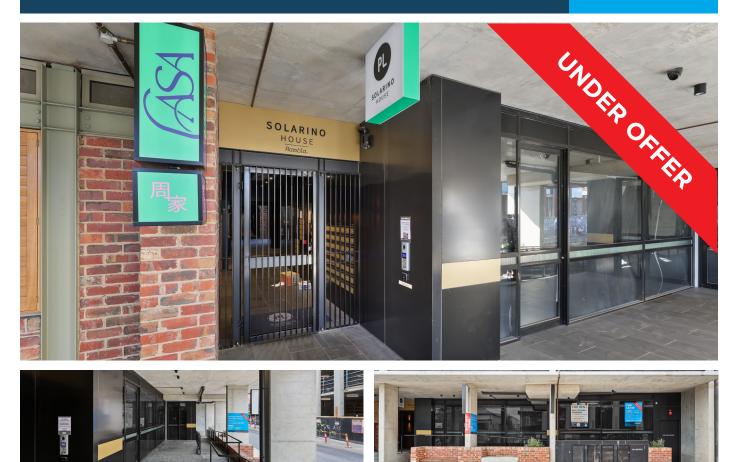
Solarino House, 212-214 Albion Street BRUNSWICK

FOR LEASE



PERFECT FOR A VARIETY OF OCCUPANTS INCLUDING HEALTH/WELLBEING, 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.

(*approx))
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TENANCY	AREA	RENTAL \$/m ²
FOOD + BEVERAGE 1 (Incl. 63m² private courtyard)	219m ²	LEASED
RETAIL/OFFICE 2	70m ²	UNDER OFFER
RETAIL/OFFICE 3	68m ²	UNDER OFFER



STEPHEN BYRNE - 0407 211 377

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