



Project in Focus | 35 Collins Street Melbourne Commercial Repositioning

35 Collins St is a stable blue-chip commercial asset located in the prestigious 'Paris end' of Collins Street in Melbourne CBD. The asset consists of a commercial tower of 32 commercial floors and a Sofitel hotel above. As we step into a new era in the way we work, the vision and aspiration for the asset includes a new lobby which will support and encourage progressive, collaborative and agile working. It will also be a lobby where tenants see it as the front door to their workplace in the tower and are proud to show off to their clients. In addition, the project consists of a complete fit-out upgrade of over 30,000m² of commercial floor space, lifts & technology. The complete repositioning project is budgeted at circa \$80 million.

Our Role

Thelem Consulting is engaged as development manager of the project on behalf of our client AMP Capital to develop a brief, design and deliver the project. Specifically, our role includes the investigation of the market to inform a brief for the project. We have also prepared the business case to solicit funding in stages, then to manage the project through concept design, development approvals, Contractor engagement and oversee the delivery. Thelem have managed design and cost advice, procurement strategies and contract management in order to progress the project through the relevant gateways.