



CITY OF MELBOURNE

31

BOURKE STREET MELBOURNE CBD

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music since 1922

classical

specialist

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AUSTRALIA
POST

Express
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**AINSWORTH
PROPERTY**
WE ❤️ RETAIL

31 Bourke St, Melbourne VIC 3000

LOCATION
PROPERTY SPECS
AVAILABILITY
WHY MELBOURNE



KEY SURROUNDING
LOCATIONS & RETAILERS



LOCATION

PROPERTY SPECS

AVAILABILITY

MAISON BATARD

Maison Bâtard is Chris Lucas's French bakery and wine bar on Bourke Street, serving artisanal pastries and natural wines with Parisian flair.

MERIVALE'S PARKADE

Merivale's Parkade is a \$50 million* hospitality project set to transform a former car park on Meyers Place into a multi-level dining and nightlife destination.

LE MERIDIEN

Le Méridien Melbourne reopened in 2023 after a major \$120 million redevelopment, offering 235 guest rooms, a rooftop pool, and stylish mid-century-inspired interiors in the heart of the CBD.

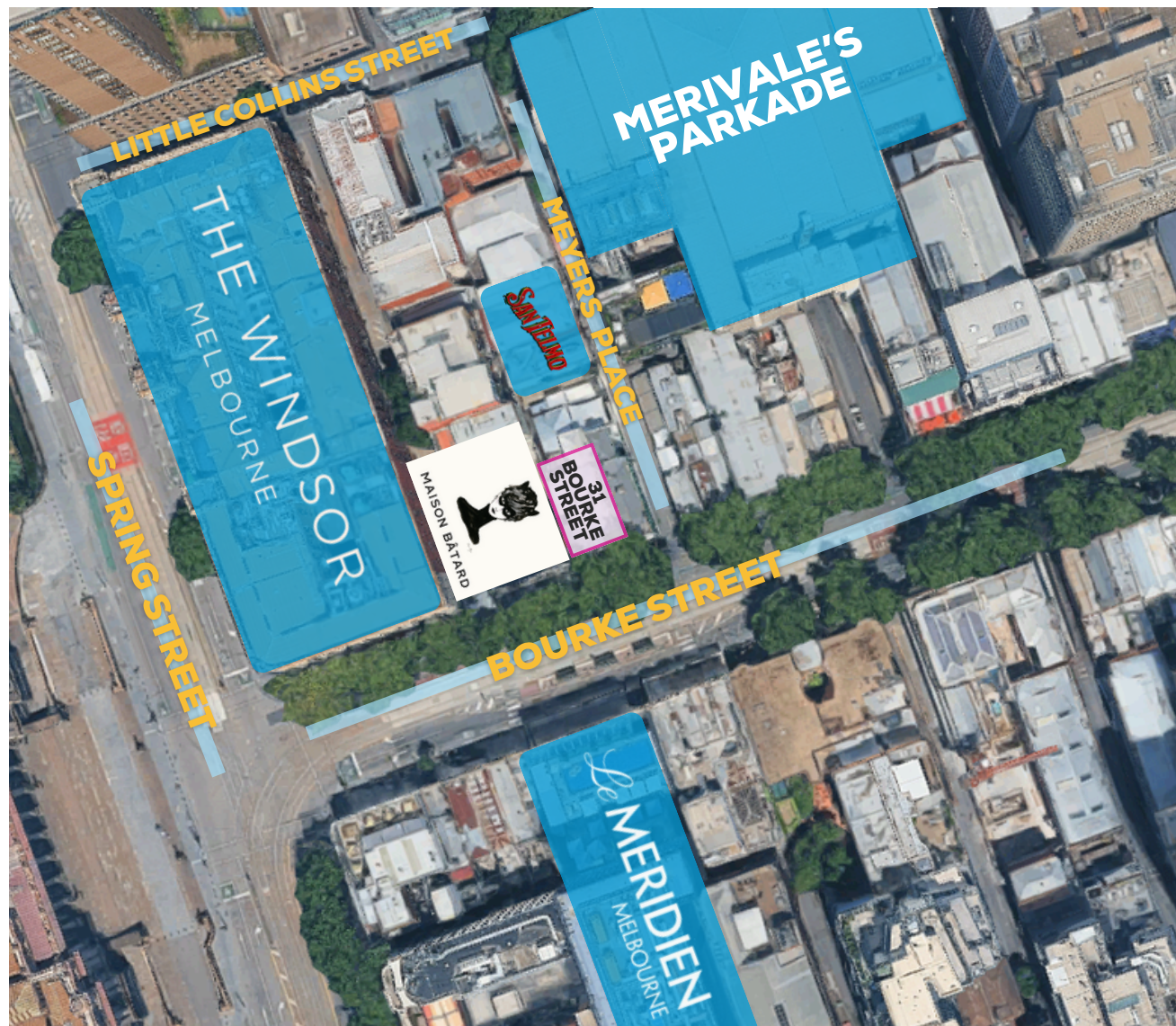
WINDSOR HOTEL

The Hotel Windsor, Melbourne's grand 19th-century hotel, is undergoing a \$260 million redevelopment to restore its historic elegance and secure its future as a premier luxury destination.

"At the Forefront of the Meyers Place Transformation and Merivale's Parkade Build"

FLOOR AREA **141 SQM***

Plans and figures in this page is conceptual and subject to change.



LOCATION

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WHY MELBOURNE

PARLIAMENT

Draws hundreds of thousands of daily visitors and staff

WINDSOR HOTEL

features 180 elegant rooms, including 20 luxurious suites

99 SPRING ST

20,000 sqm of premium office space, accommodating hundreds of corporate and government workers daily

MERIVALE'S PARKADE

Merivale is converting the Parkade at 34-60 Little Collins St into a \$60M hospitality precinct, opening from June 2025.

111 BOURKE ST

21-Level Office: 44,849 sqm (Renovated 2024)

121 EXHIBITION ST

39-Level A-Grade Office | ~80,000 sqm | Mostly Govt Tenants

LE MERIDIEN

reopened in 2023 after a \$120M redevelopment, featuring 235 rooms and a rooftop pool in the CBD

31 BOURKE STREET

LOCATION

PROPERTY SPECS

AVAILABILITY

WHY MELBOURNE

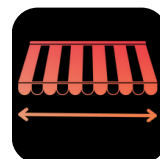
High-Profile Retail Space in Melbourne's Iconic Theatre Precinct



141 SQM



VIBRANT
EAST END OF CBD



NEXT DOOR TO
FAMOUS
RESTAURANT



SERVICES
PROVIDED TO
A POINT



AVAILABLE
NOW



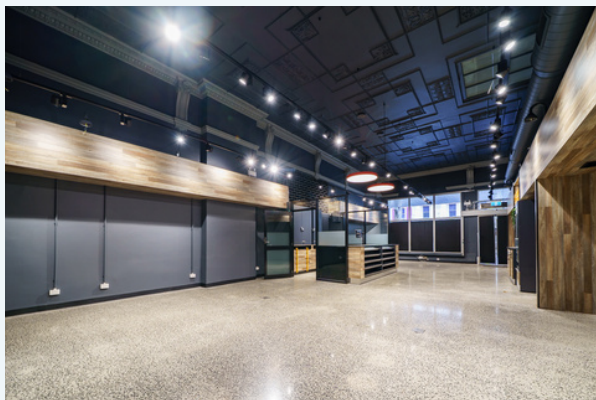
INFRONT OF
TRAM STOP

LOCATION
PROPERTY SPECS
AVAILABILITY
WHY MELBOURNE

RETAIL LEASING TITLE

FLOOR AREA **141 SQM***

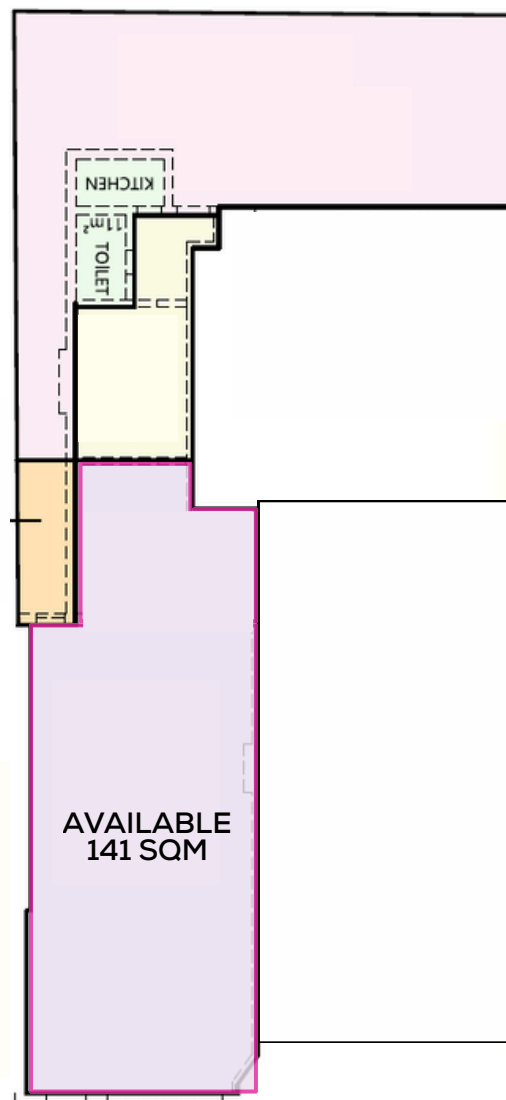
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WINDSOR PLACE



MAISON BÂTARD



MEYERS PLACE

BOURKE STREET

THE CURRENT MARKET & MAJOR DEVELOPMENTS IN THE CBD



TOTAL
RETAIL SPACE
2025-2026 (SQM)

268,000



TOTAL HOTEL
ROOMS (2025)

30,000



NUMBER OF
STUDENTS (2025)

270,000



AU TOTAL RETAIL
TURNOVER - MONTHLY
AVERAGE (2025)

\$36.5B



TOTAL OFFICE
SPACE (SQM)

5,107,840



RETAIL
VACANCY RATE
(Q1 2025)

6.0%



NO. OF STUDENT
ACCOMMODATION
BEDS (2025)

19,900



AVE. DAILY WEEKEND FOOT
TRAFFIC (Q1 2025) VS PRE-
PANDEMIC LEVELS

90%

QUICK FACTS

**\$398
BILLION**

2025 AU RETAIL
TRADE (HIGHER
VS NZ/SG)

**6.96
MILLION**

VICTORIA'S
CURRENT
POPULATION 2025

**5.4
MILLION**

MELBOURNE'S
CURRENT
POPULATION 2025



The Melbourne Walk

- 37,000 sqm featuring three retail floors, two hotels, and a rooftop restaurant
- 35 new retail tenancies with 6,000sqm retail space
- Completion date: 2025



Melbourne Quarter

- 5,000 sqm of retail space with around 40 retailers
- 50% green and open space, including Sky Park and Ti-Tree Park
- 14,000 workers and over 3,000 residents
- Completion date: 2025



METRO DEVELOPMENT

- \$11 Billion
- Twin 9km train tunnels
- Upgrading 5 new stations
- 30 new retail shops within the station
- Completion date: 2025



Melbourne Square

- \$2.8 billion development, one of largest retail projects in Victoria
- 6 towers across 20,260sqm precincts
- Completion date: 2031



**AINSWORTH
PROPERTY**

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