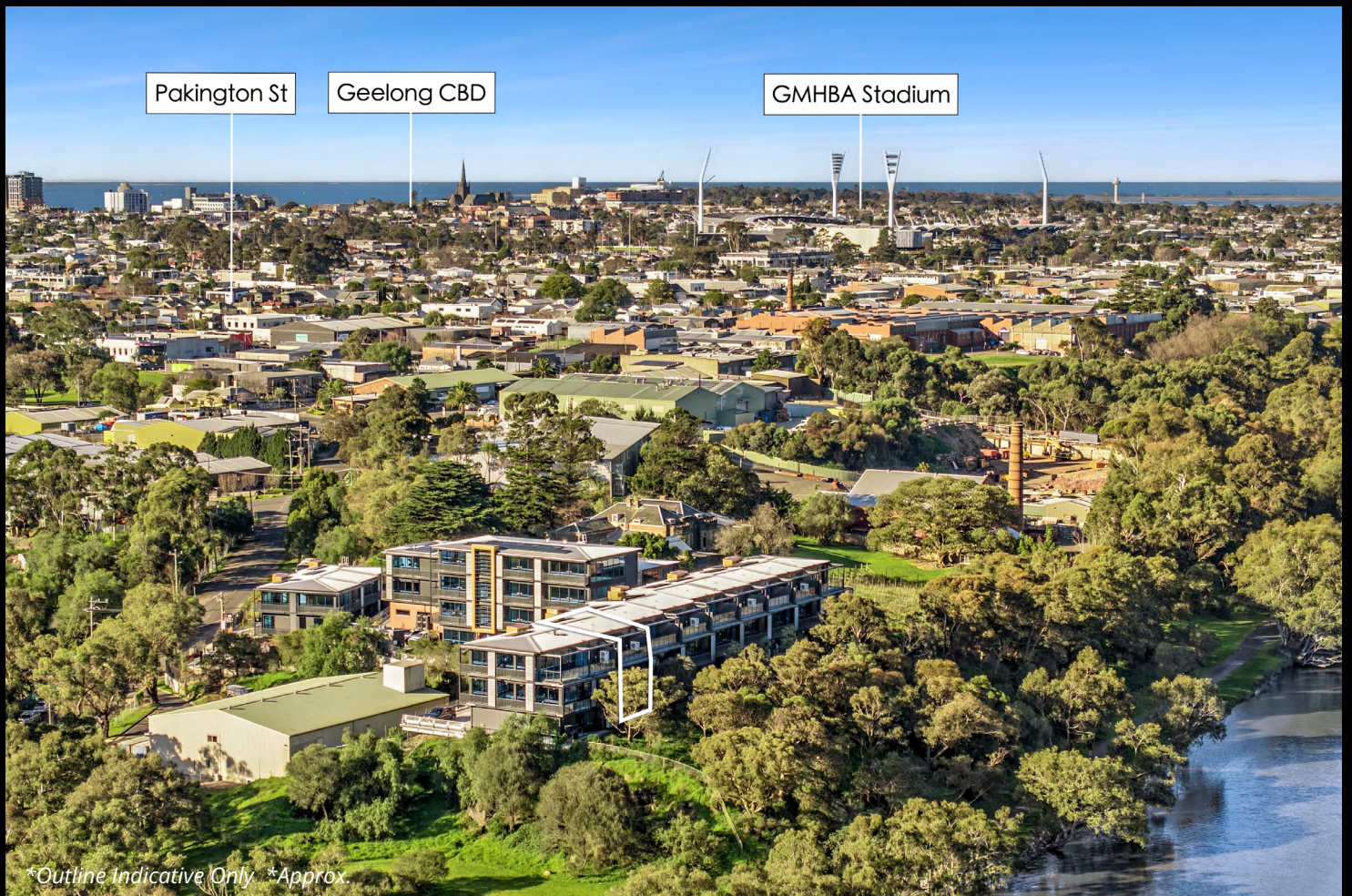




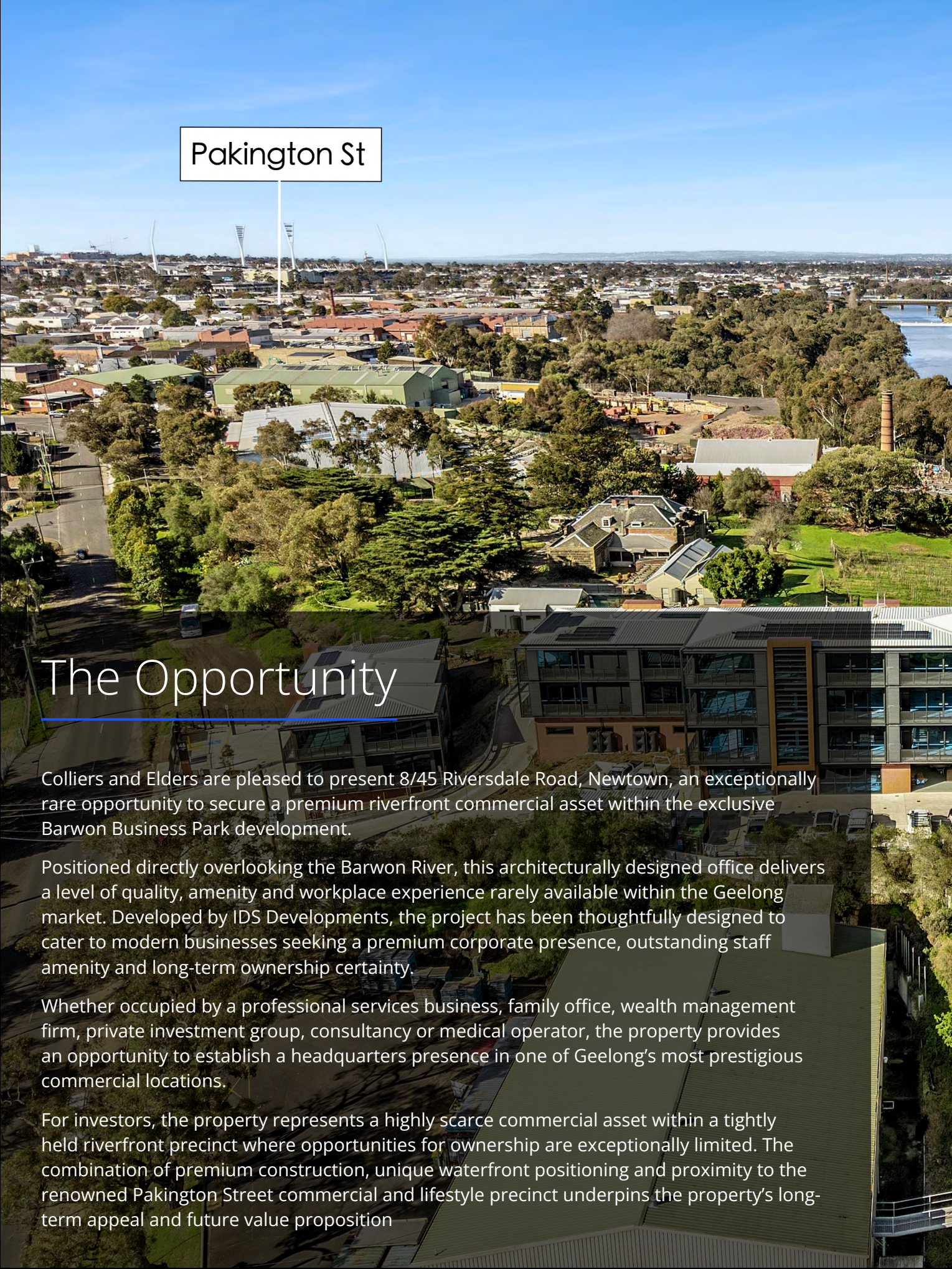
8/45 Riversdale Road, Newtown, VIC 3220

The Ultimate Riverfront Office

FOR SALE VIA EXPRESSIONS OF INTEREST
Closing Wednesday 16th September 2026 at 5pm (AEST)



colliers.com.au/p-aus66033470

An aerial photograph of a suburban area in Geelong, Australia. In the foreground, there are several modern, multi-story commercial buildings with large glass windows and balconies. Behind them, there are more residential houses and a large green park area with many trees. In the background, the Barwon River is visible, and the city skyline of Geelong can be seen under a clear blue sky. A white callout box with a black border points to a street in the distance.

Pakington St

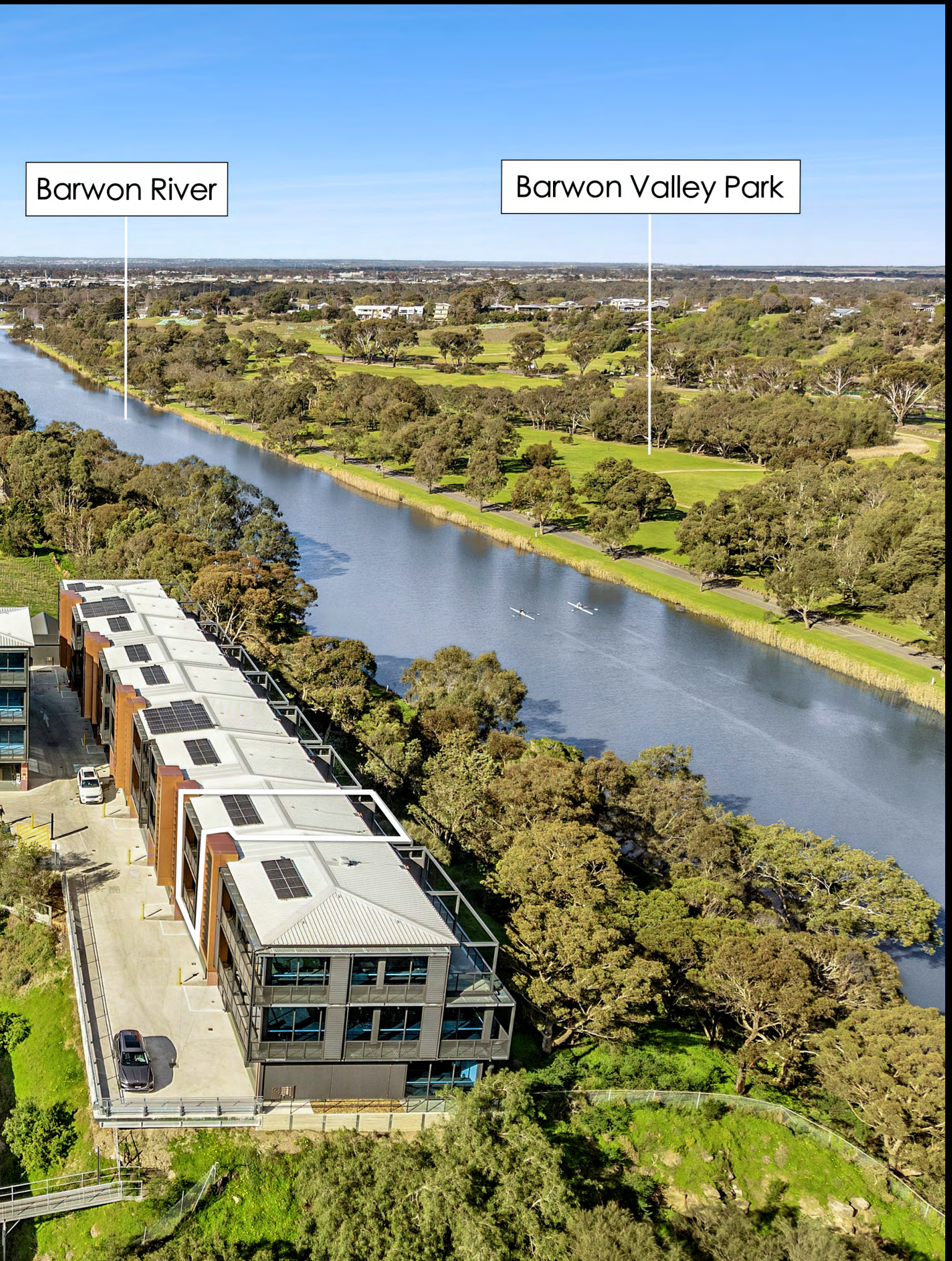
The Opportunity

Colliers and Elders are pleased to present 8/45 Riversdale Road, Newtown, an exceptionally rare opportunity to secure a premium riverfront commercial asset within the exclusive Barwon Business Park development.

Positioned directly overlooking the Barwon River, this architecturally designed office delivers a level of quality, amenity and workplace experience rarely available within the Geelong market. Developed by IDS Developments, the project has been thoughtfully designed to cater to modern businesses seeking a premium corporate presence, outstanding staff amenity and long-term ownership certainty.

Whether occupied by a professional services business, family office, wealth management firm, private investment group, consultancy or medical operator, the property provides an opportunity to establish a headquarters presence in one of Geelong's most prestigious commercial locations.

For investors, the property represents a highly scarce commercial asset within a tightly held riverfront precinct where opportunities for ownership are exceptionally limited. The combination of premium construction, unique waterfront positioning and proximity to the renowned Pakington Street commercial and lifestyle precinct underpins the property's long-term appeal and future value proposition.



Barwon River

Barwon Valley Park

Executive Summary

	Address	8/45 Riversdale Road, Newtown, VIC 3220
	Zoning	Zoned Industrial 1
	Total Building Area	237m2*
	Land Area	104m2*
	Zoning	Industrial 1 Zone
	Car Parking	Secure parking for 4 vehicles plus 1 external car space
	Occupancy	Vacant posession
	Development	Barwon Business Park
EOI	Expression of Interest	Closing Wednesday 16 September at 5pm (AEST)

Exclusive Agents



Jonathon Lumsden
Senior Executive, Sales & Leasing, Colliers Geelong
0402 213 572
jonathon.lumsden@colliers.com.au



Ned Tansey
Senior Executive, Sales & Leasing, Colliers Geelong
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Peter Lindeman
Rural and Lifestyle Sales Manager, Elders Geelong
0418 525 609
peter.lindeman@elders.com.au

*Approx.





Key Investment Highlights



Premium Riverfront Position

A highly sought-after location with direct frontage to the Barwon River, delivering uninterrupted river and golf course views in one of Geelong's most prestigious commercial precincts



Architectural Office Accommodation

Three levels of premium office space designed to accommodate a wide range of professional businesses within a sophisticated and private business environment.



Exceptional Lifestyle Appeal

Direct access to riverfront walking trails, Balyang Golf Course, on-site café amenity and the renowned Pakington Street retail and hospitality precinct.



Secure Gated Business Estate

Located within the exclusive Barwon Business Park, providing security, privacy and long-term prestige rarely available within the Geelong office market.



Sustainable & Energy Efficient Design

Incorporating rooftop solar and energy-efficient building design to reduce operating costs and support future workplace sustainability objectives.



Flexible Business Solution

Ideally suited to owner-occupiers, investors or professional service firms seeking a distinctive headquarters location with future operational flexibility.



Scarce Office Ownership Opportunity

Premium office ownership opportunities within Newtown and the broader Geelong market remain exceptionally limited, supporting long-term capital growth and occupier demand.

The Property

An exceptional commercial property that balances functionality, presentation and workplace wellbeing. The thoughtfully designed floorplan provides a highly flexible arrangement across three levels, allowing businesses to create collaborative, executive and client-facing environments within a premium setting.

The property benefits from secure drive-in parking for four vehicles and equipment storage, an additional external car park, multiple outdoor terrace areas and premium staff facilities throughout. The upper-level terrace further enhances the occupier experience, delivering spectacular views across the Barwon River corridor and surrounding green open space.

Building Area: 237m²*

Office Area: 151m²*

Ground Floor: 86m²*

First Floor: 87m²*

Second Floor: 64m²*

Rooftop Terrace: 23m²*

North & South Facing Balconies

River & Golf Course Views

Secure Parking for Four Vehicles

Additional External Car Space

Rooftop Solar

Energy Efficient Design

Secure Gated Estate

**Approx.*





The Location

Situated within the highly regarded suburb of Newtown, the property occupies one of Geelong's most attractive commercial locations. Positioned alongside the Barwon River and only moments from central Geelong, the location combines premium business amenity with outstanding lifestyle benefits.

The property enjoys direct access to the Barwon River trail network, Balyang Golf Course and nearby recreational facilities, while remaining within minutes of Pakington Street, one of regional Victoria's most tightly held retail, hospitality and professional services precincts.



Direct Barwon River frontage



Adjacent to Balyang Golf Course



Minutes to Pakington Street



Connection to extensive walking and cycling networks



Premium Newtown business address



Outstanding surrounding amenity



Exceptional employee attraction and retention benefits

8/45 Riversdale Road, Newtown, VIC 3220

For Sale by Expression of Interest

Closing Wednesday 16 September 2026 at 5:00pm (AEST)

INSPECTION

All parties wanting to inspect the property must please contact the exclusive selling agents to arrange a private inspection.

DEPOSIT

10% of the purchase price is required as a deposit.

TERMS OF SALE

Settlement period 30/60 days or as agreed.

LEGAL DOCUMENTATION

All documentation including the Contract of sale and vendor statement will be provided by the agents upon request.

EXCLUSIVE SELLING AGENTS

Private, one on one inspections are available via appointment with the exclusive selling agents.



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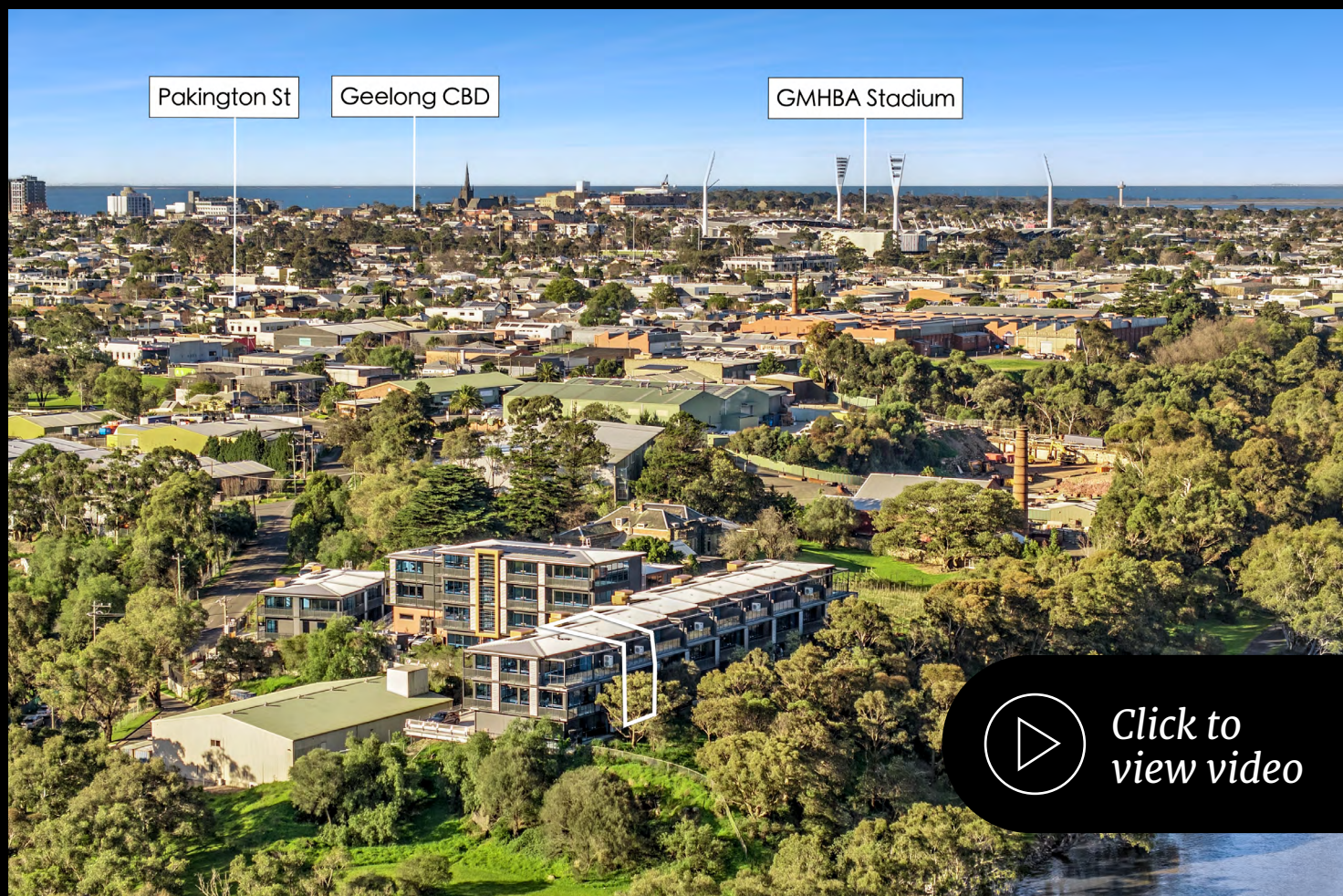


Actual View





Colliers Geelong
Level 5, 100 Brougham Street
Geelong VIC 3220
(03) 5226 9393



View property listing:
colliers.com.au/p-aus66033470

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