



**GOOD IS
PRIME
POSITION**

**GREAT IS
WHAT YOU DO
FROM HERE**

MAKING
SPACE
FOR
GREATNESS



CITYLINK BUSINESS PARK

850-858 Lorimer Street, Port Melbourne, VIC

OVERVIEW

Create your new corporate headquarters at Citylink Business Park in vibrant Port Melbourne.

Located at the high-profile intersection of Lorimer and Ingles Streets, Citylink offers a range of office and warehouse spaces.

With ample on-site parking and excellent local amenities making it the perfect location for businesses seeking a quality workspace.



Property features

- + Office suites from 555–1,699 sqm
- + Warehouses + offices from 2,144–2,583 sqm
- + Ample on-site parking
- + Excellent local amenities
- + Fitout options.



LOCATION



3KM

to West Gate
Freeway

3KM

to Citylink

4KM

to Melbourne
CBD

4KM

to Port of
Melbourne

Strategically located in Port Melbourne, just minutes from Melbourne's CBD. Citylink Business Park offers excellent connectivity to key arterial routes including West Gate, Citylink, Monash and Western Ring Road freeways.

This map illustrates the Citylink Business Park area in Melbourne, highlighting its proximity to the Yarra River, the West Gate Freeway, and various public transport options. The map includes a key for symbols and routes.

Key:

- Tram station
- Bike path
- Café
- Post office
- Restaurant
- Shopping
- Bus route 606
- Bus route 235
- Bus route 234
- Bus route 237
- Cycling path

Landmarks and Streets:

- Streets:** Lorimer Street, Salmon Street, Turner Street, Cook Street, Prohasky Street, Plummer Street, Howe Parade, Barak Road, Beacon Road, Beach Street, Williamstown Road, Bridge Street, Fennell Street, Bertie Street, Normanby Road, Montague Street, Evans Street, Bay Street, Lizard Street, Citylink, Ingles Street, West Gate Freeway, Wurundjeri Way, Batman's Hill Drive.
- Landmarks:** Citylink Business Park, Toyota, Specsavers, Goodman, Woolworths, Bunnings, Port Melbourne Cricket Ground, JL Murphy Reserve.
- Public Transport:** North Port | 127, Graham Street | 128, Port Melbourne | 129, Montague Street | 126.

NEARBY AMENITY AND SERVICES



Places to socialise, collaborate or recharge are never far away with cafés, restaurants and parks close by. The Yarra River promenade, Wharf Landing Park and Bolte Café are a short walk from the estate, with other coffee and dining options available further down the promenade. South Wharf DFO provides access to plenty of retail stores, and other services/amenities are just a stone's throw away.



Amenities within 1km

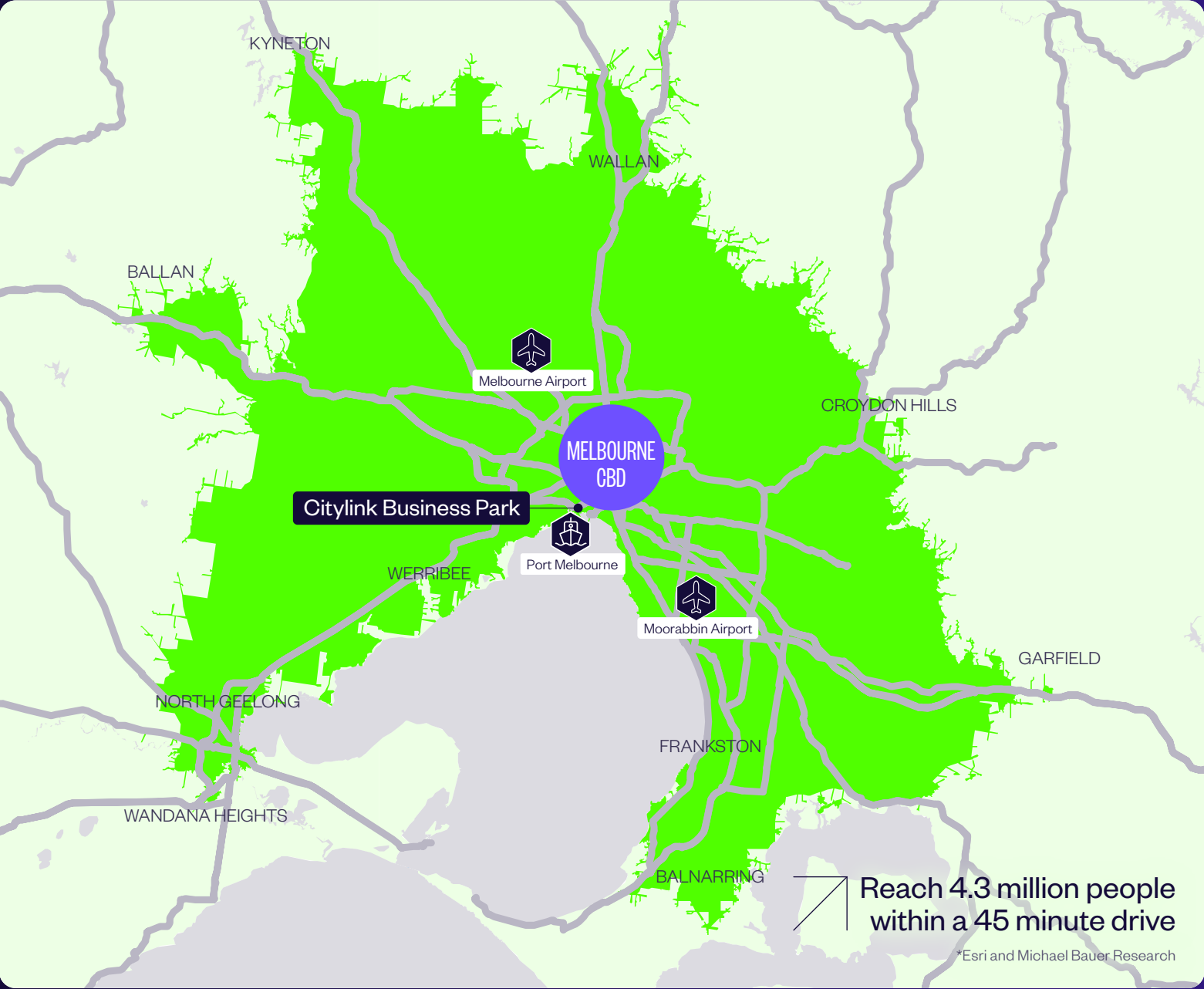
- + Bolte Café
- + Espressionist Café/ Restaurant
- + Pizza Society
- + Corniche Restaurant
- + Wharf Landing Park
- + Point Park
- + St Ali Port Melbourne.

Amenities within 2km

- + DFO South Wharf
- + Colonial Brewing
- + Bunnings Port Melbourne
- + Anytime Fitness
- + Coe and Coe
- + Dusty Fox Café
- + Ootoro
- + Subway.

SPEED TO MARKET

WITHIN 45 MINUTE
DRIVE-TIME



KEY AREA STATISTICS

-  **4.3M**
Total population
-  **1.6M**
Total households
-  **\$244.7BN**
Total purchasing power

TOTAL SPEND ON

-  **\$7.2BN**
Clothing
-  **\$23.6BN**
Food + beverage
-  **\$5.8BN**
Personal care
-  **\$1.3BN**
Online shopping

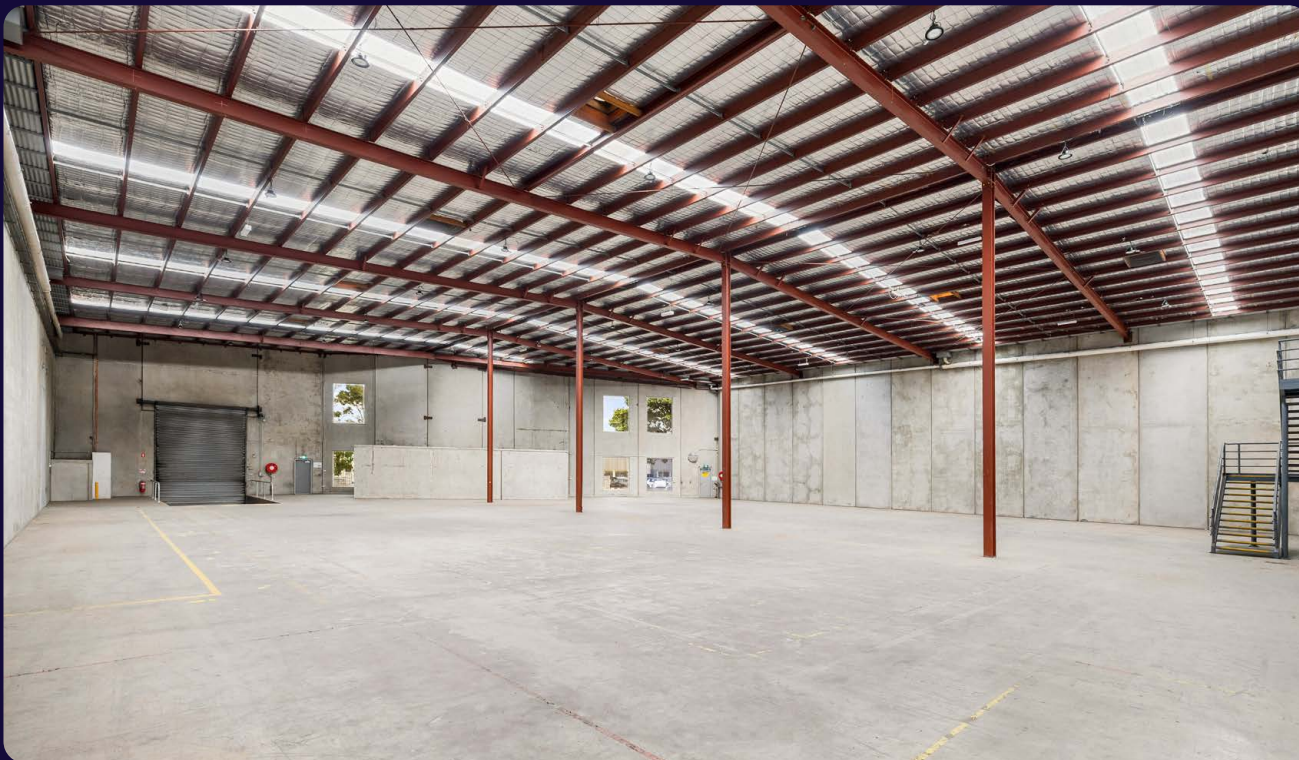
SUITE G.01, UNIT 1

Features

- + 2,144 sqm office and warehouse space
- + 215 sqm back hardstand accessible from Ingles Street
- + 100 amp power capacity in warehouse
- + Access via one roller shutter
- + Internal clearance up to 8.3m
- + 4.5 tonne loading limit
- + 20 secure underground carpark
- + 7 on-grade carpark.



SUITE G.01, UNIT 2



Features

- + 1,200 sqm warehouse
- + 1,377 sqm office space over two levels
- + 100 amp power capacity
- + Internal clearance up to 8.3m
- + Access via one roller shutter.

UNIT 3

Features

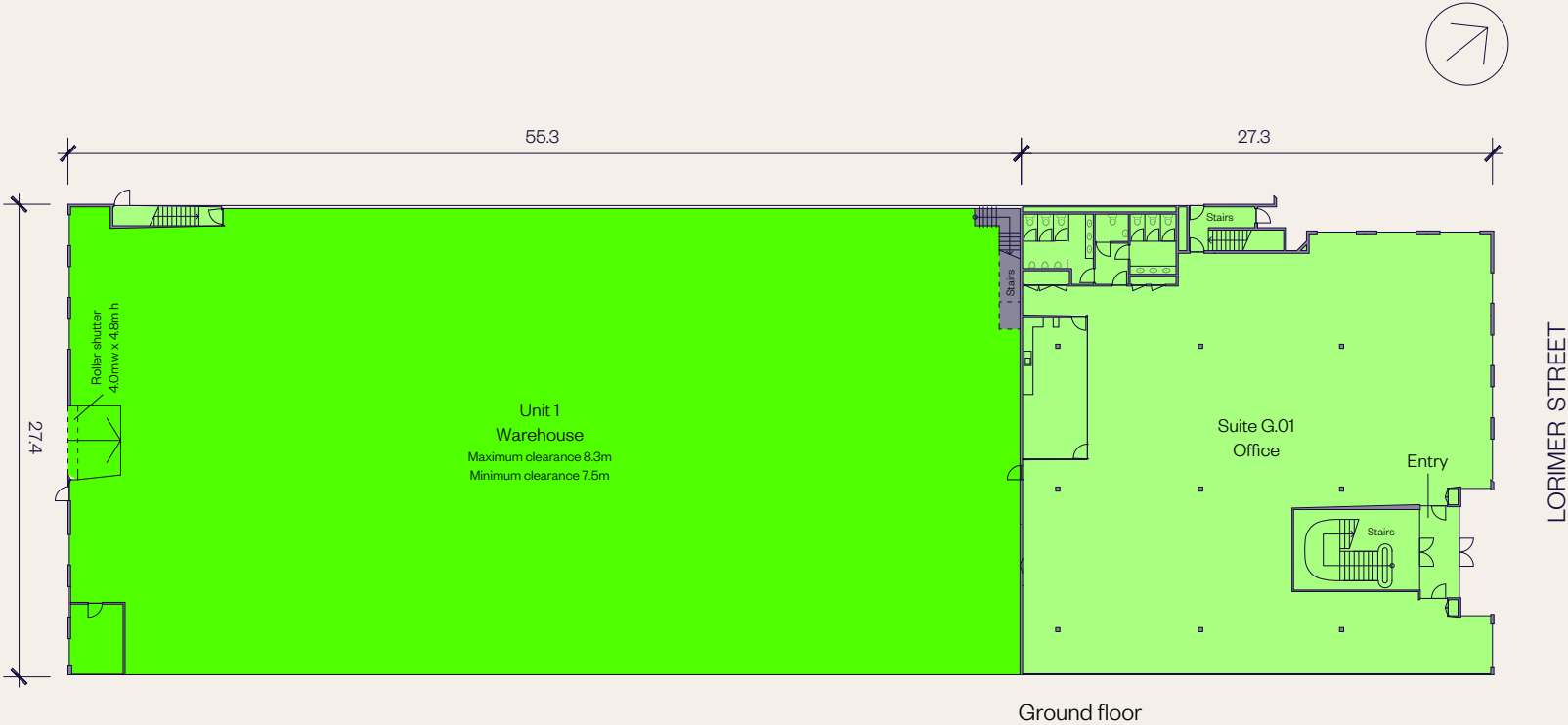
- + Office suites from 555-1,699 sqm
- + Custom fitouts available
- + Abundant natural light.



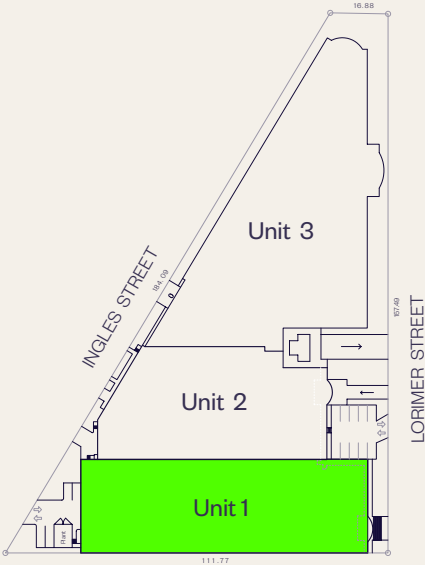
SUITE G.01, UNIT 1 PLAN

Citylink Business Park

AREA SCHEDULE	SQM
Ground floor	
Warehouse	1,512.5
Office	631.3
Total area	2,144.0



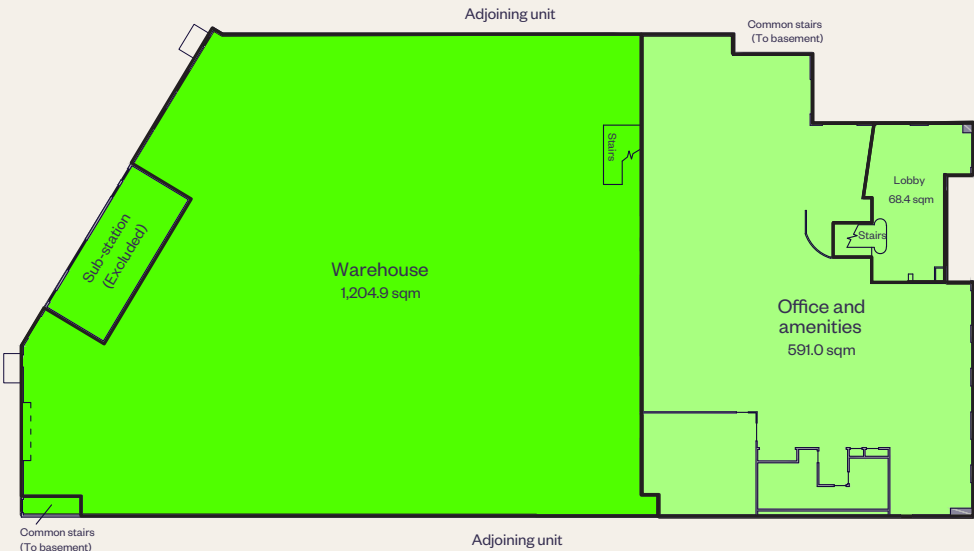
Ground floor



SUITE G.01, UNIT 2 PLAN

Citylink Business Park

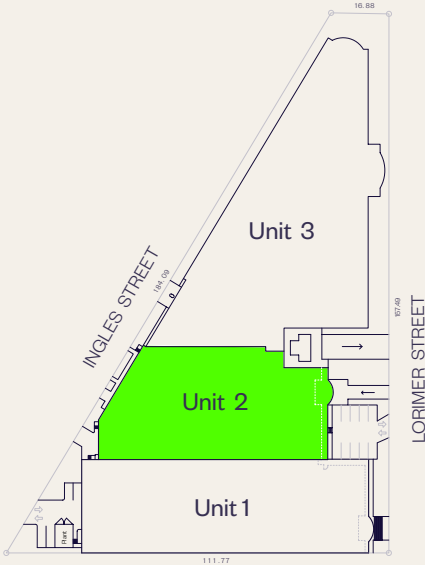
AREA SCHEDULE	SQM
Ground floor	
Warehouse	1,204.9
Office + amenities	591.0
Lobby	68.4
First floor	
Office + amenities	718.2
Total area	2,582.5



Ground floor



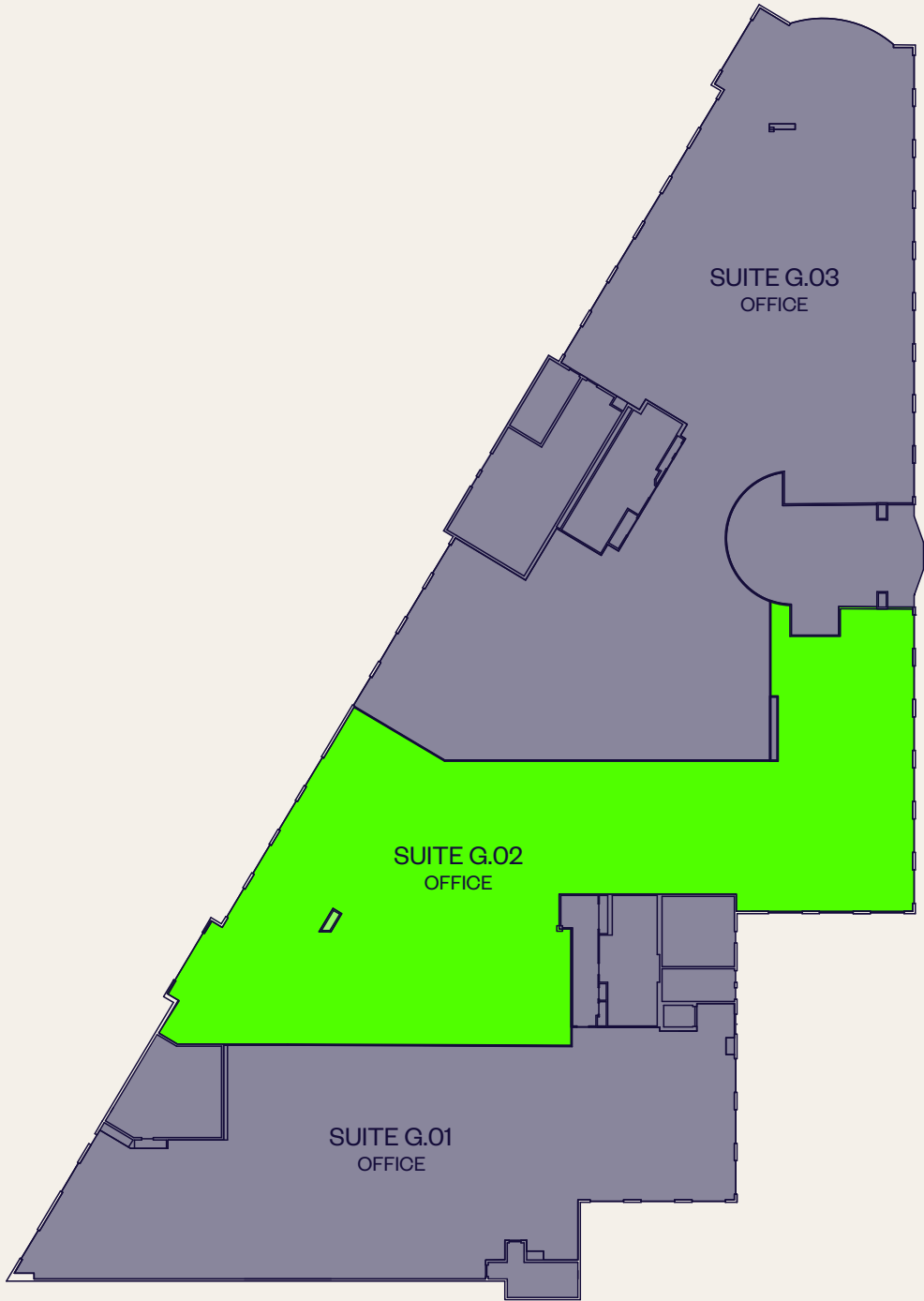
First floor



SUITE G.02, UNIT 3 PLAN

Citylink Business Park

AREA SCHEDULE	SQM
Suite G.02	
Office	834
Total area	834

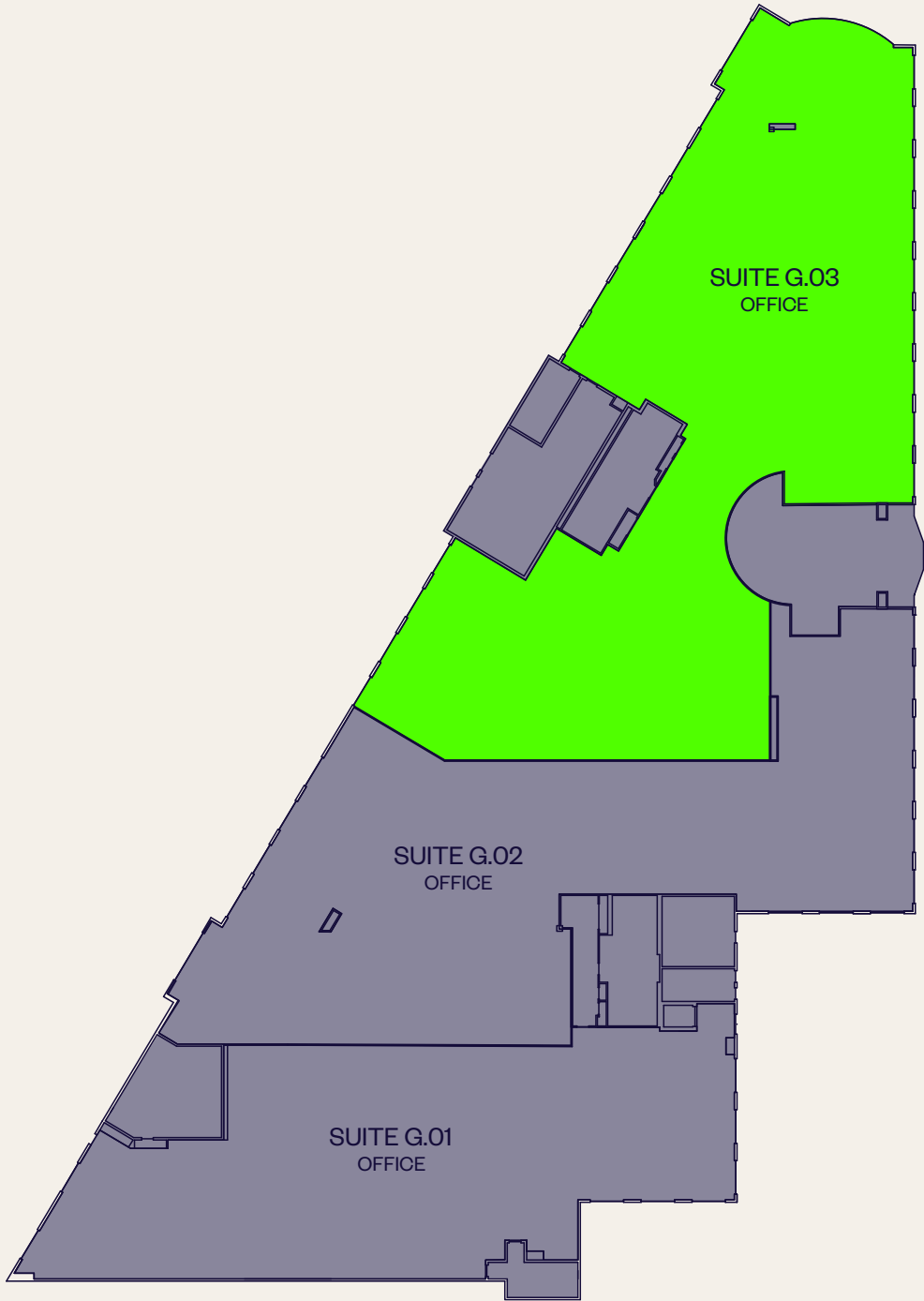


GROUND FLOOR

SUITE G.03, UNIT 3 PLAN

Citylink Business Park

AREA SCHEDULE	SQM
Suite G.03	
Office	1,050
Total area	1,050

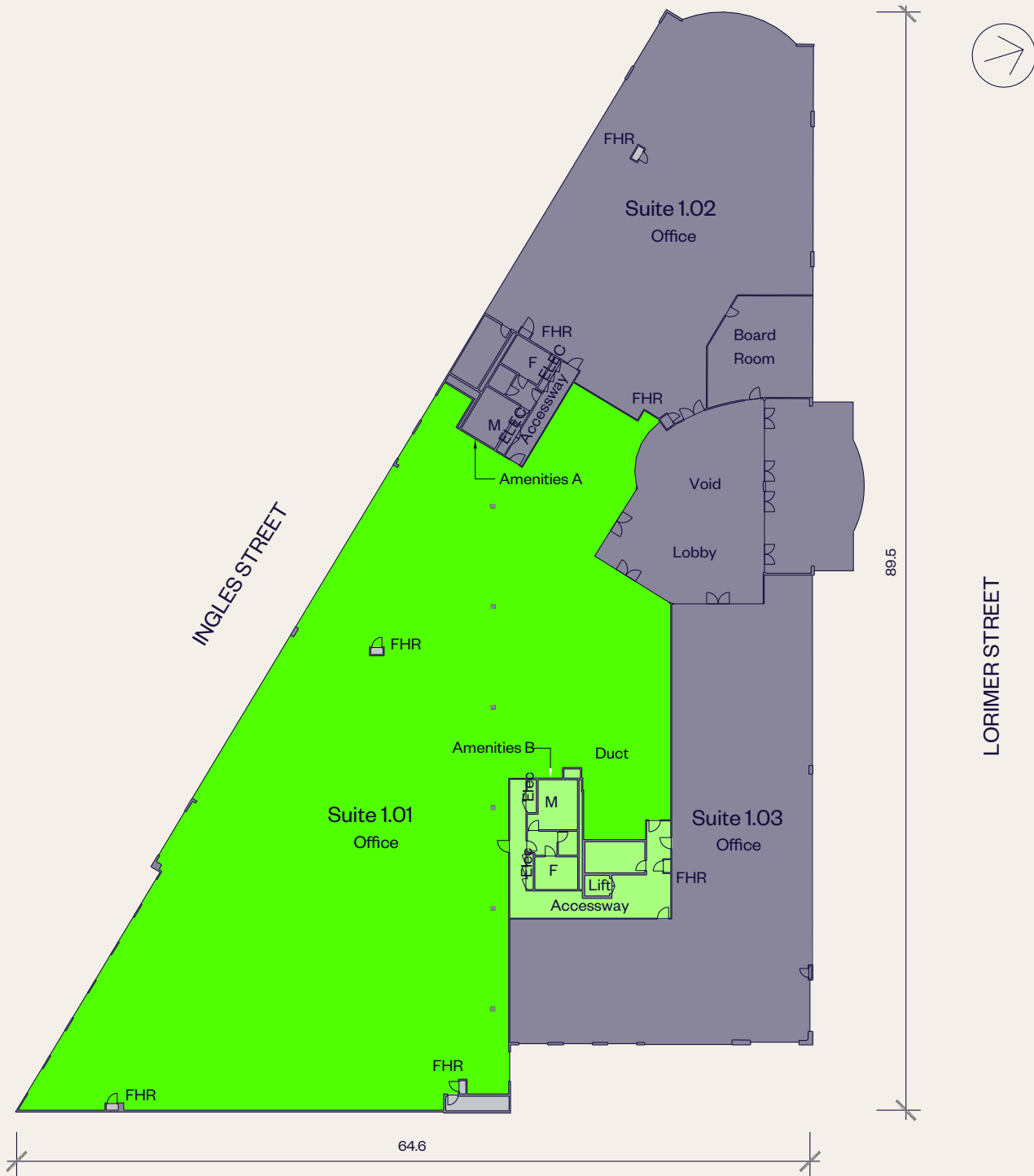


GROUND FLOOR

SUITE 1.01, UNIT 3 PLAN

Citylink Business Park

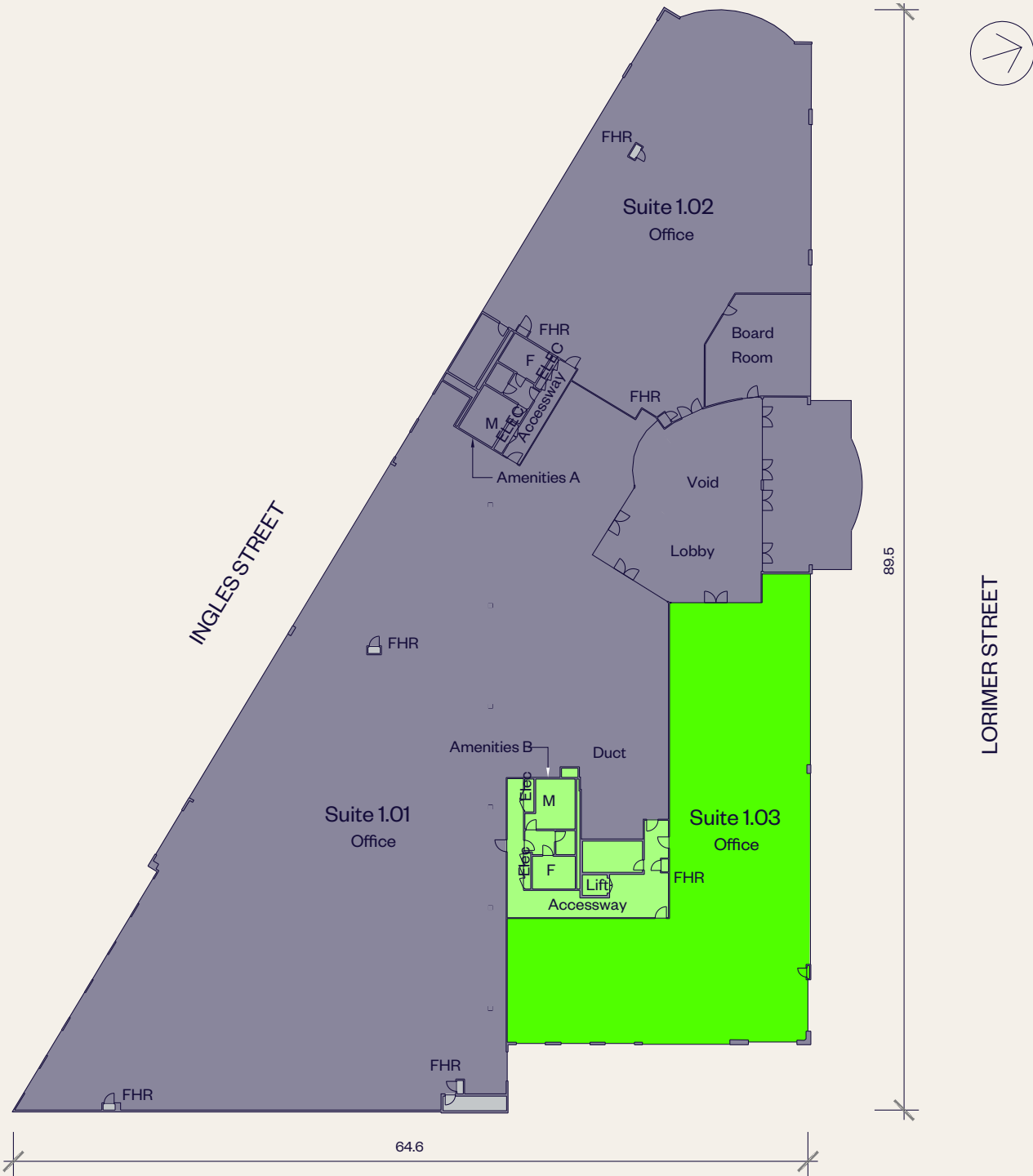
AREA SCHEDULE	SQM
Suite 1.01	
Office	1,699
Total area	1,699



SUITE 1.03, UNIT 3 PLAN

Citylink Business Park

AREA SCHEDULE	SQM
Suite 1.03	
Office	554.5
Total area	554.5



■ FOR LEASE

CONTACT US



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