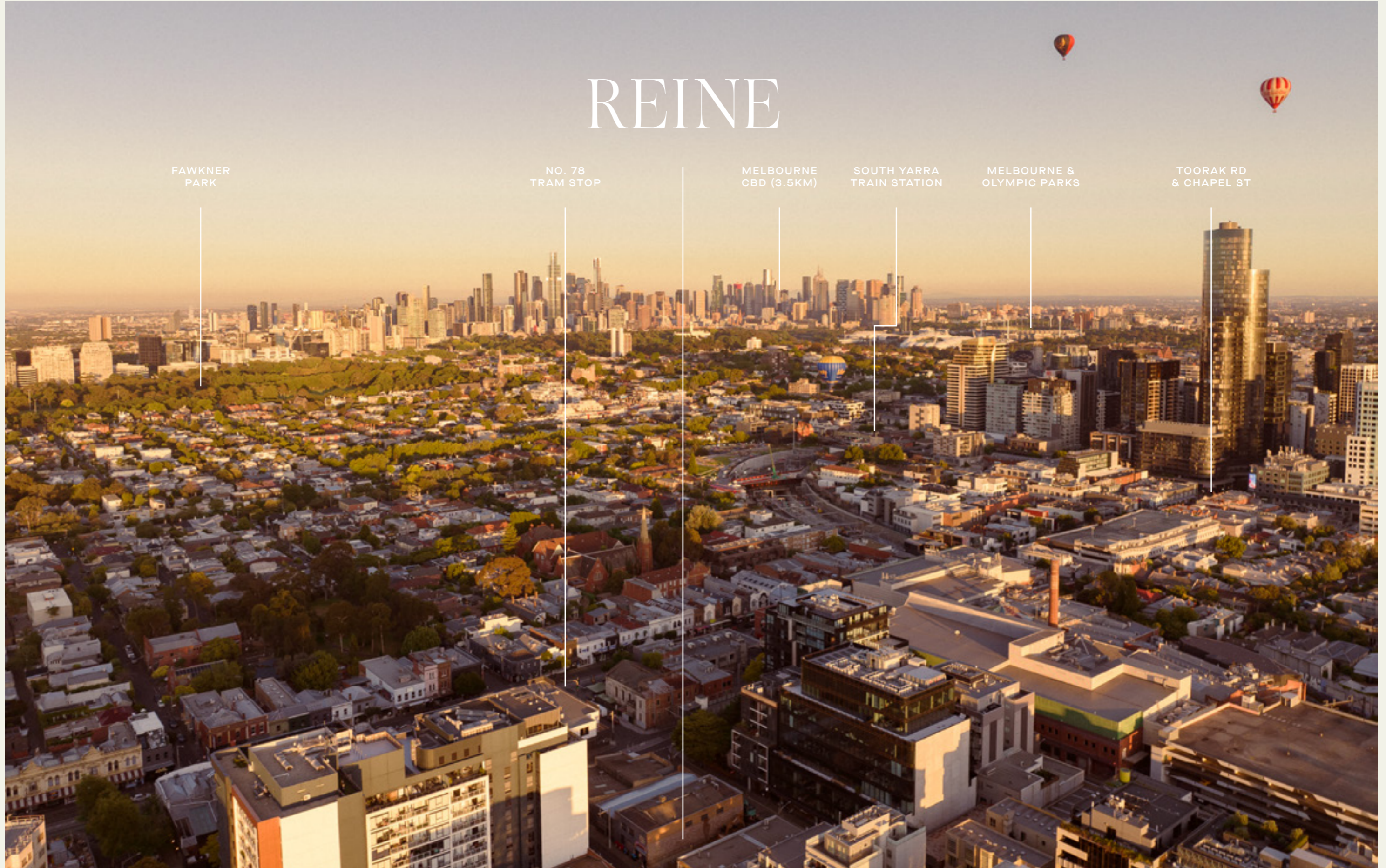
- Bathrooms 2
- Boardrooms 1
- Breakout spaces 2
- Kitchen 1
- Offices 1
- Workstations 9



WILSON STREET







# REINE

FAWKNER  
PARK

NO. 78  
TRAM STOP

MELBOURNE  
CBD (3.5KM)

SOUTH YARRA  
TRAIN STATION

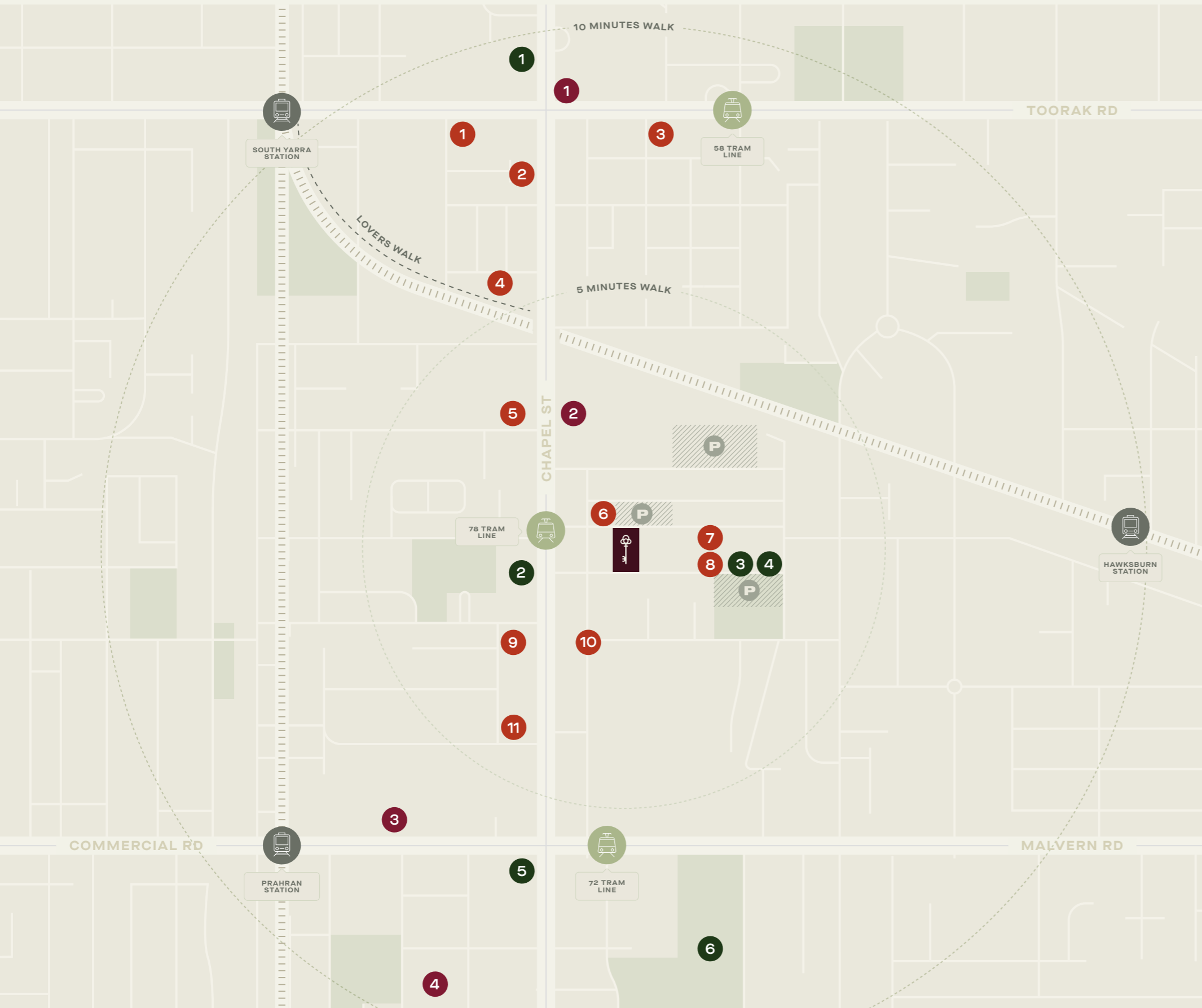
MELBOURNE &  
OLYMPIC PARKS

TOORAK RD  
& CHAPEL ST



A bustling, upscale suburb with exquisite eateries, art galleries, parks and gardens, cocktail lounges and boutique retailers. South Yarra is the perfect location for your workplace.





## Convenience reigns supreme

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

### ● Food & Beverage

1. Graze on Toorak Bar
2. Caffè e Cucina
3. Norman
4. Thirty Eight Chairs
5. Rustica Sourdough
6. Leonards House of Love
7. Head in the Cloud Coffee
8. The Peacock on Ellis
9. Boy
10. Temperance Hotel
11. Abacus Bar & Kitchen

### ● Wellness

1. 1R South Yarra
2. FS8 South Yarra
3. GRIPT South Yarra
4. Bodhi and Ride
5. Kaya
6. Prahran Pool

### ● Landmarks

1. The Como Centre
2. The Jam Factory
3. Prahran Market
4. Prahran Square



LOCATION



Easy commuting via nearby stations and tramlines



An abundance of wellness facilities including FS8 Pilates studio



Close proximity to the Main Yarra Trail





Surrounded by renowned cafes like Abacus Bar & Kitchen



Access to nearby parks



Home to Melbourne's best boutique shopping experience





After-work drinks overlooking the South Yarra skyline



Dine at any one of the best Melbourne restaurants



A long list of new locals





Actual view from rooftop terrace





## MANOR × VUJIC

The Manor × Vujic partnership specialises in creating beautiful and sustainable 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.



PROJECT TEAM

DEVELOPMENT PARTNER

## 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 development and 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 create architectural masterpieces whose stature and elegance stand the test of time.

VUJIC





PROJECT TEAM

FUNDING PARTNER

## DIGCAP

DIGCAP connects investors, lenders and borrowers with exclusive investment opportunities. They operate to support the mutual interests of the borrower, lender and investor alike.

Their expertise and relationship-based approach enables them to deliver results driven capital solutions that are agile, sophisticated and seamless, while aiding developer growth and delivery.

With DIGCAP, you can be sure of intelligent, bespoke capital finance solutions that offer certainty and confidence.





PROJECT TEAM

LEASING AGENT

## COLLIERS

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

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