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Prominent FinTech, wellness and design brands to anchor newly completed Windsor Place

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One of Australia's leading FinTechs will soon call Windsor home, with Pay.com.au securing more than 2,100sqm across two levels at Chapter Group and Taronga Group's A-Grade commercial building, Windsor Place.

The deal is reportedly one of the biggest on the city fringe office market this year, with Pay.com.au relocating its headquarters from Elsternwick. Backed by the Gandel family, the company was recently named runner-up in Deloitte's Tech Fast 50 and forecasts its team to grow to over 400 in the next five to seven years.

The deal was transacted by Colliers National Director Travis Myerscough and Director Damien Adkins.

"Flight for quality is still evident in the fringe market, with High Street offering one of the best quality options currently available in the fringe. That, coupled with immediate access to a vast array of retail, wellness and public transport," said Travis.

"Now that we have hit completion, people can really see the end product on offer in this highly unique location."

Pay.com.au will join a list of notable tenants, including Project Mood, a contemporary bathhouse and wellness operator, which will open on the ground floor and provide unique amenity for the future of work, alongside a national high-end furniture retailer moving from High Street, Armadale.

Located on High Street and spanning seven levels over a double basement, Windsor Place is designed by K2LD to reimagine the modern workplace as a community hub. The building offers 7,600sqm of A-grade commercial and retail space with luxurious end-of-trip amenities, including private ensuite bathrooms, individual grooming stations, and towel and laundry service, in addition to 80 carparks.

From street level, a grand three-storey podium is inspired by the heritage character of High Street and is characterised by a harmonious arrangement of solid brick piers and generously sized shopfront-style windows, while expansive terraces on level three and level five provide a connection to the outdoors.

The project is 50 per cent leased prior to practical completion this month, with office rents in the building ranging from the mid to high \$700s p/sqm. The crown of the building will soon be released to market — a 550sqm whole floor office with a 325sqm wrap-around terrace offering 360° views of the city and the bay.

Chapter Group Director Dean Lefkos said the calibre of tenants and strong leasing uptake demonstrate clear signs of momentum returning to Melbourne's office market.

"We've had strong interest in Windsor Place from technology companies, global wellness and sporting brands, and creative companies seeking a leading-edge, sustainable, and tech-enabled building to call home.

"Additionally, Windsor hasn't been home to an office project of this size before, making it perfect for tenants who are seeking more than just a workplace in a vibrant location; they want a place that inspires people to come together, collaborate and connect, and Windsor Place is designed for just that," he said.

By utilising Taronga Group's RealTech ecosystem in partnership with CBRE as the building's property and facilities manager, Windsor Place integrates energy, operations, tenant services, digital systems, and sustainability into one coordinated model to create a whole-of-asset approach — ensuring Windsor Place remains ahead of industry trends and defines the future of work.

"Windsor Place is a great example of how technology, sustainability, and design can come together to create a workplace that people genuinely want to be part of. By integrating smart building systems and a strong focus on tenant wellbeing, the development reflects the changing expectations of today's occupiers. Our collaboration with Chapter Group, CBRE, and Colliers [demonstrates](#) how a forward-thinking, tech-enabled approach can create enduring value for our tenants."

Remaining floorplates range in size from 550sqm to 1800sqm. Windsor Place has reached practical completion with the first tenants moving in later this year.

For more information, please visit <https://windsorplace.com.au/>



ABJ Staff

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