

181

**MARY STREET
BRISBANE**

PRESENTING
181 MARY STREET,
A UNIQUE
OPPORTUNITY TO
RECREATE A FLAGSHIP
HOSPITALITY VENUE
IN ONE OF **BRISBANE**
CBD'S MOST SOUGHT
AFTER PRECINCTS.

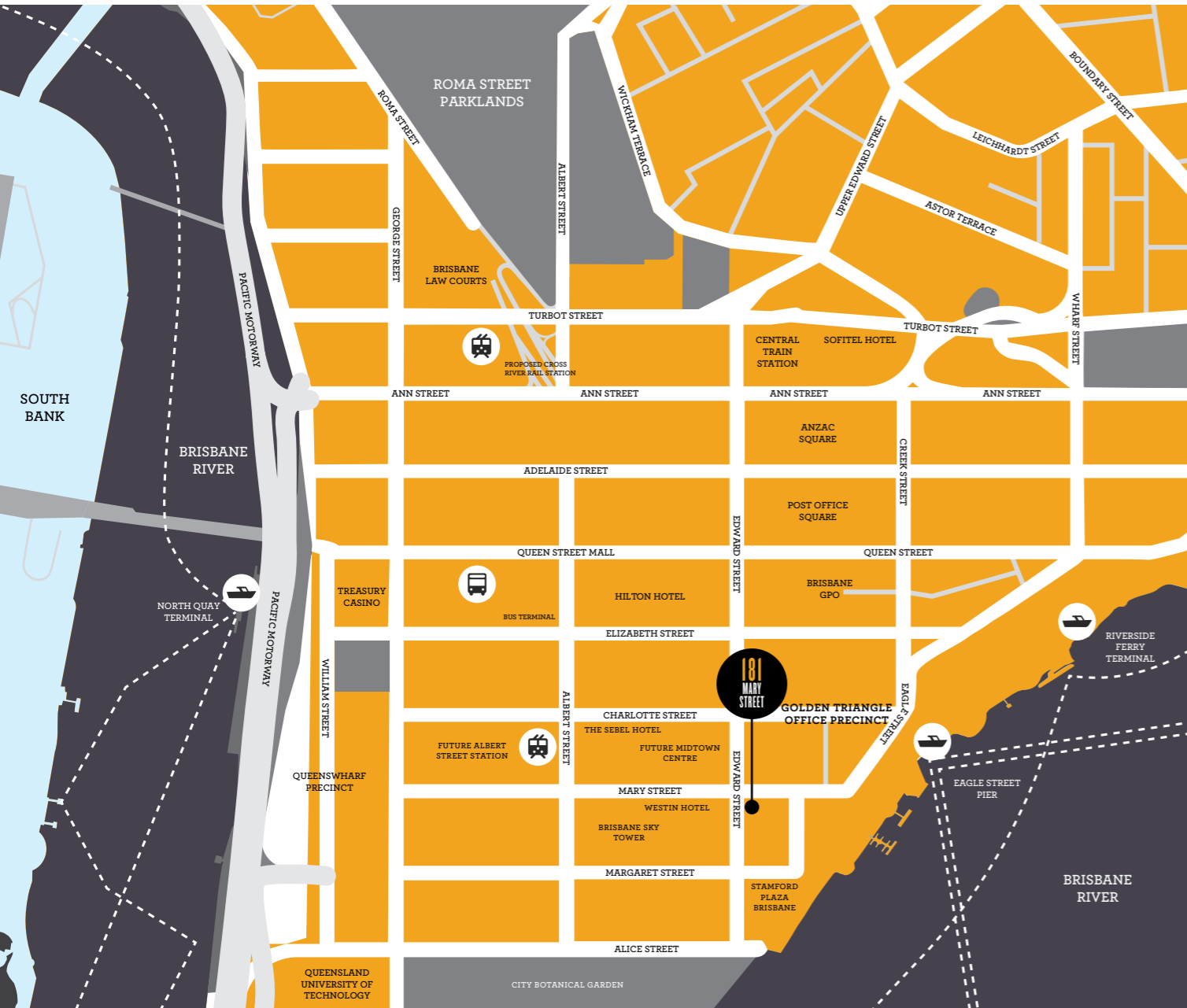
Prime Brisbane CBD
Retail Opportunity

Golden triangle address

High quality fit-out in place

Suitable for large format or multiple hospitality concepts





LOCATION

181 MARY STREET IS SUPERBLY LOCATED WITHIN BRISBANE CBD'S GOLDEN TRIANGLE.

Situated just off the corner of Mary and Edward Streets, the site is within walking distance of Brisbane's most prestigious office addresses, premium hotels and Eagle Street Pier. Renowned Brisbane restaurant/bars Moo Moo, Walter's Steakhouse, Buffalo Bar and the Port Office Hotel are situated nearby anchoring a precinct that attracts the patronage of tourists, local and corporate guests.

GROWING MARKET

181 Mary Street is uniquely positioned to service 60,000 CBD office workers accommodated in 300,000sqm of office space. Visitation to Brisbane CBD is forecast to grow exponentially with Queens Wharf, Brisbane Live, Cross River Rail, the opening of Brisbane Airport's second runway and the 2032 Olympic Bid set to drive huge population and tourism growth over the coming decade.

- \$44 Billion**
Investment in Brisbane infrastructure currently under construction or in the pipeline.
- \$250 Billion**
Brisbane's economic growth target by 2031.
- 3.3 Million**
Brisbane's population target by 2036.





MARKETING TENANCY PLAN

THE OPPORTUNITY

181 Mary Street presents the unique opportunity to secure a flagship Brisbane CBD hospitality address with an existing fit-out in place ready to be adapted/refurbished as desired. The property presents 752sqm of total floor area across three levels including a rare outdoor area accessed via rear laneway (Spencer Lane).

181 Mary Street's existing configuration provides for multiple bars and dining rooms serviced by a central kitchen with ample cold rooms and additional food prep areas. The property also presents a basement private dining room with a walk-in wine cellar featured in addition to a third-floor whisky bar overlooking the rear beer garden.

181 Mary Street will excite creative hospitality operators and designers seeking a unique venue with the major investment already in place. The Landlord is supportive of the Tenant refurbishing the existing fit-out as desired and will consider subdividing the premises into two separate venues. This is a rare opportunity for an astute operator to capitalise on an exceptional location and reach a target audience of residents, tourists and corporate customers.





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