

# 91 GEORGE STREET.

THE ROCKS



FOR LEASE

STONEBRIDGE



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## Introduction

The opportunity exists to secure one of the most prominent and admired sites in The Rocks.

Built in 1839, located on the corner of Argyle and George Streets, 91 George Street stands proud spanning three levels in an unrivalled position.

The former ASN Co. Hotel and site, is of State heritage significance for its aesthetic, historical and scientific cultural values, and its contribution to The Rocks area, which is of State Heritage significance in its own right.

The building, originally designed as an hotel that spans a lane and addresses the two main thoroughfares of The Rocks (George and Argyle Streets), is a fine, rare, example of a Victorian Italianate-style corner building. The only Victorian Italianate-style hotel building in The Rocks.



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Ideally suited to food and beverage concepts flowing over multiple levels allowing a unique configuration coupled with outdoor seating under license on George and Argyle streets.

Due to the significant history the design needs to enhance and capture the surroundings protecting the heritage fabric providing an offer currently not replicated in The Rocks.

Basement	83.2sqm
Ground Level	105.8sqm
Level One	104.5sqm
Level Two	122.7sqm
Total	416.20sqm

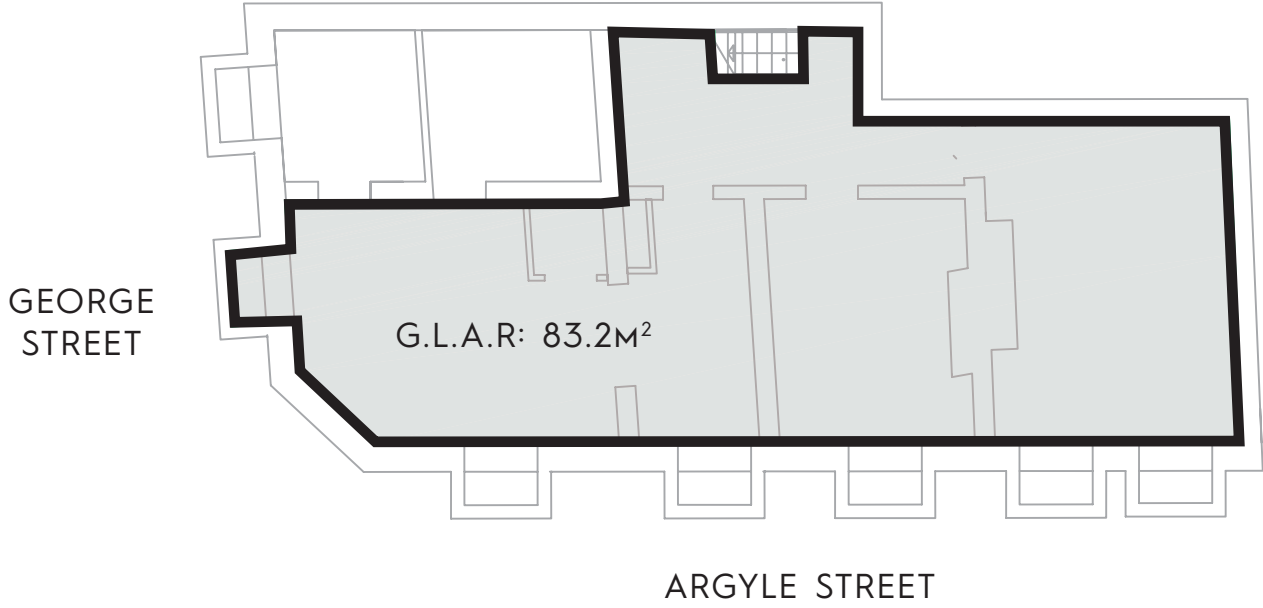


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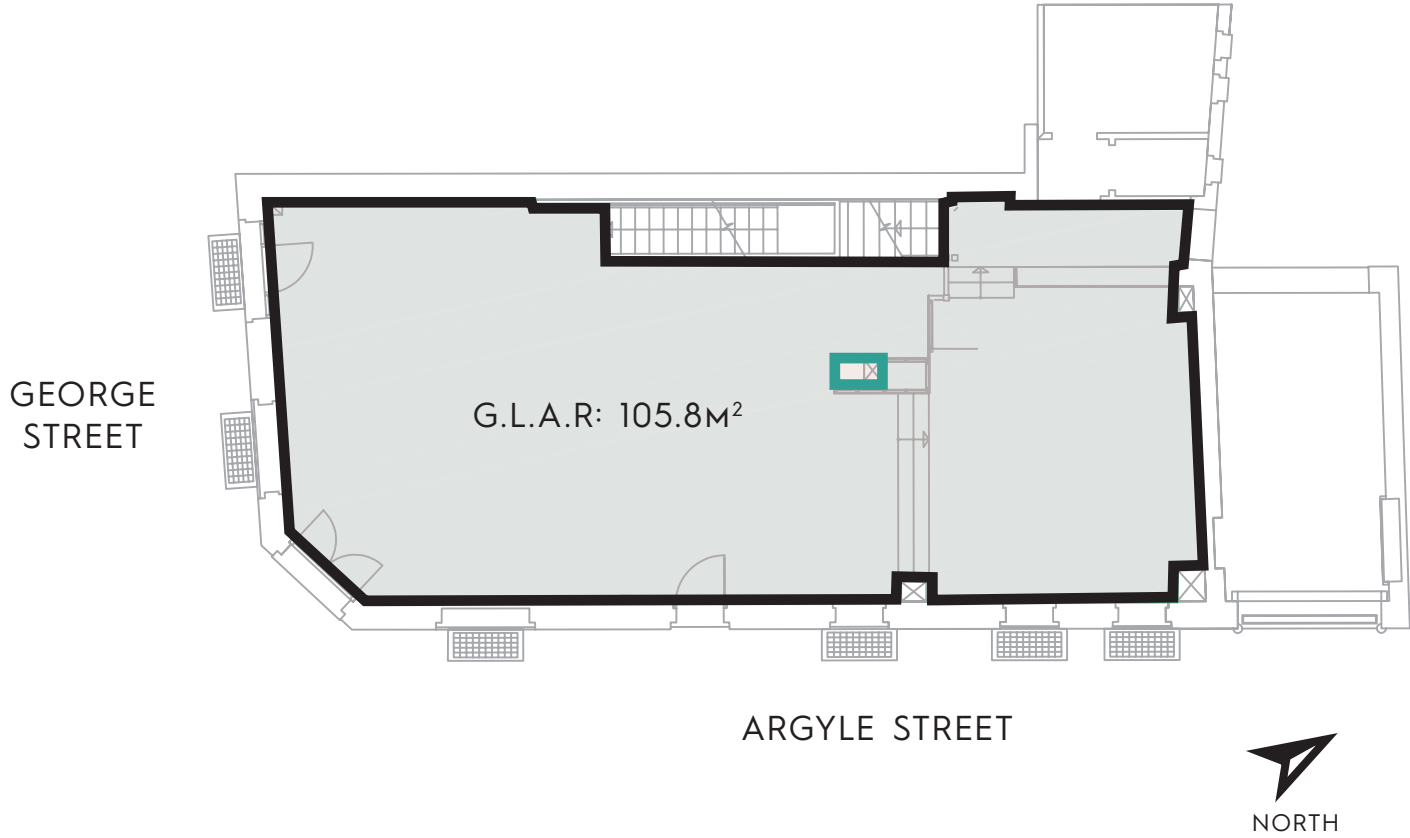
**91**  
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Basement



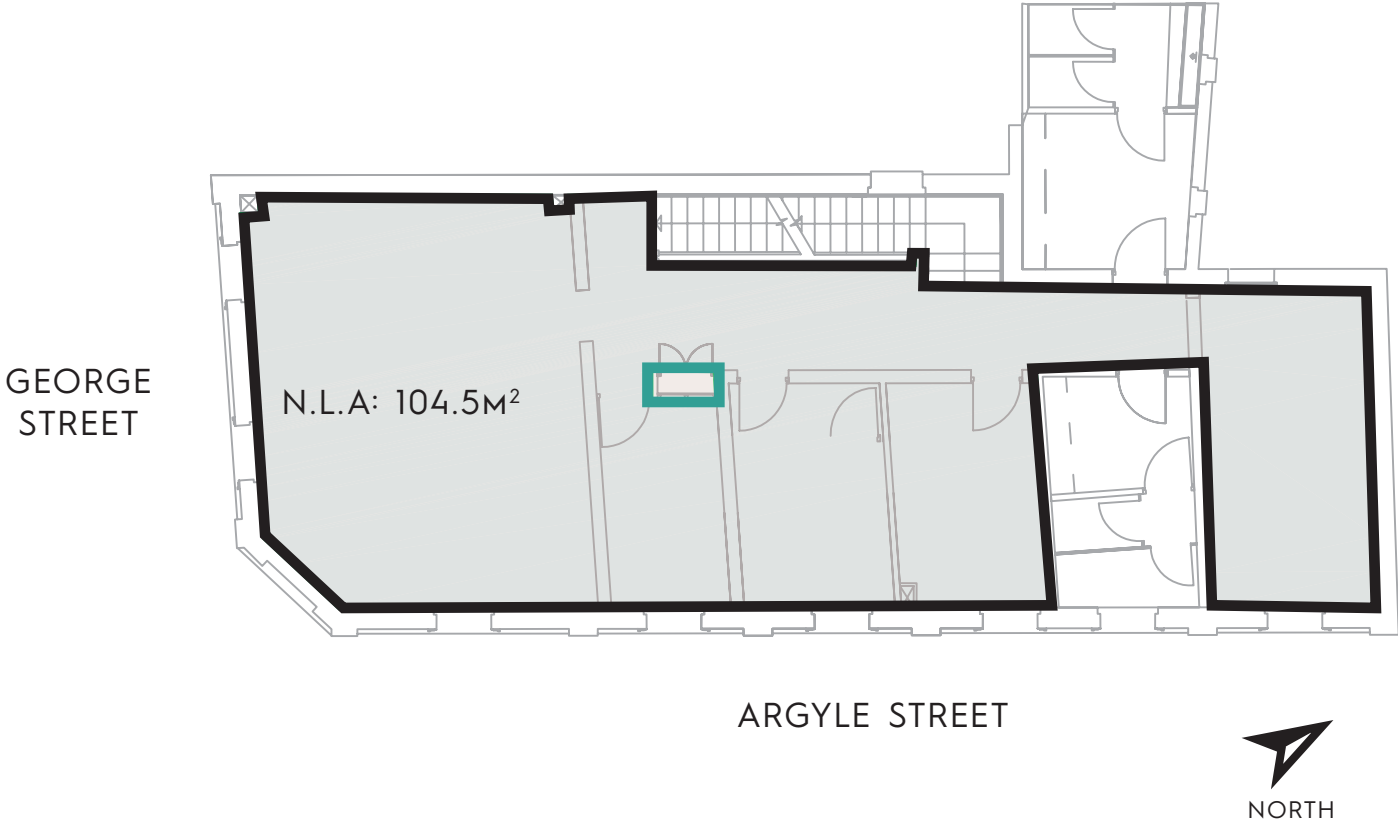
**91**  
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**Ground Floor**



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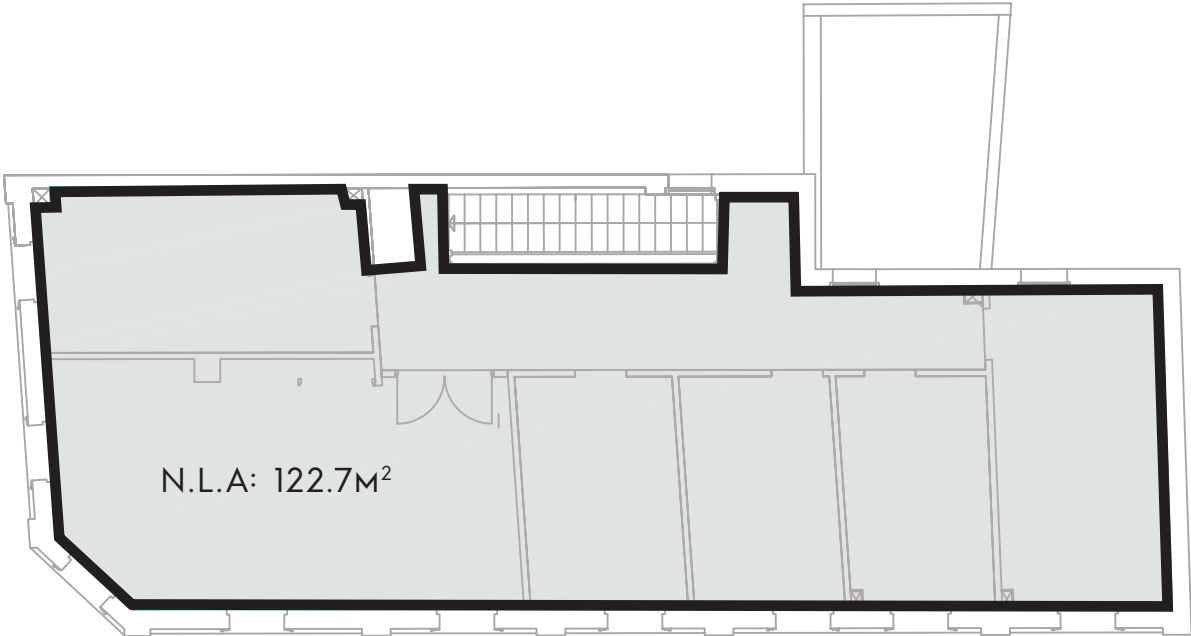
Level .1



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Level .2

GEORGE STREET



ARGYLE STREET





# STONEBRIDGE

This exciting retail offering is part of Place Management New South Wales new leasing direction and precinct revitalization welcoming new retailers into an evolving dynamic precinct.

In keeping with The Rocks unique brand and identity, your business should offer an exceptional brand built around passion, style and excellence.

Ideally suited for Bespoke Food & Beverage concept or similar concept with a contemporary look and feel offering a clear point of difference and offers not currently replicated in The Rocks.

Fitouts are required to be of a premium standard designed to complement the surrounding tenancies and local heritage.

Interested parties or their agents, are not to contact or disrupt any existing tenants occupying the premises.

To inspect or discuss the premises please contact

TIM ANDREWS

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Director - Retail Leasing

**STONEBRIDGE**

Stonebridge Property Group  
Level 32, Australia Square  
264-278 George Street  
Sydney NSW 2000 Australia

M +61 408 616 708

E [tandrews@stonebridge.com.au](mailto:tandrews@stonebridge.com.au)

W [Stonebridge.com.au](http://Stonebridge.com.au)