



PERFECT FOR A VARIETY OF OCCUPANTS INCLUDING HEALTH/WEELLING, OFFICE OR RETAIL

TWO EXCITING RETAIL OFFERINGS IN BUZZING LOCATION

Retail tenancies of 68m² and 70m² - take one or both!

Located on the ground level of Solarino House, which comprises 40 residential apartments and 30 Rambla self serviced apartments with 140* occupants, are the final two retail vacancies. These spaces are perfect for food & beverage, convenience/grocer, service retail and professional/creative office. Fitout with base services including gas, grease trap, 3 phase power, kitchen exhaust and heating/cooling mechanical.

Surrounded by a population explosion with thousands of residences in immediate proximity, this sought after opportunity is situated in one of Melbourne’s most eclectic inner city suburbs only 5kms* from the CBD. It is well-connected and easily accessible by public transport, only 40m* from Anstey Train Station and a busy bicycle path - providing constant pedestrian foot traffic.

The onsite Casa Chino restaurant is run by The Talisman Group is open in Tenancy 1, bringing a new scene of Peruvian Chifa to the Brunswick cuisine. Casa Chino is the latest F&B offering, joining Talisman Groups established Casa Chow, Purple Palm, Sasso Italiano, Bar Sasso, South City Wine Bar and Los Felix.

| TENANCY | AREA | RENTAL \$/m ² |
|---|-------------------|--------------------------|
| FOOD + BEVERAGE 1 (Incl. 63m ² private courtyard) | 219m ² | LEASED |
| RETAIL/OFFICE 2 | 70m ² | UNDER OFFER |
| RETAIL/OFFICE 3 | 68m ² | UNDER OFFER |

(*approx)



STEPHEN BYRNE - 0407 211 377

This information has been prepared for advertising and general information purposes, and is to be used as a guide only. Although all care has been taken, Pellicano Pty Ltd does not guarantee, warrant or represent any information contained in this document is correct. All areas listed are approx, and all amounts are excl of GST. We reserve the right to change any information without notice. Images shown are for illustrative purposes only.