

4 Ballarat Street Brunswick.

Retail, Health & Wellness
Leasing Opportunities

Assemble



Commercial spaces are set behind the heritage façade, as a connection back to the building's past.
Image: Supplied by Hacer

Retail, health & wellness leasing opportunities at 4 Ballarat Street, Brunswick

Address:

4 Ballarat Street, Brunswick.

Total size:

529 m²* of premium commercially zoned space.

Tenancy options:

1 remaining tenancy of 195 m² (with option to split) ready for your creative vision, whether you envision a modern physiotherapy clinic, an inviting wellness hub or a thriving retail business.

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:

Development fosters a collaborative community.

Features:

Prominent street presence, essential base-build services included.

Household incomes:

More than 25% above the Victorian National Average¹.

Captive audience

Located on the ground floor of a brand new 171-unit apartment project, with 122 new residences at Brunswick Yards, next door.

Wider development:

Part of Assemble's substantial development in the area to bring new homes to Brunswick, including 284* apartments at adjacent project 342 Victoria Street, with a total development of:

- 455* residences
- 2,000 - 4,000 m²* of commercial lease space.

Sustainability:

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

Connectivity:

Only 6 km* from Melbourne's CBD.

Accessibility:

Excellent access to public transport, Sydney Road village, Sparta Place and major road networks.

Opportunity:

Establish your practice in one of Brunswick's most energetic areas, celebrated for its diverse wellness offerings and strong sense of community. Be part of this flourishing neighbourhood, where your next retail, medical or wellness venture can genuinely thrive.



* Approximate

1. Source: *2021 ABS Census data. Single person and family household metrics

Brunswick at a glance

Your Neighbourhood

Convenience and culture intersect in Brunswick, a northern suburb just 6 km from Melbourne's CBD. Once a manufacturing and industrial hub, Brunswick has transformed into a vibrant community known for its thriving arts and food scene.

Brunswick is a unique blend of urban charm and modern amenities, boasting a diverse residential and commercial community. The area is famous for its live music venues, artisanal food and beverages, bespoke makers, public art and design spaces, and theatres and galleries.

Population:

28,740

Median age:

34

Occupations:

44% Professionals

15% Managers

11% Clerical/Admin

Median weekly incomes:

Single Person: \$1,085

cf. \$803 - Victoria

Family: \$2,807

cf. \$2,136 - Victoria

Household: \$2,096

cf. \$1,759 - Victoria

Within The Brunswick Design District

RMIT University

750 meters

6 km

from Melbourne CBD

22 mins

to Airport

Future connectivity to Metro Tunnel

via Parkville Station
Station (4 kms)

Between 2 train stations:

550 meters to Anstey Station/350 meters to

Brunswick Station

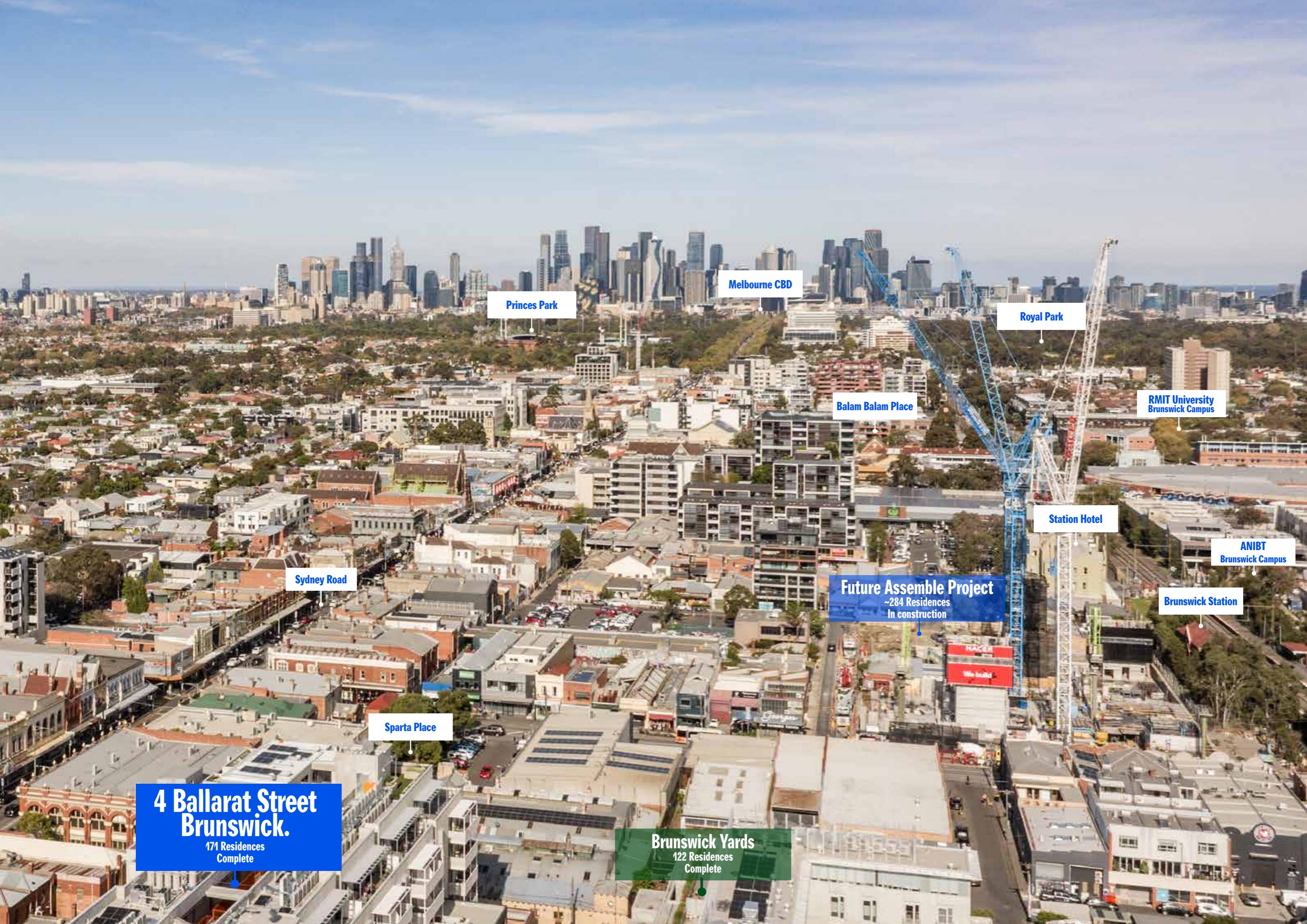
Tram Services

at Sydney Road

Established diverse suburb

with a lively, gritty and creative urban flair





4 Ballarat Street Brunswick.

171 Residences
Complete

Brunswick Yards
122 Residences
Complete

Princes Park

Melbourne CBD

Royal Park

Sydney Road

Sparta Place

Balam Balam Place

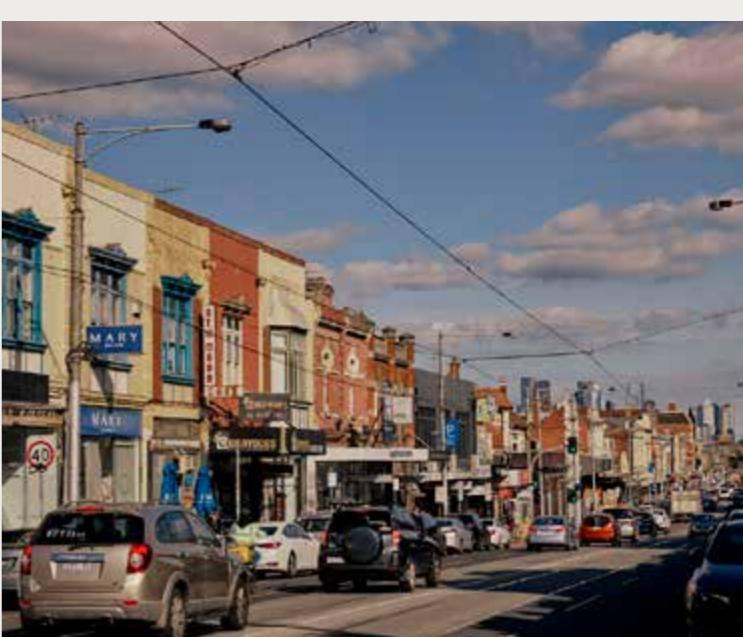
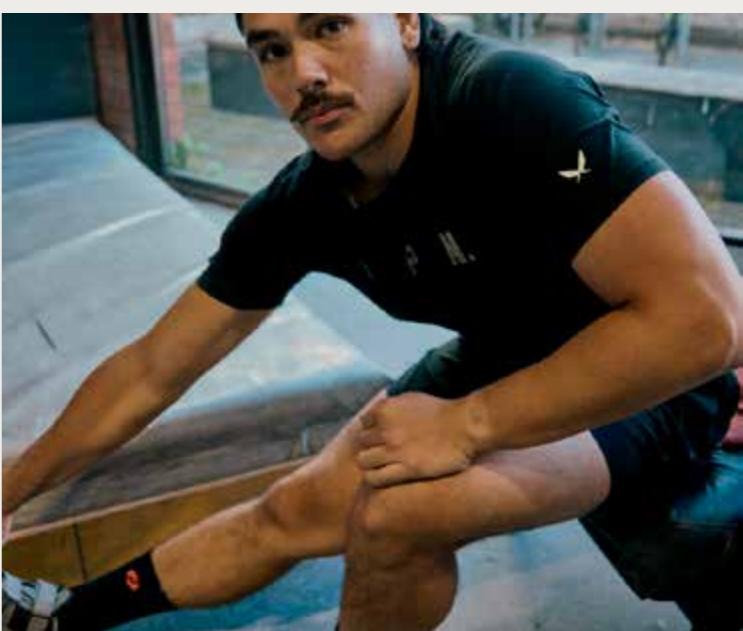
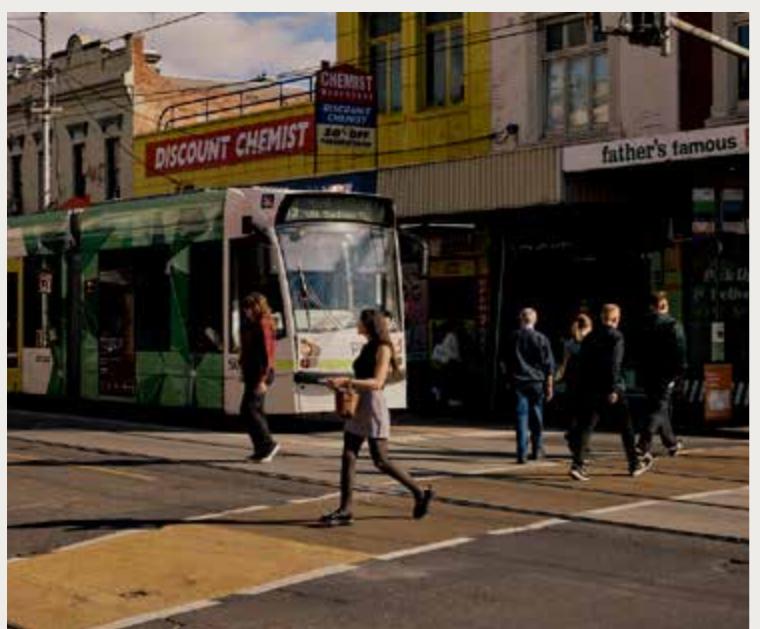
Future Assemble Project
~284 Residences
In construction

Station Hotel

RMIT University
Brunswick Campus

ANIBT
Brunswick Campus

Brunswick Station



A 4 Ballarat Street
Brunswick

Restaurants & Cafes

- 1 Lux Foundry Café
- 2 Code Black
- 3 Green Refectory
- 4 Project281 Café
- 5 Lobbs Café
- 6 Bhang
- 7 Los Hermanos Mexican
- 8 Beatbox Kitchen
- 9 Good Days
- 10 Brunswick Mess Hall
- 11 Very Good Falafel
- 12 Wide Open Road
- 13 Theodore's

Bars & Nightlife

- 14 Howler
- 15 JazzLab
- 16 Bar Oussou
- 17 The Penny Black
- 18 The Brunswick Green
- 19 The Cornish Arms
- 20 Welcome to Brunswick
- 21 Amelia Shaw
- 22 Joey Small
- 23 Rascal
- 24 Daddy Bar

Retail

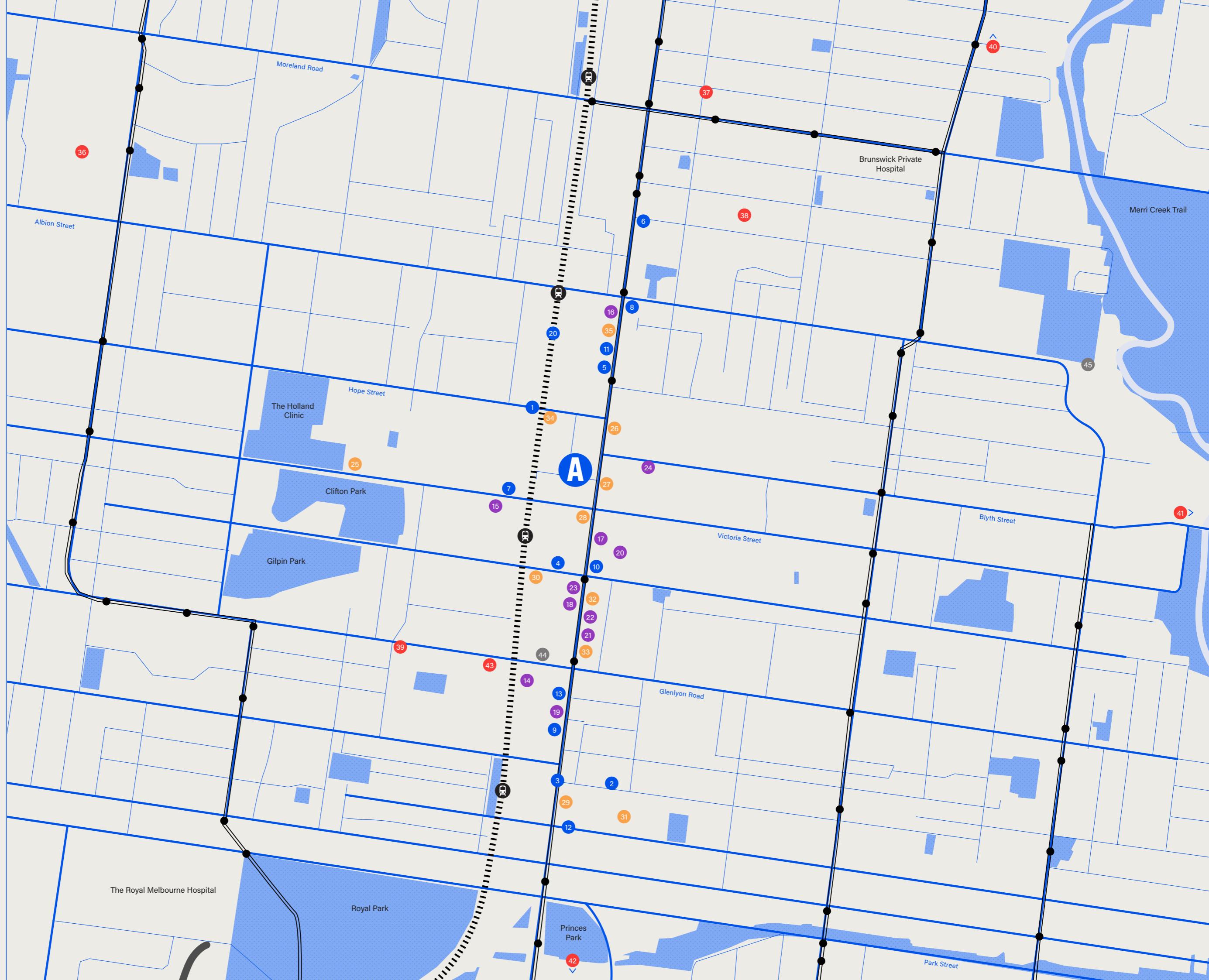
- 25 Basfoods Direct
- 26 Dejour Jeans
- 27 Mediterranean Wholesalers
- 28 Bunnings
- 29 The Source Bulk Foods
- 30 Woolworths
- 31 Barkley Square
- 32 Savers
- 33 Aldi
- 34 Ovens Street Bakery
- 35 A1 Bakery

Education

- 36 Brunswick North West Primary
- 37 Moreland Primary School
- 38 St Margaret Mary's Primary School
- 39 Brunswick Secondary College
- 40 Coburg High School
- 41 Santa Maria Secondary School
- 42 University of Melbourne
- 43 RMIT (Brunswick Campus)

Leisure

- 44 Brunswick Baths
- 45 CERES Community Environment Park





Key tenancy features



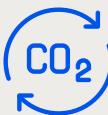
Flexible retail, health & wellness tenancy:

195 m² (with option to split)



Blank canvas/ Fitout ready

studio spaces for your
wellness venture



100% electric

with opt in GreenPower®
and energy efficient
building systems



Bike parking

and 4 GoGet
vehicles on site



Generous

lease incentives



Yakka Overalls heritage

restored heritage facade



Floor plans

cater for small and
medium sized operator



Captive audience

and inclusive community



Three phase

power, air-con (and 3,000 l*
grease interceptor trap
provisions) as applicable



The heritage-listed facade of the warehouse originally designed in 1955 for Yakka Overalls.
Image: Supplied by Hacer

Original Yakka heritage

Designed for Yakka Overalls Pty Ltd in 1955 by architects A K Lines, Macfarlane & Marshall.

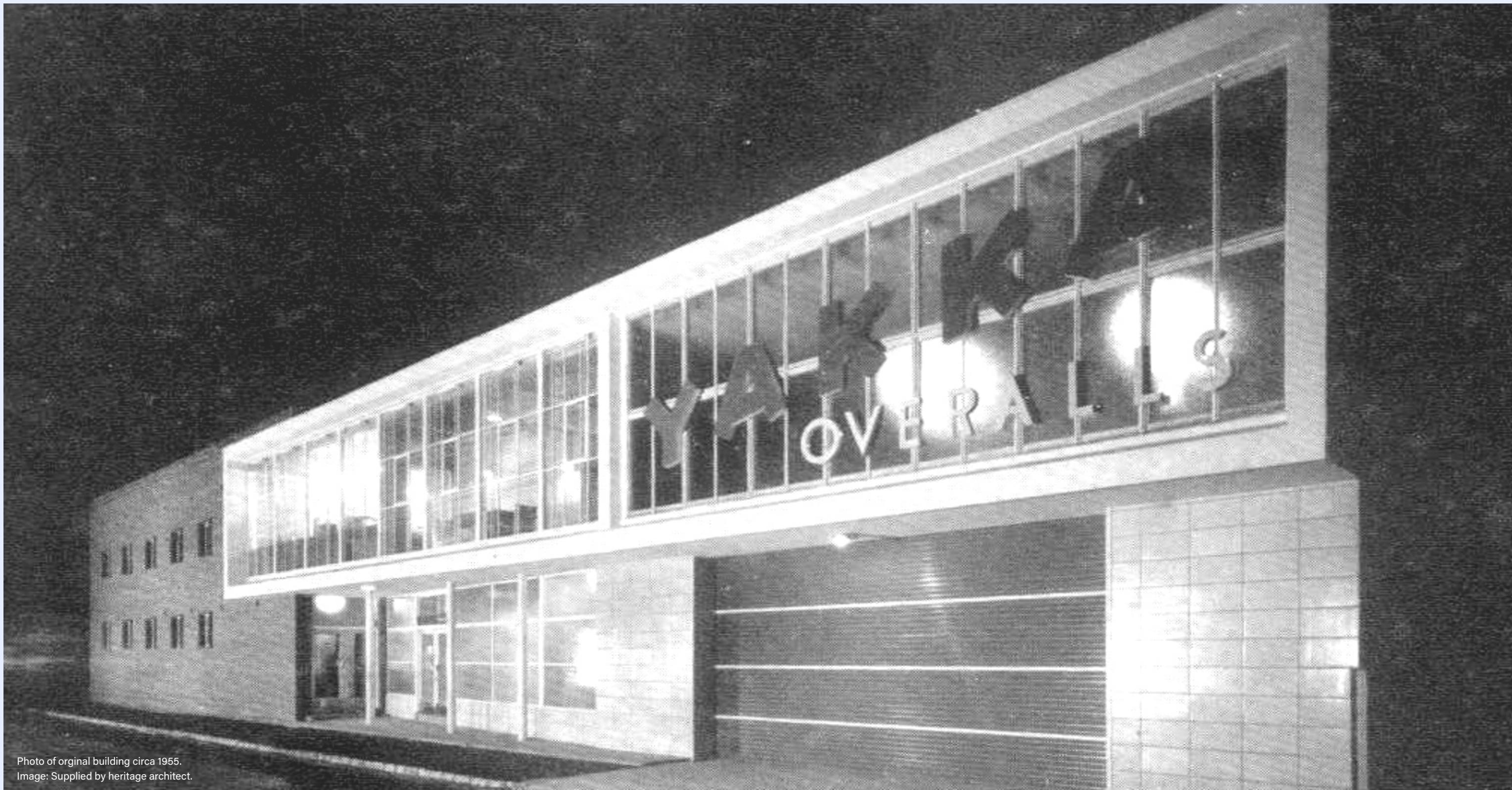
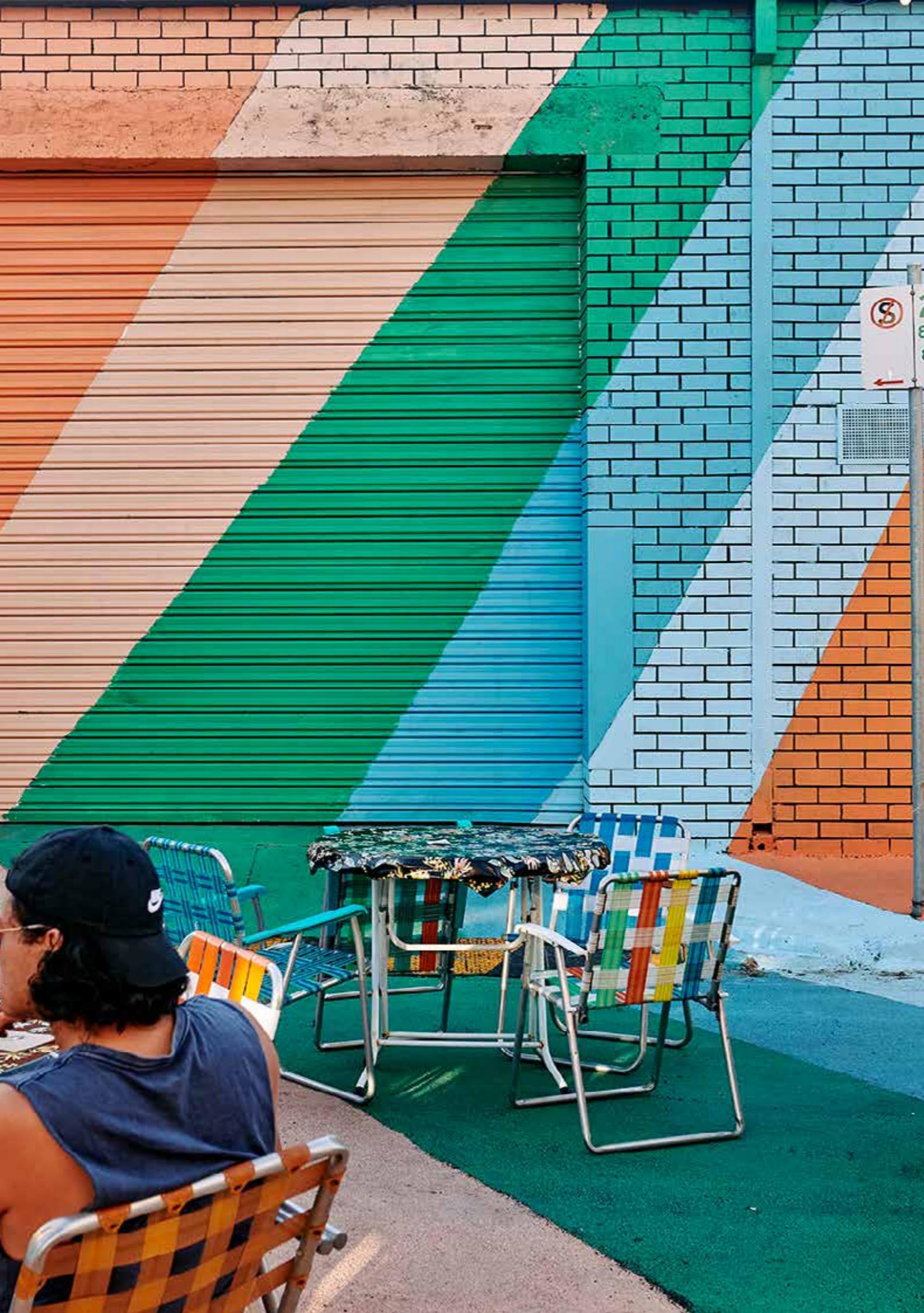
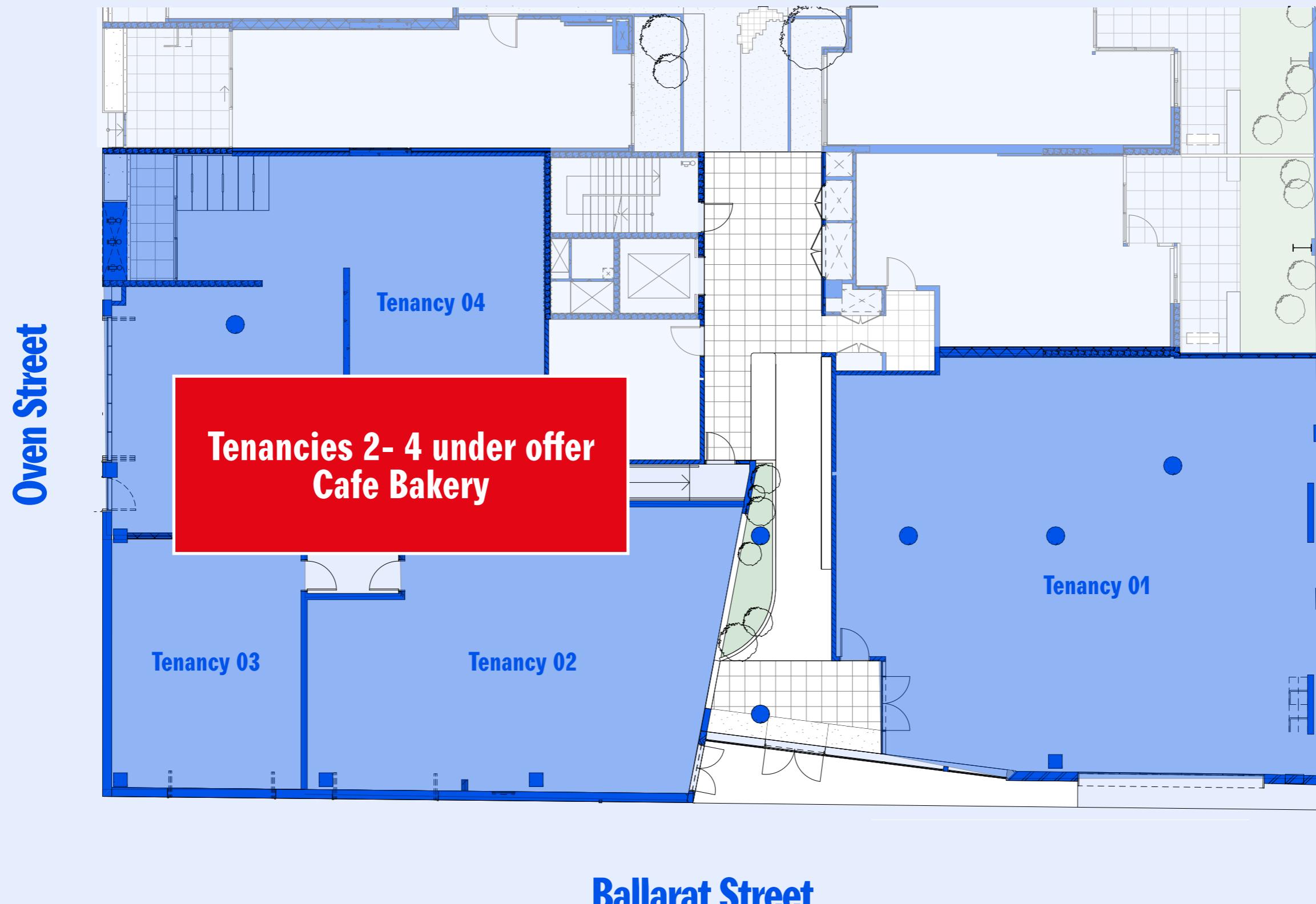


Photo of orginal building circa 1955.
Image: Supplied by heritage architect.

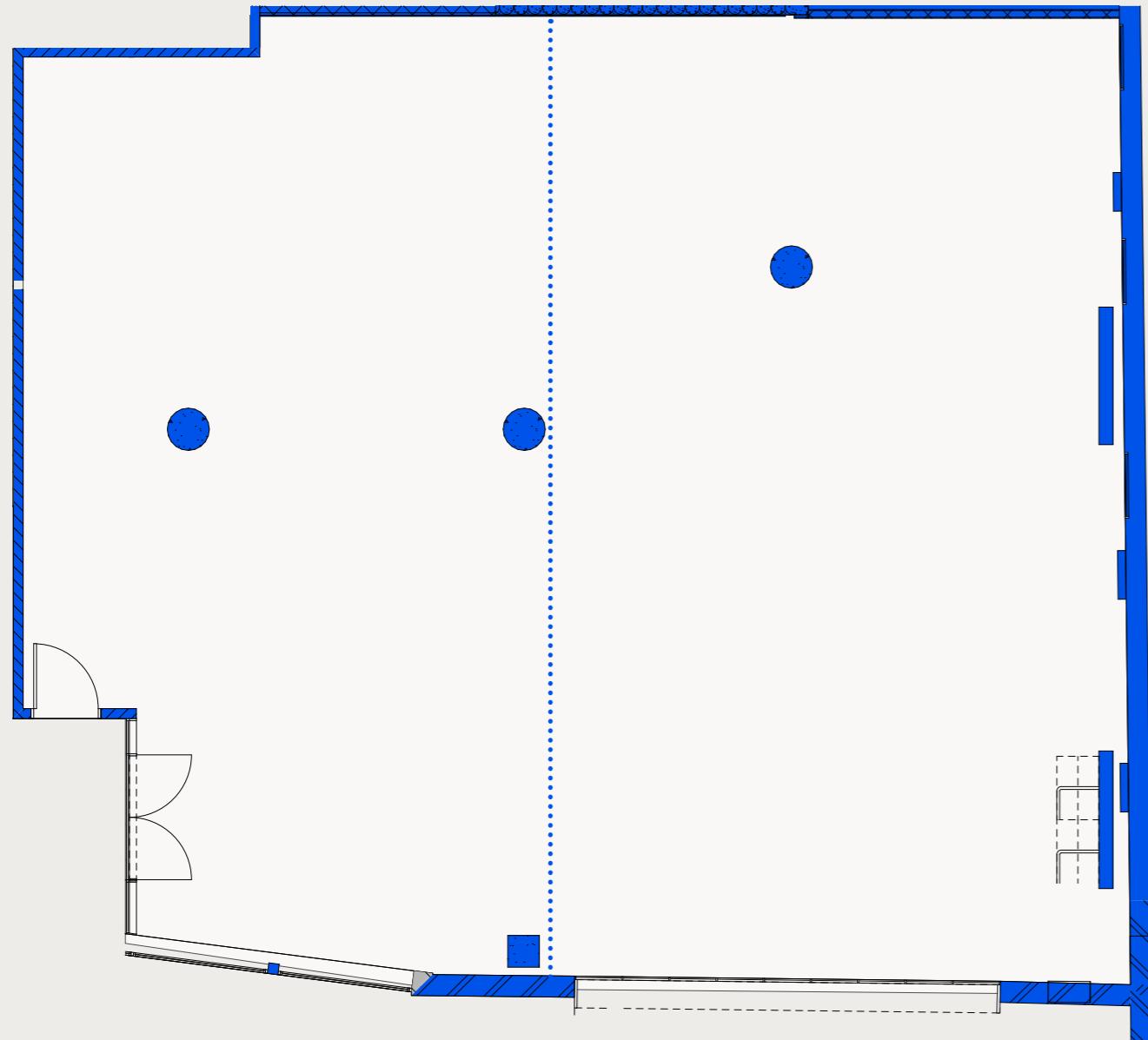


Floor plate*

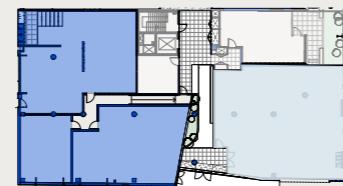


Tenancy 01

floor plan



- Option to split tenancy (76 m² / 113 m²)
- Light, bright space
- Within a health and wellness district
- Suit office, retail, health or wellness



195 sqm
1:100 @ A3

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.



Tenancy 02

floor plan



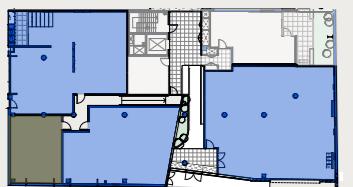
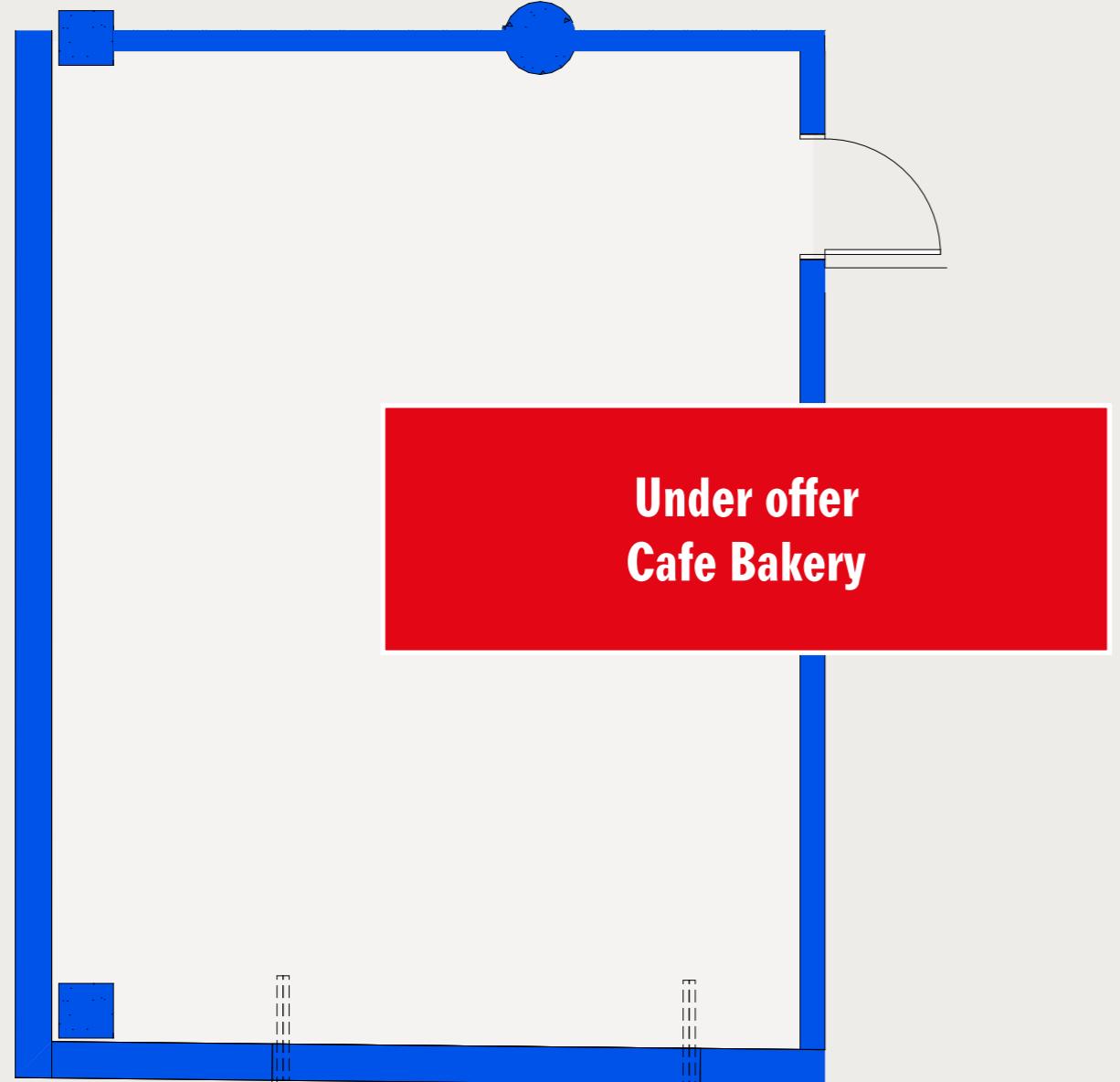
122 sqm
1:100 @ A3

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.



Tenancy 03

floor plan



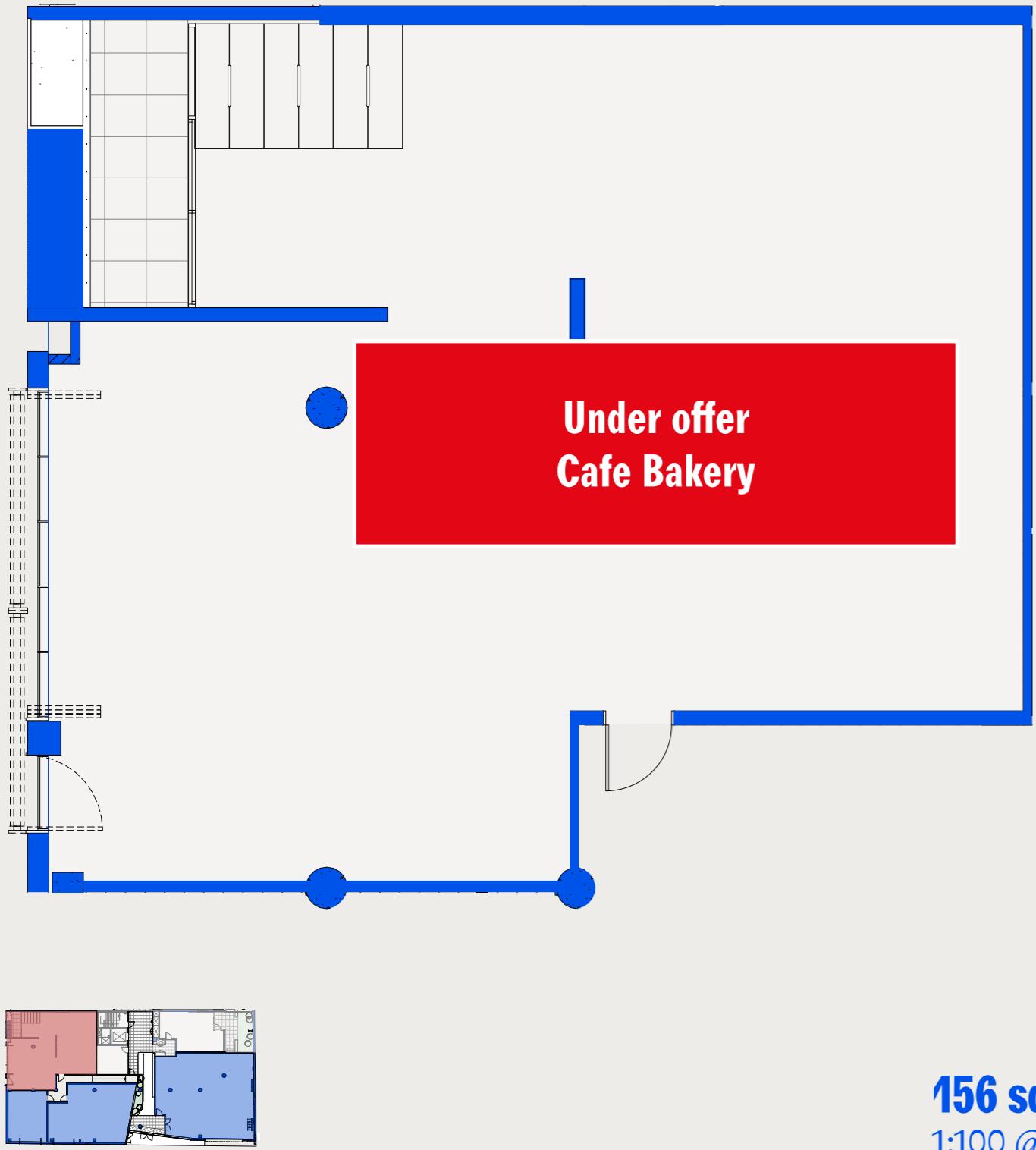
56 sqm
1:100 @ A3

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Tenancy 04

floor plan



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Ovens Street and Ballarat Street commercial leasing frontages. Image: Supplied by Hacer

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.

Fieldwork

4 Ballarat St. marks the third Assemble project created in partnership with Fieldwork, the first, 122 Roseneath Street, Clifton Hill, and the second, 393 Macaulay Road Kensington.

Fieldwork is a Melbourne-based architecture and interior design studio founded in 2013. Since then, the practice has grown into a team of more than 25 practitioners, with expertise spanning the fields of architecture, commerce, design, urbanism, publishing and art.

The team believes in active architecture that both shapes, and is shaped by social, political, aesthetic, emotional and economic forces.

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.

Rush Wright Associates

Rush Wright Associates is an award winning design practice based in Melbourne.

The team offers consultancy services in landscape architecture, urban design and constructed ecology. They believe landscapes and public spaces should go beyond superficial formal gestures to embrace sustainability, community values and a new environmental agenda.

For over 20 years, Rush Wright Associates has built their reputation on a commitment to achieving innovative and diverse design outcomes that ultimately aim to connect people to each other and their environment.

**For more information or
to arrange an inspection
please contact our agents
Retail Property Results.**

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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