

# 402 Macaulay Road Kensington.



**Hospitality, Health or Wellness  
Leasing Opportunities**

**Assemble**



Artist's Impression

# Brand-new commercial leasing opportunities at 402 Macaulay, Kensington

## Address:

402 Macaulay Road, Kensington. Centrally located in The Macaulay Renewal Precinct.

## Total size:

1,475 m<sup>2</sup>\* of premium commercial space.

## Tenancy options:

One remaining tenancy of 193 m<sup>2</sup> with option to take part tenancy.

## Design:

Flexible, well-designed layouts ideal for small to medium-sized businesses.

## Customisation:

Blank canvas spaces to create a tailored & intentional environment tailored to your unique business, brand and clientele.

## Community focus:

A build-to-rent development that fosters a collaborative and inclusive community.

## Developer presence:

Onsite operations team of Assemble, as developer and operator of this build-to-rent residential project.

## Features:

Prominent main street presence, essential base-build services included.

## Kensington household incomes:

More than 40% above the City of Melbourne average<sup>1</sup>.

## Captive audience

Located on the ground floor of a new 362-unit apartment project<sup>2</sup>, with 477 additional residences at the nearby "Local Kensington" development and 400\* more apartments in development.

## Wider development:

Part of Assemble's broader Kensington initiative (2022–2025) featuring:

- 634\* residences.
- Over 3,000 m<sup>2</sup>\* of commercial lease space.

## Sustainability:

Designed for 100% electric operations, and featuring energy-efficient building systems.

## Connectivity:

Only 3km from Melbourne CBD.

## Accessibility:

Excellent access to public transport, Kensington Village, and major road networks.

## Opportunity:

Take advantage of this rare opportunity to establish or expand your enterprise in a high-growth neighbourhood in Melbourne's inner northwest.



\* Approximate

1. Source: id:Profile

2. Completion Oct-Nov 2025

# Kensington at a glance

## Your Neighbourhood

Nestled between the renowned Flemington Racecourse and only 3km from the Melbourne CBD, Kensington is known for its village feel and is home to a vibrant mix of old Melbourne charm with modern amenities.

### Population:

11,699

### Median weekly income:

Household: \$2,310  
cf. \$1,626: City of Melbourne  
cf. \$1,866: Greater Melbourne

### Within the Macaulay renewal precinct

1,200 new residences  
20,000m<sup>2</sup> office space

### Between 2 train stations:

550 meters to Kensington Station / 450 meters to Macaulay Station

### 2 stops from CBD by rail

Future connectivity to Metro Tunnel via Arden Station (1,500 metres)

Modernity meets community, with an influx of new developments poised to revitalise the older industrial areas of Kensington, adding new amenity and complementing an already thriving commercial and residential municipality.

### Median age:

35

### Occupations:

43% Professionals  
17% Managers  
12% Clerical/Admin

### 1.20 km

from CityLink

### 4.4 km

from Melbourne CBD

### 20 mins

to Airport

### Established diverse suburb





Melbourne CBD

Docklands

Arden  
Train Station  
Open 2025

Citylink

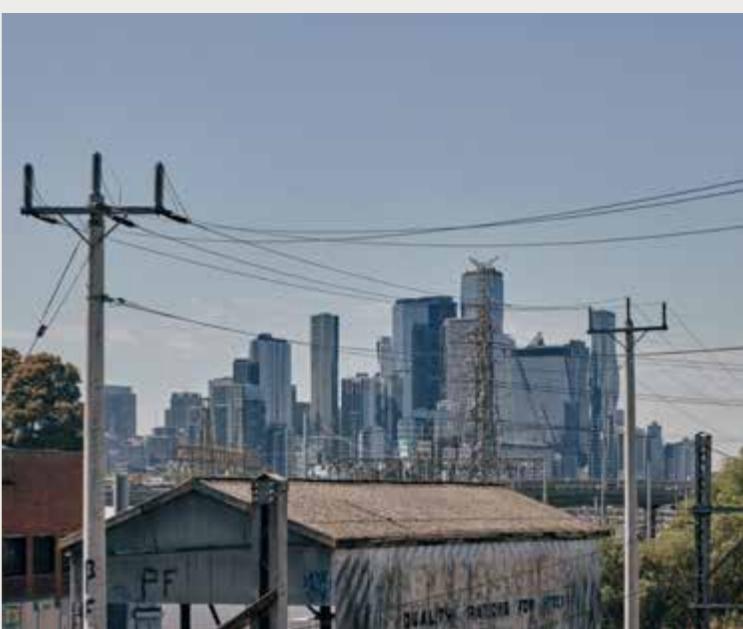
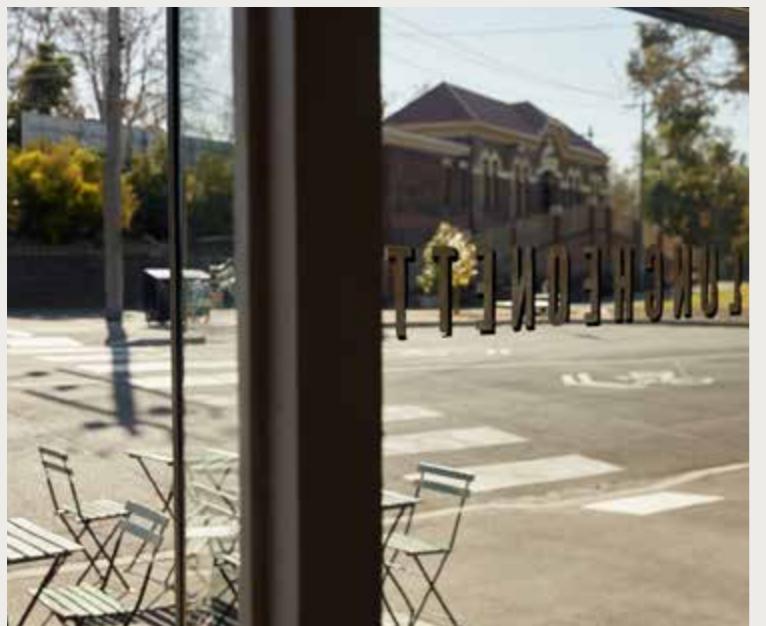
Macaulay  
Train Station  
Upfield Line

Young Husband  
Commercial Precinct

402 Macaulay Road  
Kensington.

Kensington Village

Kensington  
Train Station  
Craigieburn Line



**A** 402 Macaulay Road  
Kensington

**Experience**

- 1 Bellair Street Reserve & Playground
- 2 Clayton Reserve Dog Park
- 3 JJ Holland Park
- 4 Kensington Neighbourhood House
- 5 Kensington Town Hall
- 6 The Venny
- 7 Robertson Street Reserve & Playground
- 8 Saint Marys Coptic Church & Community Hall
- 9 Womens Peace Park
- 10 Younghusband

**Exercise**

- 11 Flemington Kensington Junior Sports Club
- 12 Harvest Yoga
- 13 Kensington Community Recreation Centre
- 14 Moco Performance
- 15 Motus Life
- 16 North Melbourne Recreation Centre & Pool

**Eat & Drink**

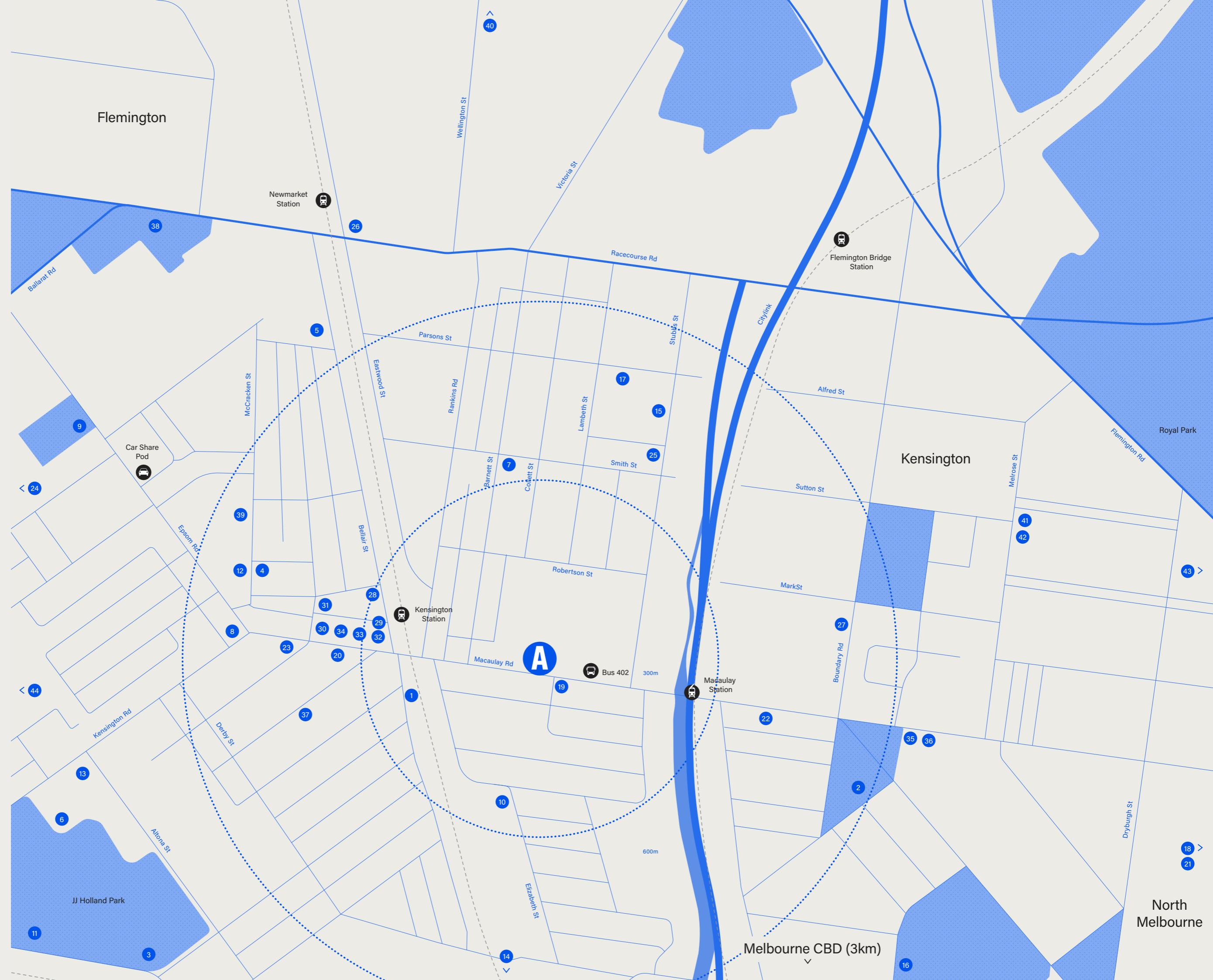
- 17 Bonehead Brewing
- 18 Bread Club
- 19 Cassette
- 20 Clay Oven
- 21 Courthouse Hotel
- 22 EziStreet
- 23 Hardimans Hotel
- 24 Kensington Community Garden
- 25 La Tortilleria
- 26 Laksa King
- 27 Moroccan Soup Bar
- 28 Pimm Thai
- 29 Arnolds

**Shop**

- 30 Brickville Lego Store
- 31 Dwell
- 32 Foodworks Kensington
- 33 Gertrude Grocer
- 34 Hop & Vin Cellars
- 35 Sessions at Arden
- 36 Woolworths North Melbourne

**Learn**

- 37 Holy Rosary Primary School
- 38 Kensington Community High School
- 39 Kensington Primary School
- 40 Mount Alexander College
- 41 St Aloysius College
- 42 St Michael's Primary School
- 43 University of Melbourne (Parkville Campus)
- 44 Victoria University (Footscray Campus)



# Growth in Kensington

Covering 90 hectares\*, the Macaulay Renewal Precinct is a cornerstone of urban growth in Kensington. Encircling the greater Kensington area and parts of North Melbourne, the precinct will transform through a substantial renewal program that brings a mix of residential and commercial mixed-use development, enhanced access and connectivity and new community amenities while preserving Kensington's local village charm.

With a number of new mixed-use residential developments coming to the area - including Assemble's forthcoming BTR project and including Local Residential: Kensington at 350 Macaulay Road; a residential development at 103-105 Boundary Road, North Melbourne; Greystar's 347-367 Macaulay Road, Kensington and the Younghusband Commercial Precinct - this area will experience substantial growth.

Such development will provide over 1,200\* new residences and 20,000m<sup>2</sup>\* of office space, boosting the already diverse local populace and introducing a new wave of workforce.

Kensington is already one of Melbourne's best-connected suburbs, and it will further benefit from some of Melbourne's most impactful infrastructure projects, including the upcoming Metro Tunnel's new Arden Station, which will open in 2025, and will drive further growth and enhance connectivity to the precinct.

Adding to an already substantial cross-section of rail options - such as Kensington, Macaulay, and South Kensington Stations - Arden Station will provide locals and visitors direct access to the Metro train network and a quicker commute to Melbourne's CBD and also offer future connectivity to the proposed Melbourne Airport Rail line.

Kensington's growth story also includes new and improved community infrastructure and amenities.

Kensington Community Aquatic and Recreation Centre (under re-development and opening in 2025) will provide a first-class health and wellbeing hub with a newly designed 25-metre swimming pool, multipurpose courts, updated gym and changing facilities, and versatile group fitness spaces.

New Kensington Park, ideally located at 70-90 Chelmsford Street, is set to unlock new parkland for a growing population, providing locals with a new green space to unwind and relax in nature.

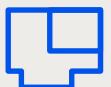


# Key tenancy features



## Remaining tenancy:

T-4. 193 m<sup>2</sup> (with option to split)



## Fitout ready

Brand new retail and commercial shells



## 100% electric,

opt-in GreenPower®



## Bike parking

and GoGet vehicles on site



## Generous

lease incentives



## Blank canvas

opportunity



## Floor plans

cater for small and medium sized operator



## Captive audience

and inclusive community



## Three phase

power and 5000 l\* grease interceptor trap provisions as applicable

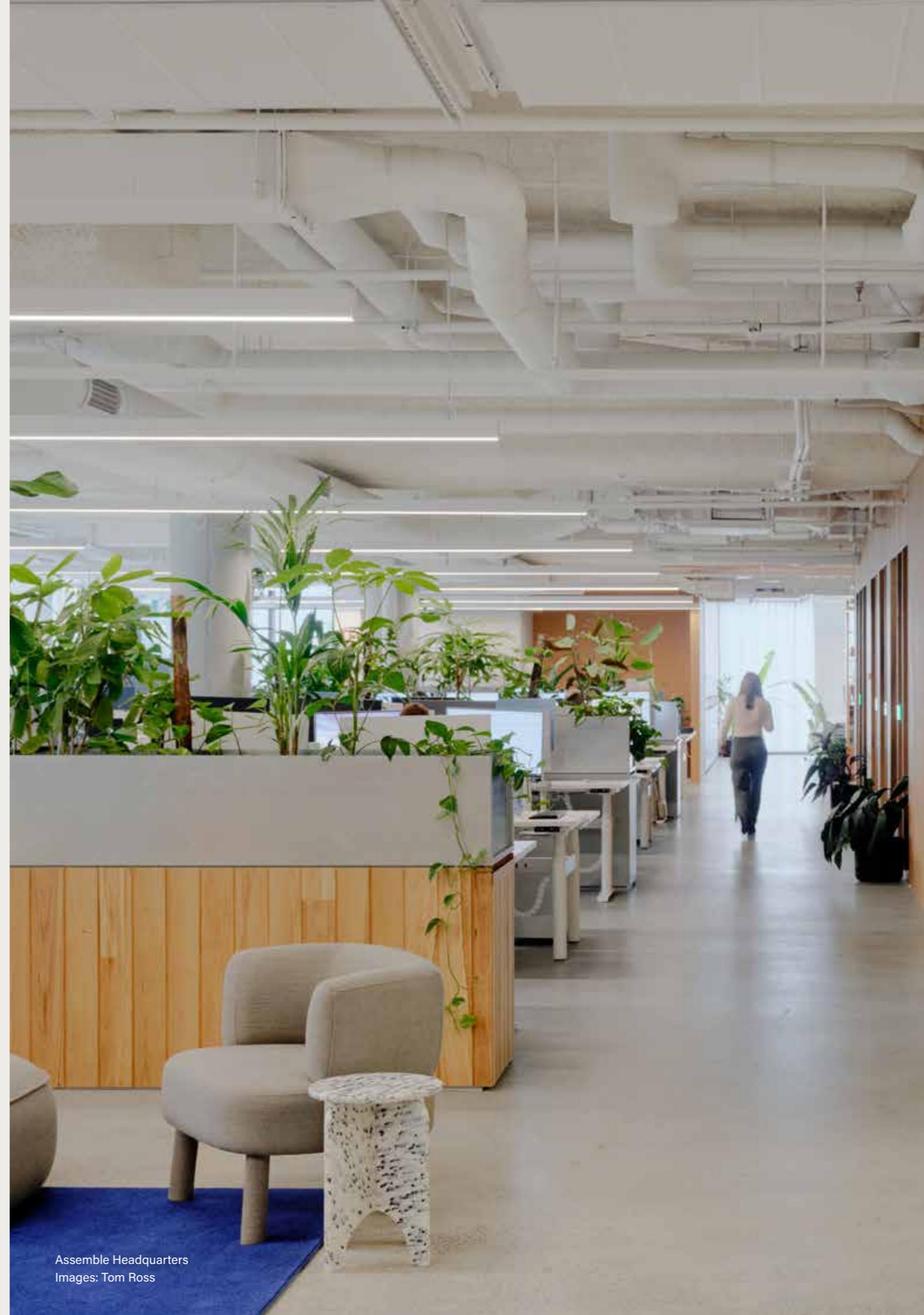
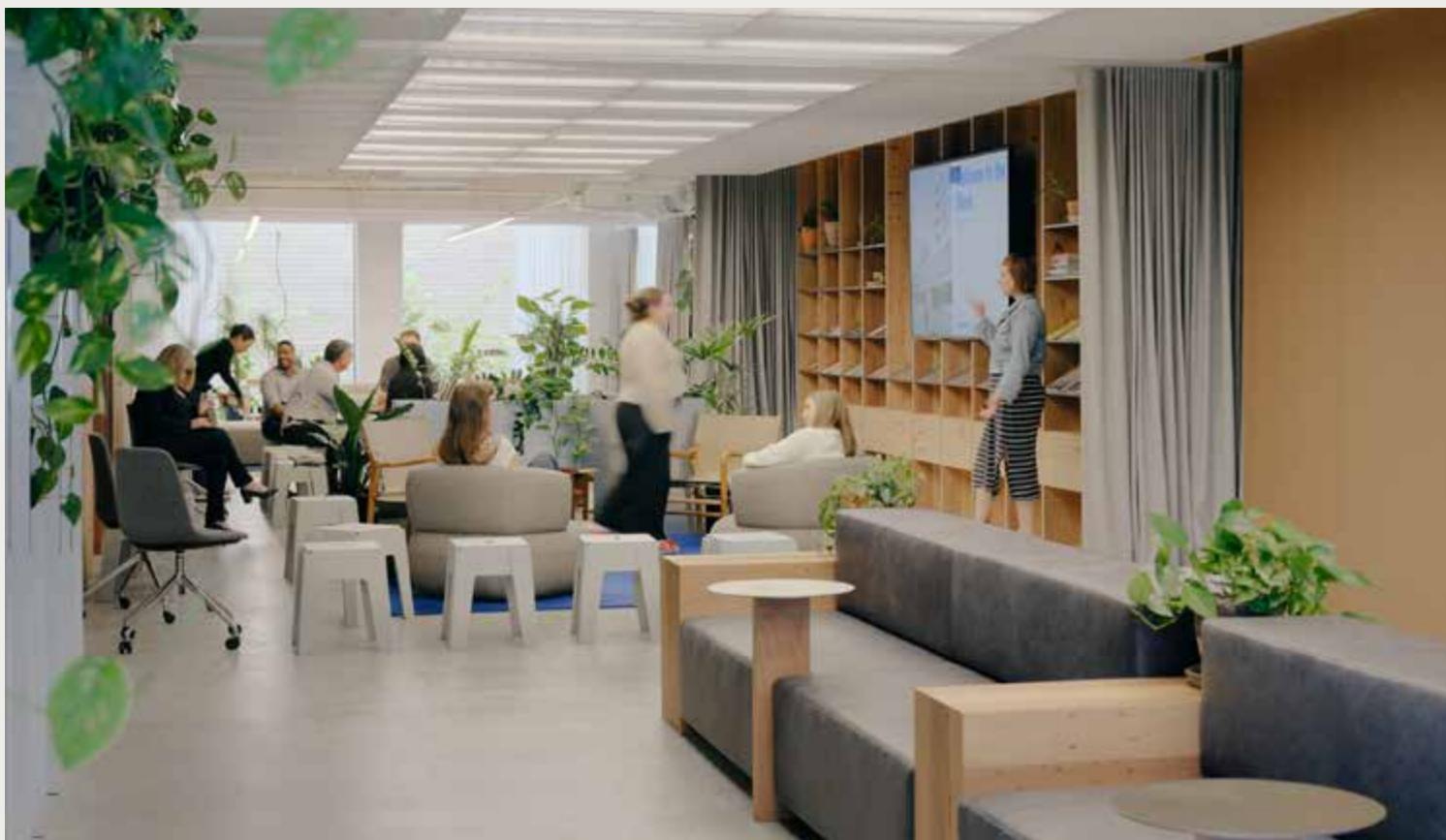


# Assemble operations

## Developer presence

402 Macaulay Road is a build-to-rent project developed by Assemble. As the developer, Assemble manages the entire lifecycle of the project, which encompasses design, construction, ongoing property management, and tenant relations.

This management approach includes having on-site personnel who provide services to the resident community and oversee the overall maintenance and operations of the property. Assemble's headquarters is located nearby at 19 Thompson Street, Kensington.



Assemble Headquarters  
Images: Tom Ross

# Floor plate

Roberston Street

Barnett Street

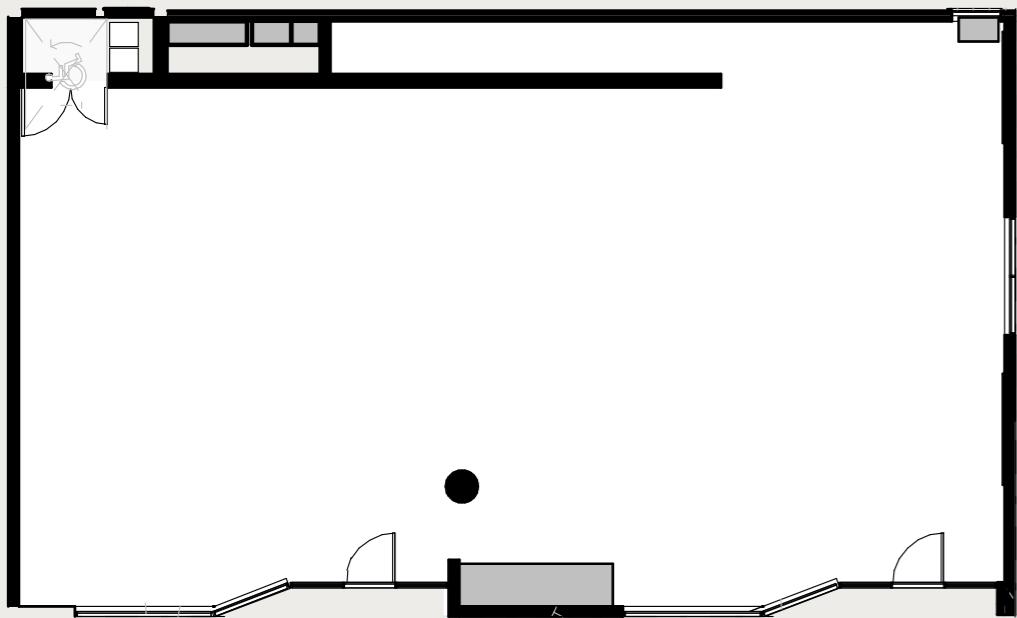
Lane Way



Macaulay Road

# Tenancy 04

floor plan



- Option to split tenancy
- Prominent street position
- Adjacency to IGA Supermarket
- Suit hospitality, health or wellness business

**193 sqm**

0 1.5 3.0 4.5 6.0 7.5  
m



The dimensions and depictions of the layout of the tenancy in this floor plan are approximations only, not to scale and may vary to the tenancy built. If there are any discrepancies between the floorplans dimensions and depictions and the dimensions and depictions in the Strata Plan, the dimensions and depictions in the Strata Plan will prevail. The information in this brochure does not constitute a representation for the purpose of any Contract for Lease which will constitute the entire agreement in respect of any lease.

Artist's Impression

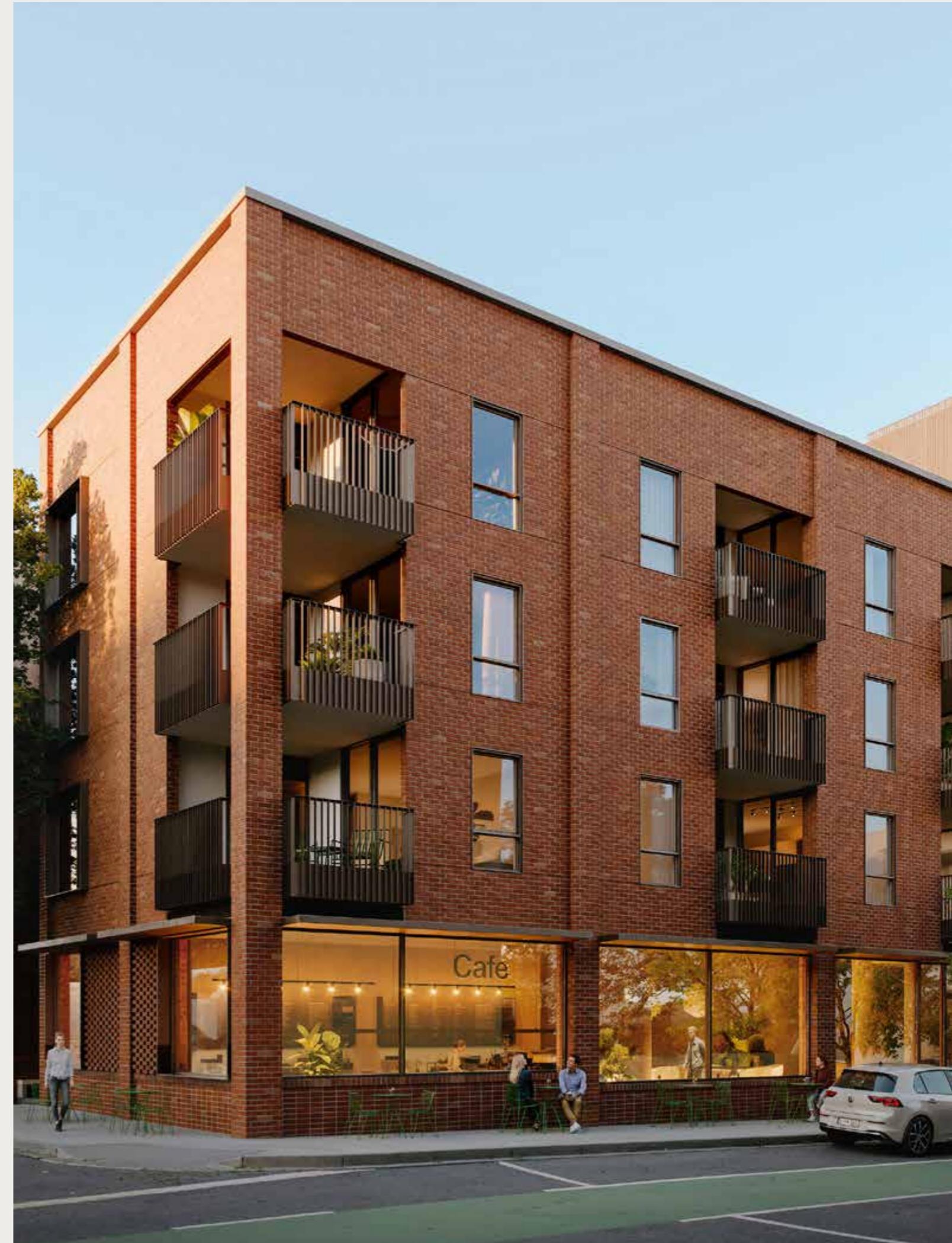
# Tenancy 01

floor plan



**192 sqm**

0 1.5 3.0 4.5 6.0 7.5  
m



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Artist's Impression

# Tenancy 02

floor plan



**Under offer  
Cafe / Restaurant**

**78 sqm**

0 1.5 3.0 4.5 6.0 7.5  
m

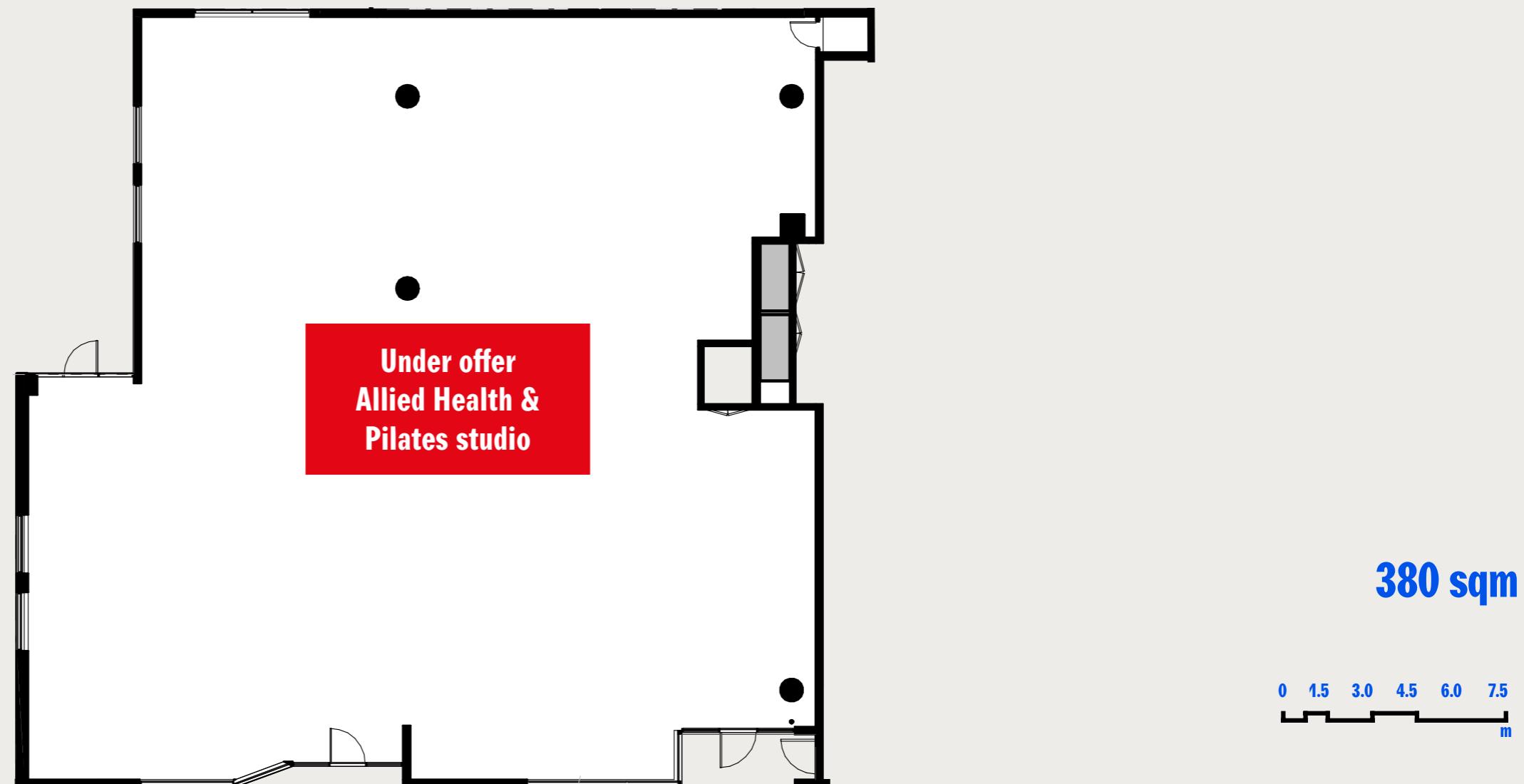


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Artist's Impression

# Tenancy 03

floor plan





# Project team

## Assemble

Assemble is building a future where more Australians can access and live in sustainable, appropriate and well-designed homes and neighbourhoods.

Australia needs fresh housing solutions to tackle an entrenched housing crisis. Backed by majority owners, AustralianSuper and HESTA – two of Australia's largest superannuation funds - Assemble is delivering new homes and providing better and more diverse housing choices for renters and homebuyers right across the country.

Assemble's approach sees the design of new housing investment models which will create a better, fairer housing system – and one that cares for the people and places within it. As a Certified B Corp, Assemble is part of a global community of businesses that meet high standards of social and environmental impact.

## Hayball

Founded in Melbourne, Hayball is one of Australia's largest design practices, specialising in architecture, interior design and urban design. The award-winning practice is recognised by the Australian Institute of Architects for its contribution to multi-residential and civic architecture both in Victoria and nationally. Hayball has extensive experience designing and delivering community-focused projects around Melbourne such as Library at the Dock, Brunswick's Residential Nightingale Village and South Melbourne Primary School, Victoria's first vertical school.

## Hacer

Hacer Group is a builder with offices in Melbourne (Wurundjeri land) and Sydney (Gadigal land).

They first 'broke ground' in Melbourne in 2000, quickly growing a multi-faceted business by offering clients a fully integrated end-to-end design and construct service.

Over the past 23 years they have completed landmark buildings for some of Australia's best-known corporations and enterprises, winning multiple awards for building excellence.

## Kerstin Thompson Architects

Established in 1994, Kerstin Thompson Architects is an award-winning Melbourne-based practice in architecture, landscape and urban design.

**For more information or  
to arrange an inspection  
please contact our agents  
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Assemble is located on the traditional lands of the Wurundjeri Woi Wurrung peoples of the Kulin Nation. We acknowledge that sovereignty was never ceded and pay our respects to their elders past and present.

We extend this respect to all Aboriginal and Torres Strait Islanders across Victoria, and Australia.



# Assemble