



One of a Kind Retail in the Heart of Melbourne

190 Bourke Street, Melbourne



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Introduction

Gorman Allard Shelton and Ainsworth Property are pleased to offer 190 Bourke Street, Melbourne for lease.

This prime retail offering benefits from huge exposure to Bourke Street and provides flexible accommodation of 340 sqm* over ground and basement levels.

The property is located in a prime retail position and benefits from high volume foot traffic.

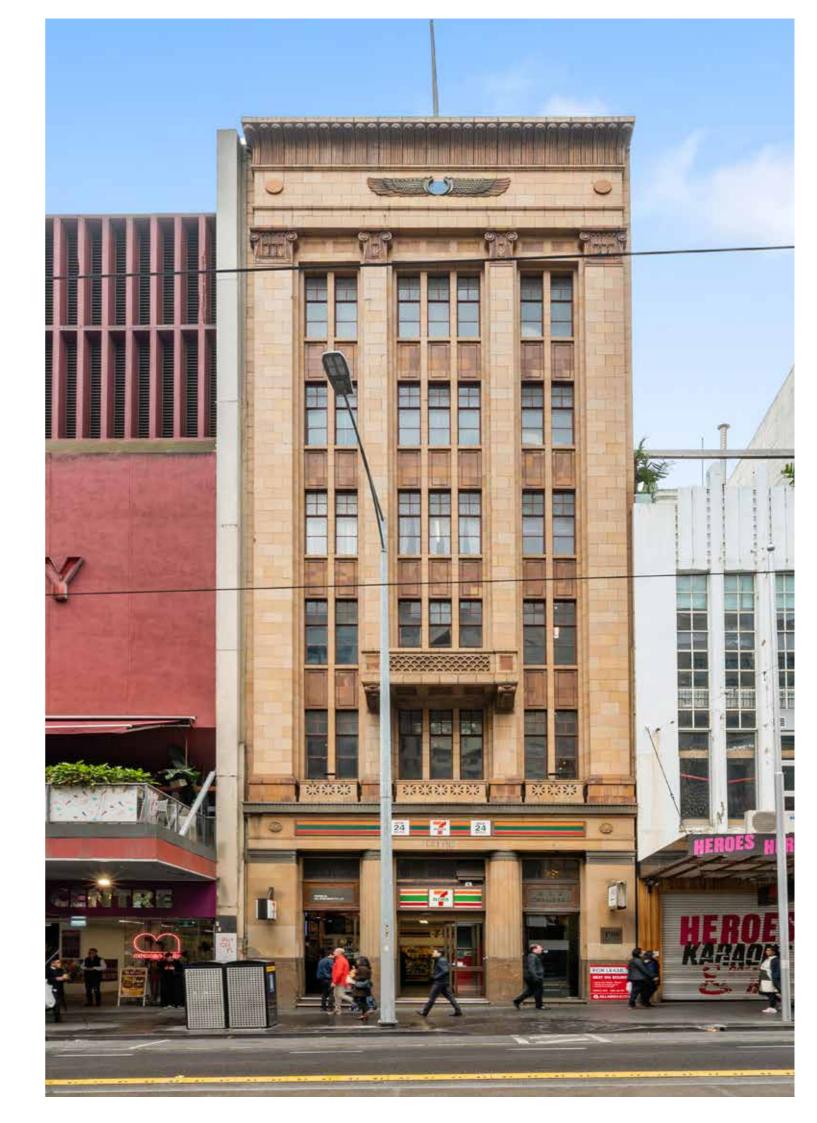
We strongly recommend this property for your consideration.

For further details or to arrange an inspection, please contact the exclusive agents:



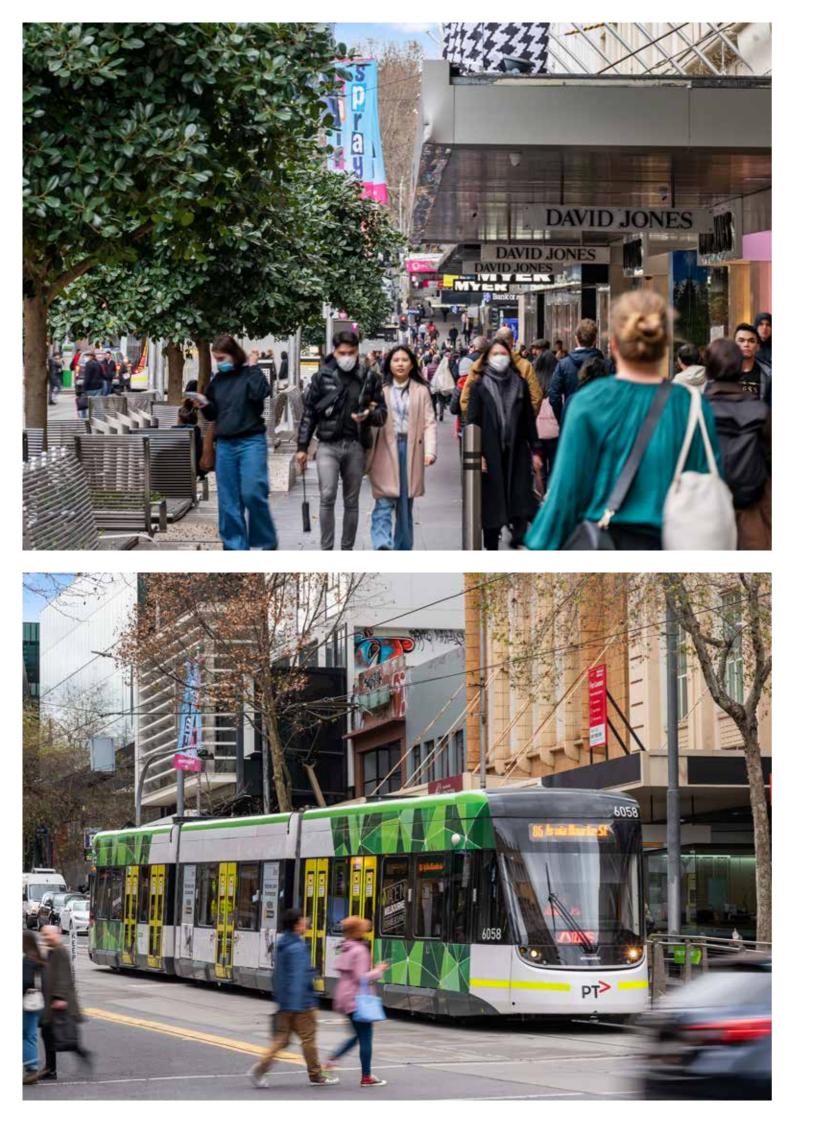
Tan Thach 0422 510 626 **Josh Luftig** 0425 887 156

Zelman Ainsworth 0424 225 999





D'Andra Rao 0404 116 900 **Joseph Walton** 0417 309 347



Superbly located premium retail positioned amongst many of Melbourne's well-known five-star

Location

Situated within an established CBD commercial precinct, the property is surrounded by a combination of commercial high-rise buildings, ground-level retail premises, universities and many renowned food and beverage operators.

With its close proximity to Melbourne Central and the Bourke Street Mall - home to major department stores, Myer and David Jones, in addition to the 'GPO' retail complex - home to many local and international high end retailers, cafes and restaurants.

Be amongst established hospitality retailers, including Heroes Karaoke, Udon Yasan, McDonald's, Hungry Jack's, KFC and retail amenities such as Ezy Mart, JB Hi-Fi and many more.

hotels, flagship national retail stores and international fashion designers.

Accessibility

Given its prominent CBD location, the property is well-serviced by public transport facilities, including tram services along Collins Street, Elizabeth Street and Bourke Street, and additional train services within close proximity of Flinders Street and Melbourne Central Train Stations.

Being in the heart of the CBD, the property also enjoys easy access to the Eastern Freeway, Monash Freeway and the CityLink road network which leads to the Melbourne Airport.





Executive Summary

a high foot traffic location offering premium exposure

The property provides more than meets the eye. Take your business to an exceptional location that will be sure to provide an EXPERIENCE across ground and the basement levels.

Tenancy Area

340 sqm*

Ground: 160 sqm* 180 sqm* **Basement:**

Frontage to Bourke Street 11 metres*

*approx

Outstanding retail opportunity within

Zoning Capital City Zone

Prime Retail Location 7 day & night trading

Location

Situated within an established CBD commercial precinct, the property is surrounded by a combination of commercial high-rise buildings, ground level retail premises, universities and many renowned food and beverage operators.

Property Description

Building Details

190 Bourke Street is located within an extremely high foot traffic area, situated 50 metres* off the corner of Russell Street. This premium exposure allows for a business to secure optimal amount of passing traffic in a bustling location and be at the doorstep of some of the CBD's most highly renowned hospitality venues.

Building Area

Total Area:340 square metres*Ground Level:160 square metres*Basement Level:180 square metres*

Zoning

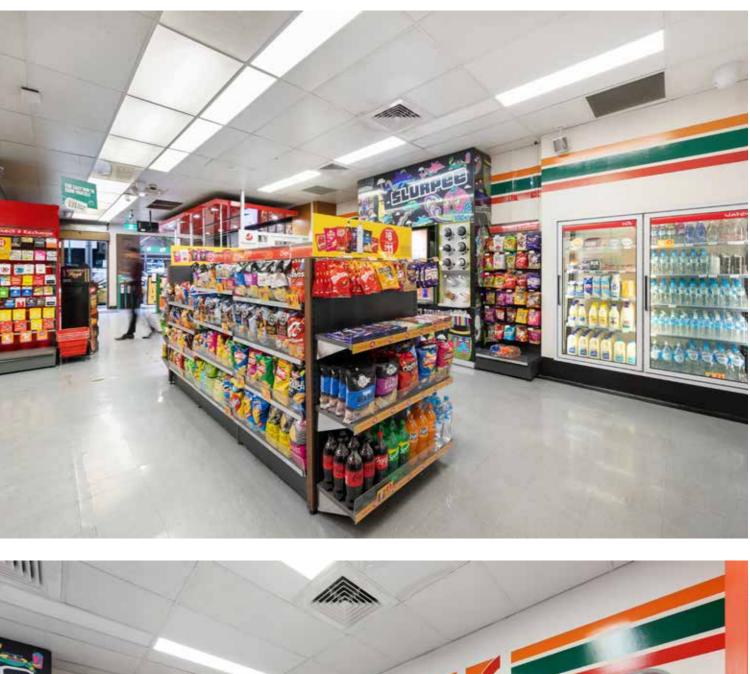
Capital City Zone

Street Frontage

11 metres * to Bourke Street

Handover Condition

Property provided as a blank canvas for your requirements





Terms Of Lease



Negotiable



Rental \$350,000 per annum + GST



Outgoings Payable by the Lessee



Inspections

By Appointment



D'Andra Rao 0404 116 900

Joseph Walton 0417 309 347



 Tan Thach

 0422 510 626

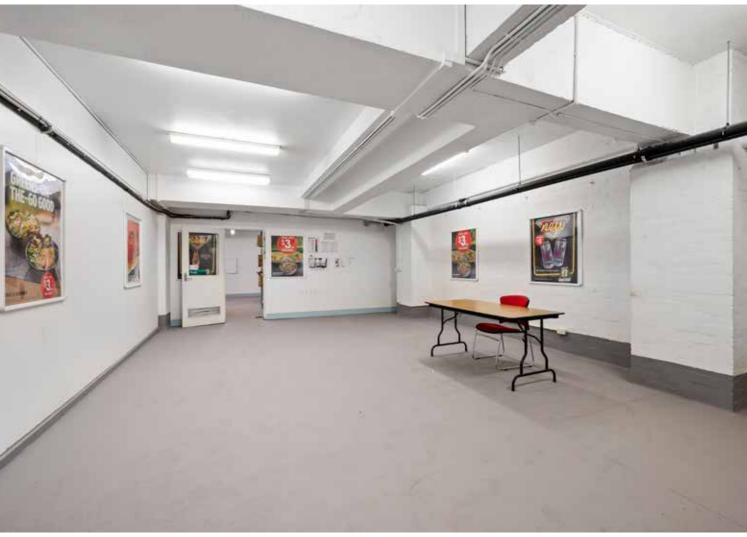
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