

# Lease

Gorman  
Allard  
Shelton

 **AINSWORTH  
PROPERTY**  
WE ♥ RETAIL

## One of a Kind Retail in the Heart of Melbourne

190 Bourke Street, 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.

**Gorman  
Allard  
Shelton**

**D'Andra Rao**  
0404 116 900

**Joseph Walton**  
0417 309 347

We strongly recommend this property for your consideration.

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

**AINSWORTH  
PROPERTY**  
WE ♥ RETAIL

**Tan Thach**  
0422 510 626

**Josh Luftig**  
0425 887 156

**Zelman Ainsworth**  
0424 225 999







Superbly located premium retail positioned amongst many of Melbourne's well-known five-star hotels, flagship national retail stores and international fashion designers.

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## 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.

### Accessibility

Given its prominent CBD location, the property is well-served 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

# Outstanding retail opportunity within 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\*

Basement: 180 sqm\*

### Frontage to Bourke Street

**11 metres\***

\*approx.

### 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

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## 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.

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## Building Area

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

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## Zoning

Capital City Zone

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## Street Frontage

11 metres \* to Bourke Street

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## Handover Condition

Property provided as a blank canvas for your requirements

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# Terms Of Lease



## Terms

Negotiable



## Rental

\$350,000 per annum + GST



## Outgoings

Payable by the Lessee



## Inspections

By Appointment

**Gorman  
Allard  
Shelton**

**D'Andra Rao**  
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