



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

**TWO EXCITING RETAIL OFFERINGS IN BUZZING LOCATION**

Retail tenancies of 68m<sup>2</sup> and 70m<sup>2</sup> - take one or both!

Located on the ground level of Solarino House, which comprises 40 residential apartments, 30 Rambla self serviced apartments with 140\* occupants, are the final two retail vacancies, perfect for food & beverage, convenience/grocer, service retail and professional/creative office. These spaces are fitted 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.

Onsite restaurant Casa Chino, by The Talisman Group is now open in Tenancy 1.

(\*approx)

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



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