



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

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.

Onsite restaurant Casa Chino, is operated by The Talisman Group on the ground floor, bringing a new scene of Peruvian Chifa to the Brunswick cuisine.

*Approx

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

Pellicano

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