

Positive Energy Places is an award winning, boutique green office space for businesses that want to work from a space that walks the talk of environmental sustainability values.

As Australia's first negative carbon office and work space, this means that over a 12 month period, instead of consuming energy, PEP produces 50% excess renewable energy which is then pumped back into the grid from the 23.6kW solar array, made up of 117 panels on the roof top deck.

Facilities

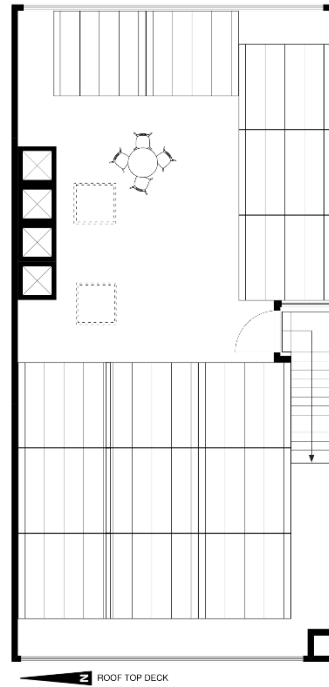
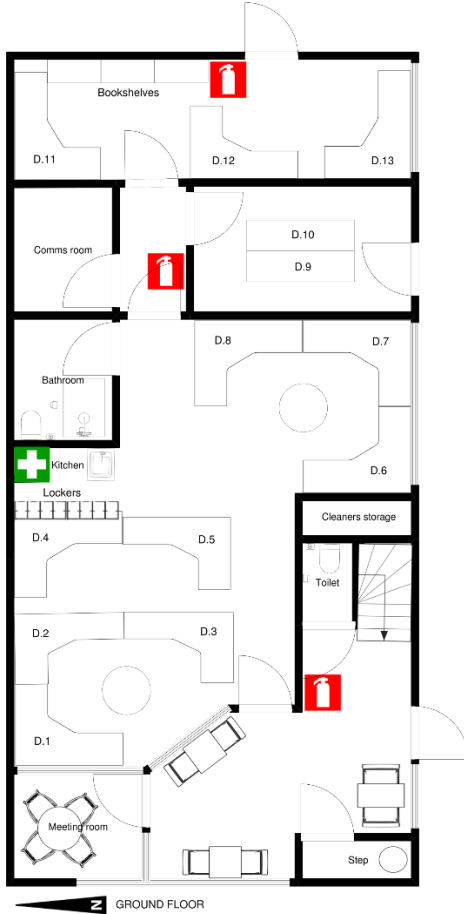
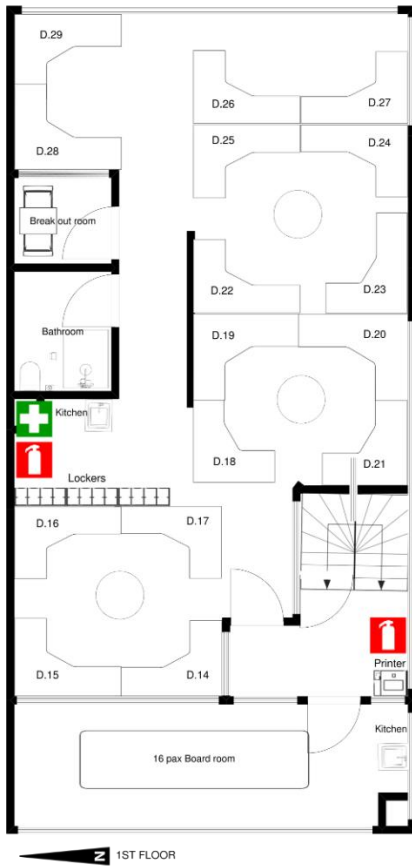
PEPs all-inclusive facilities are:

- A permanent work station with chair, lockable filing cabinet and bookshelf
- 16 person Boardroom with projector and espresso machine
- 4 person meeting room
- 2 person breakout meeting room
- Internet – cabled and wifi
- Lockers
- Showers
- Kitchens including dishwasher, fridge and microwave
- Roof top deck with table and chairs
- Worm farm
- Soft plastics recycling and mixed recycling
- Security system
- Internal phone and intercom system
- Integrated air quality, energy monitoring and control system
- Stationary
- Cleaning
- Maintenance

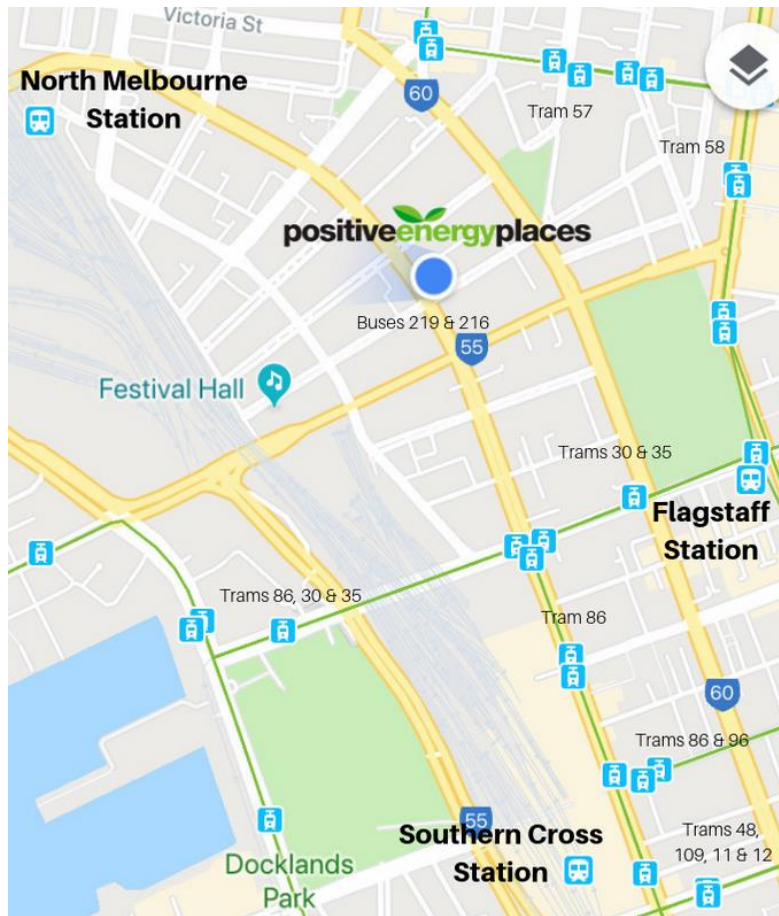
Pay as you go facilities include:

- Mitsubishi iMiev electric car
- Electric bikes
- Push bikes
- Printing
- External phone system

Office Layout



Location and transport



Positive Energy Places

490 Spencer Street, West Melbourne VIC 3003

Located on the edge of the CBD within 10 minutes walk to trains, trams, cafes and parks, with bus lines and coffee out front.

There are bike rack hoops out front of PEP as well as a few bike racks in the foyer for under cover bike parking.

There is onstreet car parking down the side streets off Spencer Street, that range from 1 to 4 hours in duration.

Train Stations

- North Melbourne 0.6 km
- Flagstaff 0.7 km
- Southern Cross 1.1 km

Trams

- 30, 35 & 86 0.7 km
- 57 0.7 km

Buses

- 216 & 219 0.01 km

Green space & parks

- Eades Place Park 0.2 km
- Flagstaff Gardens 0.5km

Work Station Pricing

\$180 + GST per week includes one seat per work station all inclusive with the exception of pay as you go facilities such as printing, phone bills, the electric car and bikes which are charged monthly.

Work Station and Green Lease Agreement

Work station rental is on a month to month lease contract with minimum four weeks notice to vacate the premises. Upon signing the contract the first two months lease are invoiced in advance of moving in, with future months rental paid by the 1st of the month. Please note that no bond is required.

Lease agreements include a 'Green lease' component, acknowledging tenants and Positive Energy Places agree to work together using a combination of built form and behaviours to lighten the environmental impact of Positive Energy Places and ensure the ongoing carbon negative nature of the space.

The areas of environmental impact mitigation are:

- Energy consumption
- Water consumption and discharge
- Waste generation and management
- Generation and/or emission of greenhouse gases
- Other adverse environmental impacts

Contact details

Please don't hesitate to contact us with any questions and we look forward to showing you around.

Dr Dave Collins

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490 Spencer Street, West Melbourne VIC 3003

www.positiveenergyplaces.com.au