



# SS

WOOLWORTHS  
SMITH STREET



365 - 379 SMITH STREET

metro

MAC ROBERTSON LOFTS

BREAKFAST  
LUNCH  
DINNER

metro

metro

metro

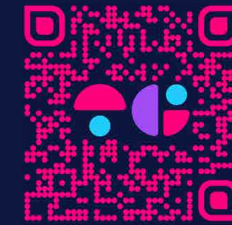
MOVE CITY

NEVER STOP



01

**WOOLWORTHS SMITH ST  
365 - 379 SMITH STREET  
FITZROY**



**SCAN FOR  
WEB LISTING**

<b>TENANT</b>	Woolworths Group Limited
<b>INCOME</b>	\$374,544 per annum + GST
<b>BUILDING</b>	784m <sup>2</sup>
<b>SITE</b>	917m <sup>2</sup>

02

**OFFICE  
365 - 379 SMITH STREET  
FITZROY**

<b>TENANT</b>	None
<b>INCOME</b>	2 Year Rental Guarantee \$256,071 per annum + GST
<b>BUILDING</b>	327m <sup>2</sup> existing
<b>BUILDING</b>	726m <sup>2</sup> with approved plans

Offered for Sale by Negotiation





metro

metro

metro

BREAKFAST  
LUNCH  
DINNER

BREAKFAST  
LUNCH  
DINNER

metro

HOT FOOD  
- GOOD -  
TO GO

TASTY  
- SIMPLE -  
MEALS

FRUIT & VEG  
- ALWAYS -  
FRESH



THREE SIX FIVE  
SMITH STREET

PROPERTY  
SMITH ST.  
LIFESTYLE  
STRIP

CARLTON  
GARDENS

PAPIRICA  
SIX  
SMITH  
Maha North

NEPBRD'S  
ARRA

TRIPPY\*TACO

HEKONEKO

PUBCHA

YAH YAH'S

IDES

BLACKHEARTS  
& SPARROWS

WABI SABI SALON

BOWL BOWL

SOOK

102UNIQ

HUXTABURGER

NOURISH

SHIMBASHI

coles

NORMA

HOTEL JESUS

FLINT

patagonia

xe  
om

SMITH STREET

MESSINA

MEATSMITH

N. Lee Bakery Cafe

Nando's



BAD  
FRANKIE

Fonda

RockSalt&Vinegar

SHOP RAMEN

THE CRAFT & CO

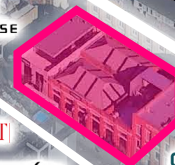
To  
be  
frank

Piccolina



glou

SMITH'S BISTROT



Alimentari

CLIMBING  
ANCHORS

ABOVE  
BOARD

The  
Bitters  
Lab.

TONKIN



FIXATION

macpac

icebreaker



 metro

BREAKFAST  
LUNCH  
DINNER

FRUIT & VEG  
- ALWAYS -  
FRESH

 NO PARKING  
 LANDING ZONE



 metro

 metro

 metro

BREAKFAST  
LUNCH  
DINNER

WCS 300  
- GOOD  
TO

TASTY  
- SIMPLE -  
MEALS

FRUIT & VEG  
- ALWAYS -  
FRESH

2P

Outlet

LAN-4000

# SSS

## A LOCAL'S GUIDE TO FITZROY\*

Fitzroy is an eclectic suburb with a rich history etched into its old pubs, narrow streets and terrace houses, long-lasting retailers and modern wine bars that have kept the old decor. The suburb was once long associated with the working class and was known to have a bohemian vibe but became a casualty of gentrification in the '80s and '90s. Yet despite undergoing urban revitalisation, many heritage buildings and Victorian-era architecture have lasted through the decades and play a key role in the area's ambience – right next to the street art.

You'll find various characters within Fitzroy's nooks, including many students, young professionals and those of the older generation that have called the community home for decades. It's economically diverse too, having one of Melbourne's largest public housing complexes while also putting up some of the most exxy rent in all of the city. It's hard to pigeonhole the area but, after all, why would you want to?

\**Timeout*, accessed July 2024, <<https://www.timeout.com/melbourne/things-to-do/fitzroy-area-guide>>



*It's...* **BREAKFAST**  
**LUNCHTIME**

SANDWICHES, HOT FOOD & BAKERY

HOT FOOD

SANDWICHES, HOT FOOD & BAKERY

A central refrigerated display case with three sections. The left and right sections are labeled 'SANDWICHES, HOT FOOD & BAKERY' and are filled with various packaged sandwiches and bakery items. The middle section is labeled 'HOT FOOD' and contains a variety of prepared hot meals. The display is well-lit and organized.

NUTS

A collection of candy and snack displays. On the left, a tall display rack holds bags of M&amp;M's candies in various flavors. To the right, a wooden crate is filled with boxes of Twix candy bars. In the background, there are shelves stocked with various nuts and other packaged snacks. The displays are arranged in a way that is easy for customers to browse.



SE

Discover your  
PERFECT PLATTER

The  
BAKERY

It's... **BREAKFAST**  
**LUNCHTIME**

SANDWICHES, HOT FOOD & BAKERY

SANDWICHES, HOT FOOD & BAKERY

HOT FOOD



## WHAT'S FITZROY KNOWN FOR?

Fitzroy is known to be a cultural hub with a vibrant heart and is celebrated for its unconventional, arty and eccentric nature. Head along Gertrude Street and you'll be met with designer shops and independent retailers nestled beside bars known for their drag bingo and queer nights. Head down Brunswick Street and you'll be treated to Espresso Martinis, bottomless tacos and vintage shops with plenty of corduroy. And everywhere, live music can be heard – from gigs at pubs and bars to blasting through open windows above shop fronts.

## WHY THE LOCALS LOVE IT?

Christian Ferrante, Market Director of Rose Street Markets, knows a thing or two about the local area and the community within it.

"Traditionally, I've loved the eclectic nature of Fitzroy. It's an open sort of place where anything goes," he says. "That sense of excitement that you really don't know what you might see on any given day, just walking down the street there's always something interesting or something massive happening."

## HOW DO I GET TO FITZROY?

Fitzroy hasn't seen a train station since 1888, taking a preference instead for the tram life. The number 11 tram runs through the heart of Fitzroy, taking you from St Georges Road, along Brunswick Street and right through to Victoria Parade. Otherwise, the 96 tram runs from Brunswick East to St Kilda Beach, passing through Fitzroy, making it your best bet to end up along Johnston, Moor or Gertrude Street. The area is also very bike-friendly if you're a fan of getting on the pedals.

## WHAT'S NEARBY?

Fitzroy is sandwiched between Collingwood on its right and Carlton on its left, separating the two AFL rivals. Just above the suburb, you'll find Fitzroy North and below is East Melbourne. The suburb is bordered by gardens, including Carlton Gardens to the west, Edinburgh Gardens to the north and, funnily enough, Fitzroy Gardens (which aren't actually in Fitzroy) a block to the south.



Say  
CHEESE

Choose your  
PERFECT PLATTER

The  
BAKERY

It's... BR...  
LU...

SANDWICHES, HOT FOOD



SMITH ST.



GELATO MESSINA



GRILL'D

FONDA



TO BE FRANK



HUXTABURGER



COLES



PICCOLINA GELATERIA



SS  
THREE SIX FIVE  
SMITH STREET

PROPERTY

ARGYLE STREET

PICCOLO'S  
A PICCOLO HOUSE

KERR STREET

ROSE STREET

SMA PROJECT'S  
THE LYRIC

KERR STREET  
RESIDENCES



SMITH STREET

JOHNSTON STREET

RICDANIC'S  
1 SACKVILLE  
STREET

GURNER'S  
E. S. SMITH

PRO  
TO  
ST





Special

Free fruit  
for kids  
Let your kids enjoy a  
fresh piece of fruit  
while you shop.

macro  
ORGANIC

CHOPPED VEG

SALAD MIXES

PIZZA

Say  
CHEESE

\$4.20  
ea

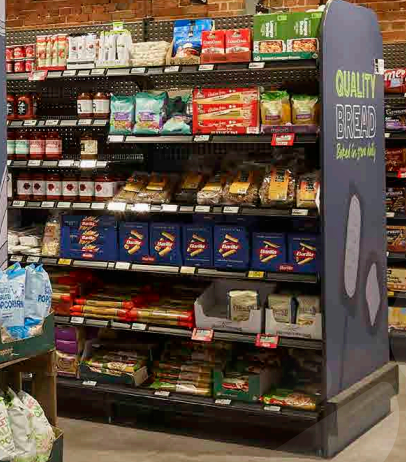


READY MEALS

Quick & easy  
**GOURMET  
DINNERS**  
Everything you need for  
tonight's feast

METRO  
MADE FOR  
YOU

QUALITY  
BREAD  
Baked in your Metro



## EAT

- Shop Ramen
- Evie's Disco Diner
- Rainbow Hotel
- Transformer
- Mukka Restaurant
- Rice Queen
- Sparrow's Philly Cheesesteak

## COFFEE

- Industry Beans
- Burnside
- Archie's All Day
- Faraday's Cage
- Mile End

## DRINK

- Near and Far
- The Shady Lady
- The Rooks Return
- The Workers Club
- The Standard Hotel
- Black Pearl

## SHOPPING

- Fitzroy Mills Market
- Rose Street Artists' Market
- The Community Grocer
- Hunter Gatherer
- Le Labo

## THINGS TO DO

- Fitzroy Swimming Pool
- Brunswick Street Gallery
- Sutton Gallery
- Everfresh Fitzroy mural
- The Night Cat
- Mysters Rooms

## IF YOU ONLY DO ONE THING...

Head to the rooftop of Naked for Satan and take in the sights of the suburb while drinking a cocktail based on the quintessential Australian pavlova. You can take in the views of the cityscape while getting in a good amount of people watching and soaking in the vibe of the area.



**2** Breakfast  
Eggs  
Canned Vegetables  
Baking

1  
Condiments  
Pasta  
Seafood  
Meat

Discover your  
**PERFECT PLAT**

Quick & easy  
**GOURMET DINNERS**  
Everything you need for tonight's fix

**QUALITY BREAD**  
*Baked in store daily*



Muesli Bars

Ev Lo  
Special  
Muesli Bars





6  
Frozen Foods  
Pet Needs  
Kitchenware  
Stationery

Men's Care

5  
Health & Beauty  
Cleaning  
Baby Needs  
Vitamins

Everyday  
Low Price  
\$3.45

Tell us  
what product  
you'd like to see  
in your store.



Add it to our  
shopping list.



Help us help the  
world's most food  
insecure and  
hungry people.



The Odd  
Bunch



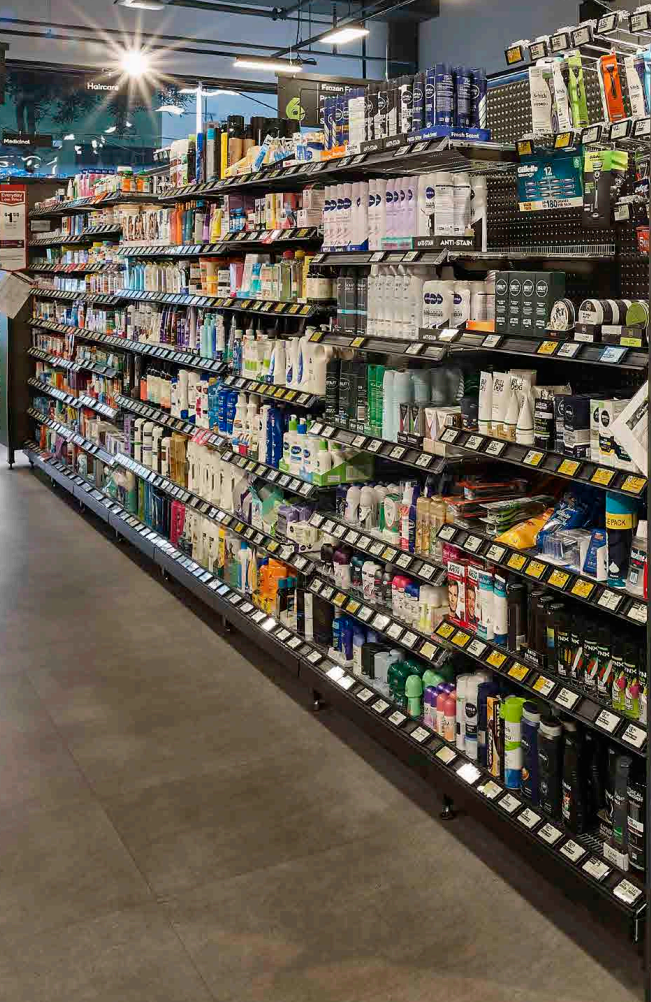
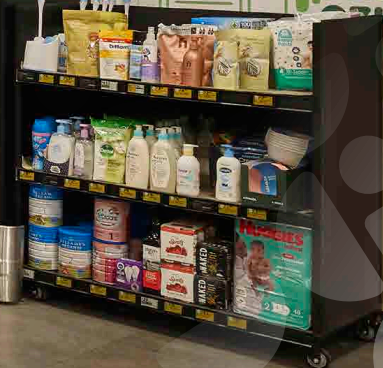
We wouldn't take our  
bags home, so we've added  
them to save energy.

Helping our kids  
become fresh  
food kids.



Saving tonnes of  
perfectly good fruit and  
veg going to landfill.

We're working with Oxfam  
to supply food to charities.



# THE TRIPLE THREAT

**365 – 379 Smith Street** is a generational investment opportunity that rarely comes to market.

Walk up and down Smith Street and you'll see a succession of shops that reads like a who's who list of Melbourne's leading retail and lifestyle operators. There are multi storey mixed use residential developments with some of the highest prices in Melbourne as well as a mix of brand new office buildings, offering the traditional long term leasing opportunities or the less traditional coworking office spaces. There's a reason why Smith Street is revered by so many.

What we are offering today – is a generational 'set and forget'. One of the best sites, on one of the best Street's Melbourne has to offer, with one of the best tenant's Australia has to offer.

This is the Triple Threat! The trophy tenant, in the trophy property in the trophy location!

All you have to do, is sit back and let the asset do the hard work for you. Land and building/asset appreciation is inevitable... This is the type of asset you buy and your generations will forever be thankful.

## **The Land.**

An exceedingly elusive and dominating three street frontage, near island site of 917m<sup>2</sup>, located on one of Melbourne's best retail strips – Smith Street boasting a 37.4 meter\* frontage onto Smith Street, 24.46 meters\* onto Argyle Street & 37.26 meters\* onto MacRobertsons Lane.

## **The Building.**

The brick building formed part of the famed MacRobertson Chocolate Factory, while the newer construction was completed in 2009. The ground floor was fully renovated in 2022 to the design and specification of Woolworths. The first and second floor have just been fully refurbished.

## **The Tenant.**

Anchored by Australia's leading drawcard tenant Woolworths, who occupy the majority of the asset (71% of total lettable area) being the entire ground floor, on a long term and secure lease with options until 2050.

## **The Details.**

- Site 917m<sup>2</sup>\* - 37.4 meter\* frontage onto Smith Street, 24.46 meters\* onto Argyle Street & 37.26 meters\* onto MacRobertsons Lane

## **Anchor Retail - ASX listed Woolworths Limited Group trading as Woolworth Smith Street**

- 8 Year Lease from 27 August 2022 and options until 26 August 2050 – totalling 28 Years
- Building 784m<sup>2</sup>\* (71% of total lettable area)

## **Fully Renovated Office - Two storey Office space, with 2 year Rental Guarantee and approved extension permit**

- 2 Year rent and outgoings Rental Guarantee
- Constructed in 2009, fully renovated today and ready for occupation
- Building 327m<sup>2</sup>\*
- Approved plans to expand to a total of 776m<sup>2</sup>\*

**We're here to help you find the perfect deal so let's talk.**



SMITH ST.



RED SPARROW PIZZA



ALIMENTARI



ARRA



N. LEE BAKERY



SHOP RAMEN



SMITH ST. BISTRO



MEATSMITH



Chips  
Drinks  
Biscuits  
Bread

3

Breakfast  
Eggs  
Canned Vegetables  
Baking

2

Special

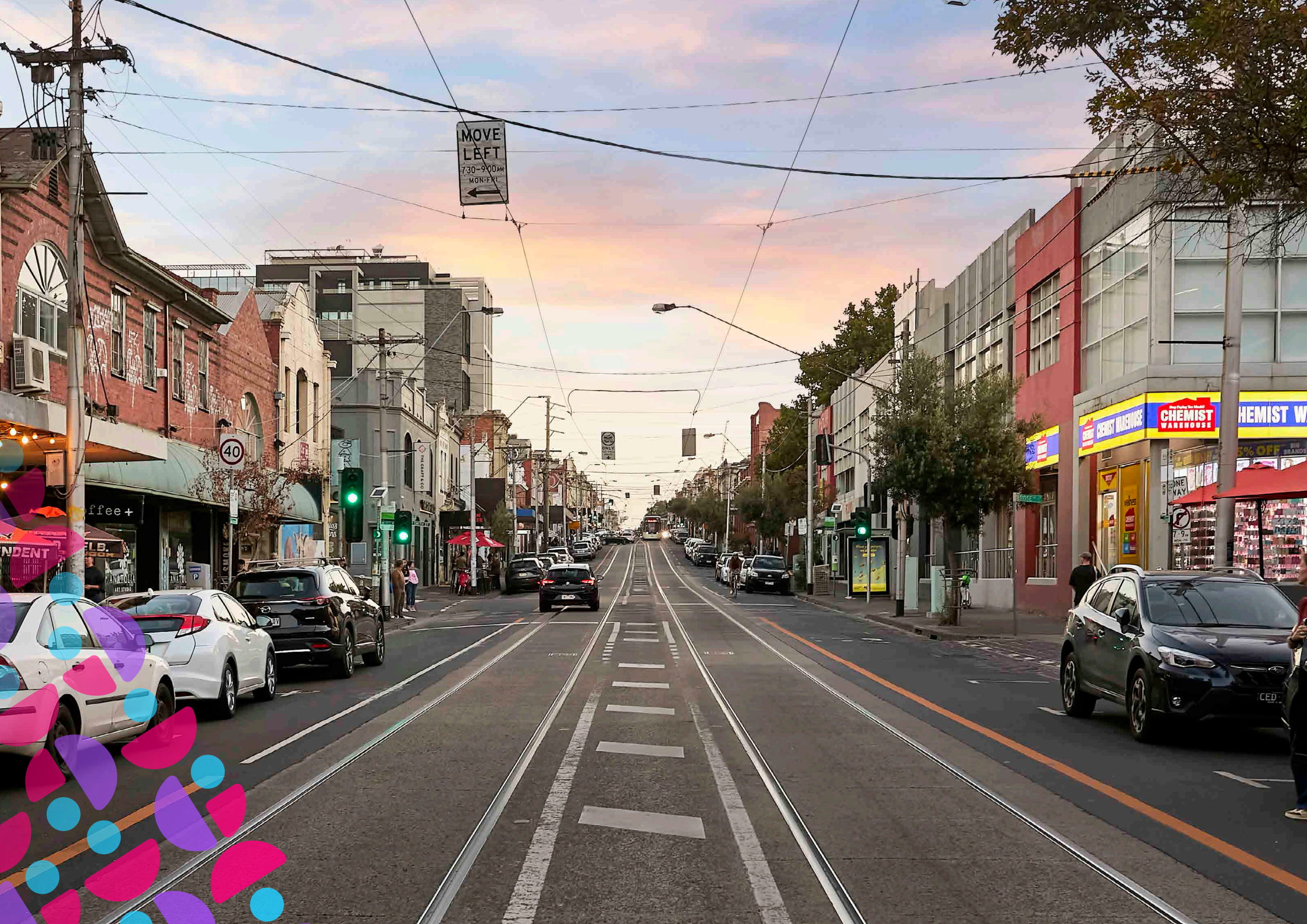
Special

Special

Special

It's... **BREAKFAST  
LUNCHTIME**





MOVE  
LEFT  
7:30-9:00AM  
MON-FRI  
←

40

CHEMIST WAREHOUSE

CHEMIST WAREHOUSE



365  
-  
379

## **SMITH STREET LEASES**

### **RETAIL TENANT**

Woolworths Group Limited

### **TERM**

8 Years from 27 August 2022

### **FURTHER TERMS**

4 further Terms of 5 Years

### **RENT**

\$374,544 per annum + GST from August 2024

### **REVIEWS**

2% Per Annum

Market Review at commencement for the first and third further Term

365 SMITH



Canned Fish

Cereals

Everyday Low Price  
\$6  
Wheat-Bix

Noodles

2  
3





Special

REFRESHING JUICE

macro ORGANIC

CHOPPED VEG

SLADERS

PIZZA

Free fruit for kids  
Let your kids enjoy a fresh piece of fruit while you shop.

Say CHEESE

1.30

365

-

379

**SMITH STREET  
LEASES**

**OFFICE TENANT**

None

**GUARANTEE**

2 Year Rent & Outgoings Guarantee

**RENT & OUTGOINGS**

\$256,071 per annum plus GST



365SMITH

**FIXATION**  
BREWING COMPANY

Dan Murphy's

**Dan M**

Dan Mu

ME HOME

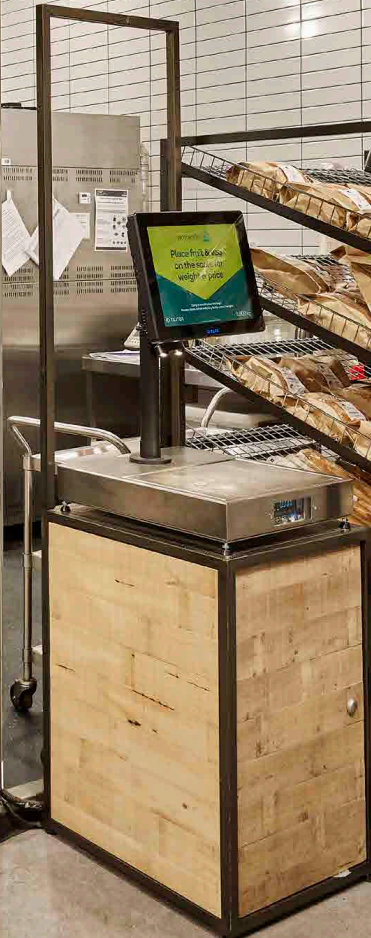




HEESE

The BAKERY

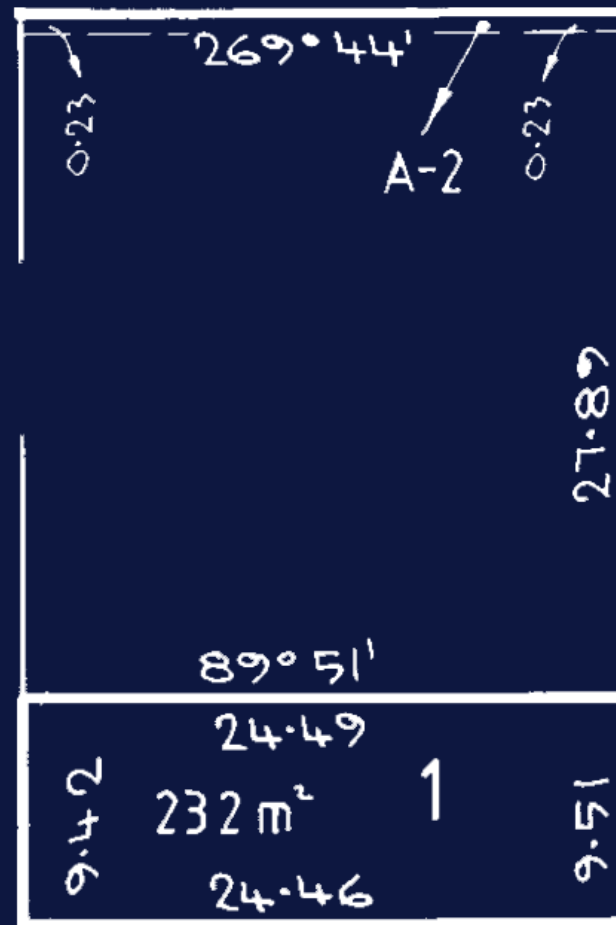
PERFECT PLATTER



365

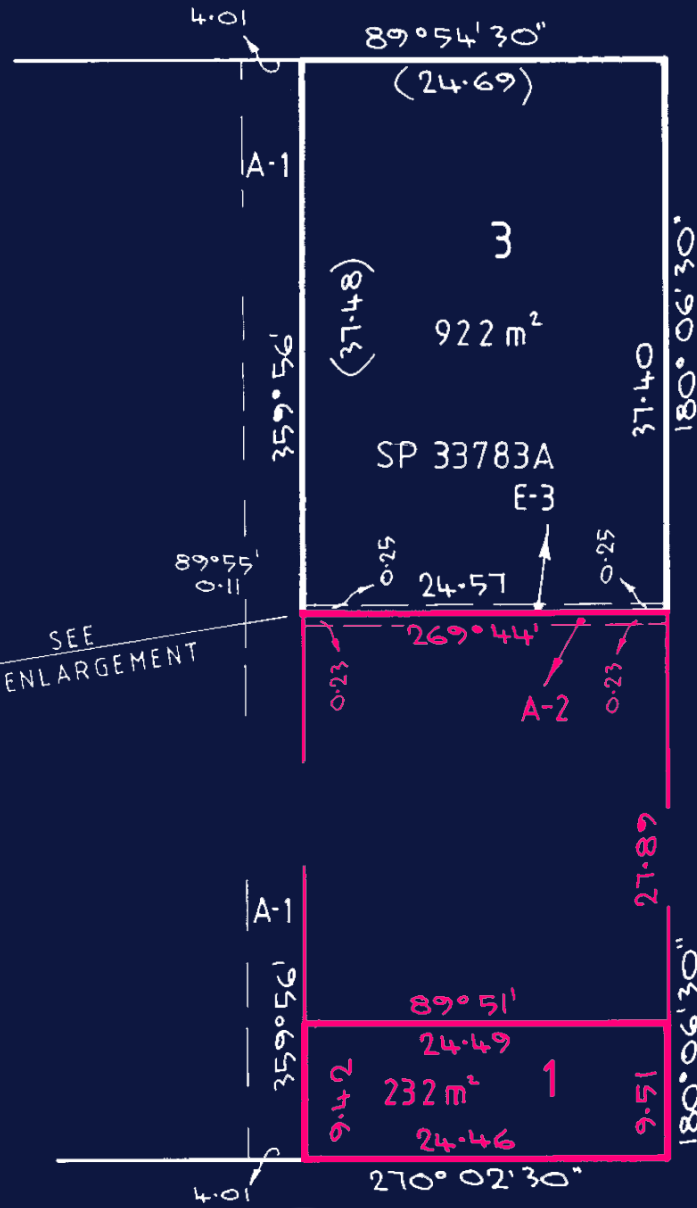
379

**SMITH STREET**  
TITLE



**SITE**  
917 m<sup>2</sup>

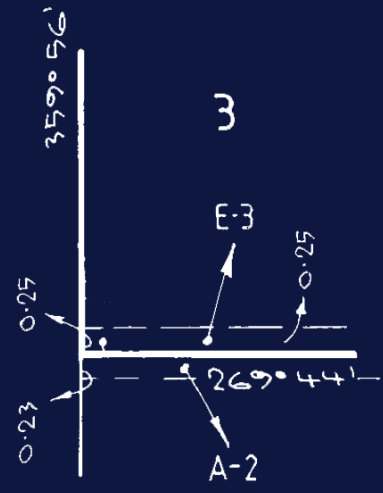
KERR STREET



STREET

SMITH

ARGYLE STREET



SEE ENLARGEMENT

ENLARGEMENT NOT TO SCALE





Checkouts  
↓

←

Self-serve  
checkouts  
↓

FOR SHOPPING AT  
**METRO**

Your neighborhood food store

Hands full?  
Pick up  
a basket!

Hand  
Sanitizer

THE AUSTRALIAN  
Citizenship revamp  
Labor targets reform

Special

ELDER OF LIFE WATER  
CHILLED DRINKS  
COLD DRINKS

TOSLERONE

SUNBITES

Coffee +



**BODRISSEY**  
**ABBOTSFORD MELB.**



 UnitedCo.

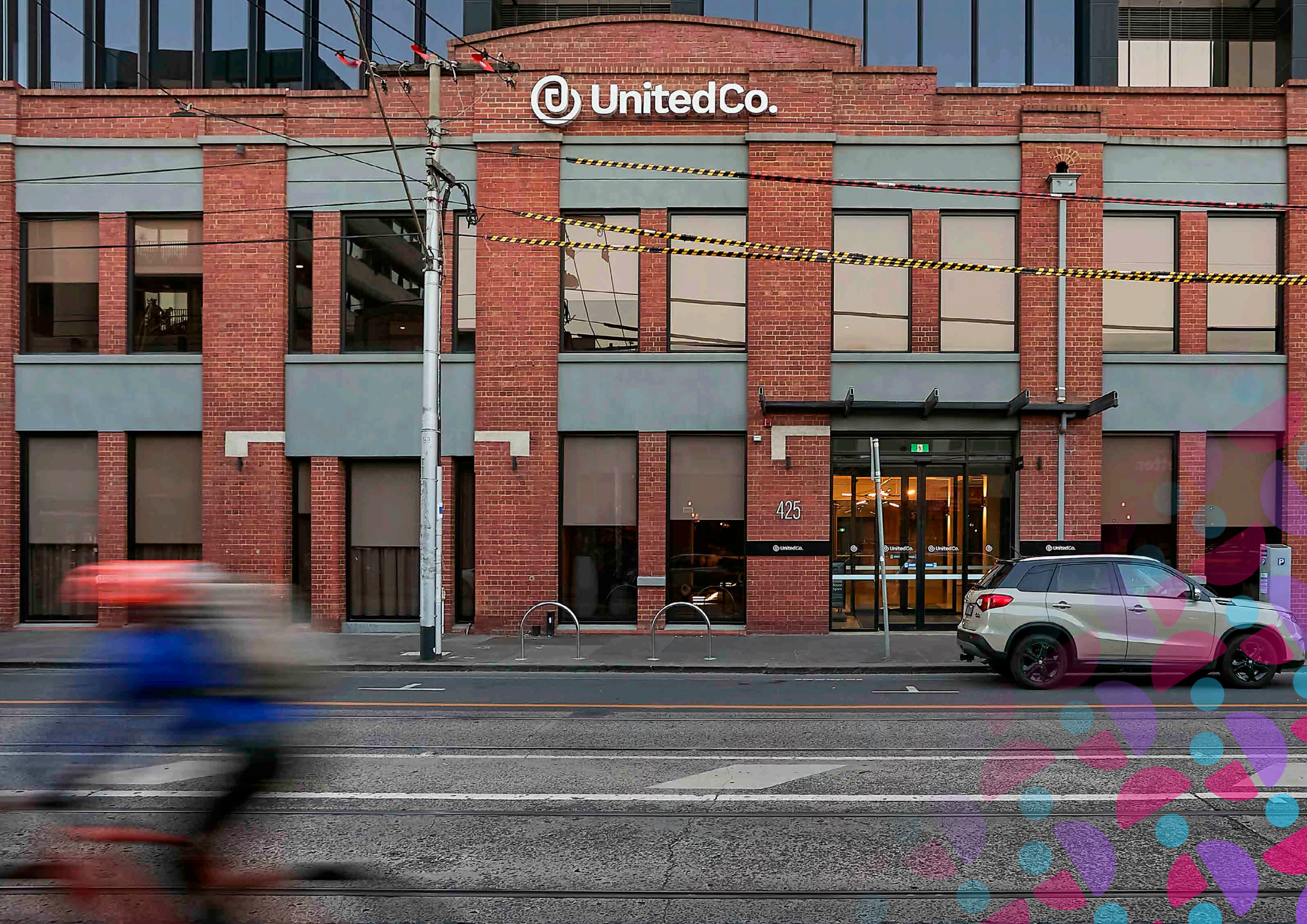
425

 UnitedCo.

 UnitedCo.

 UnitedCo.

 UnitedCo.





metro

FOR SHOPPING AT  
**METRO**  
Your neighbourhood food store

Card Only

Card Only

Card Only

Card Only

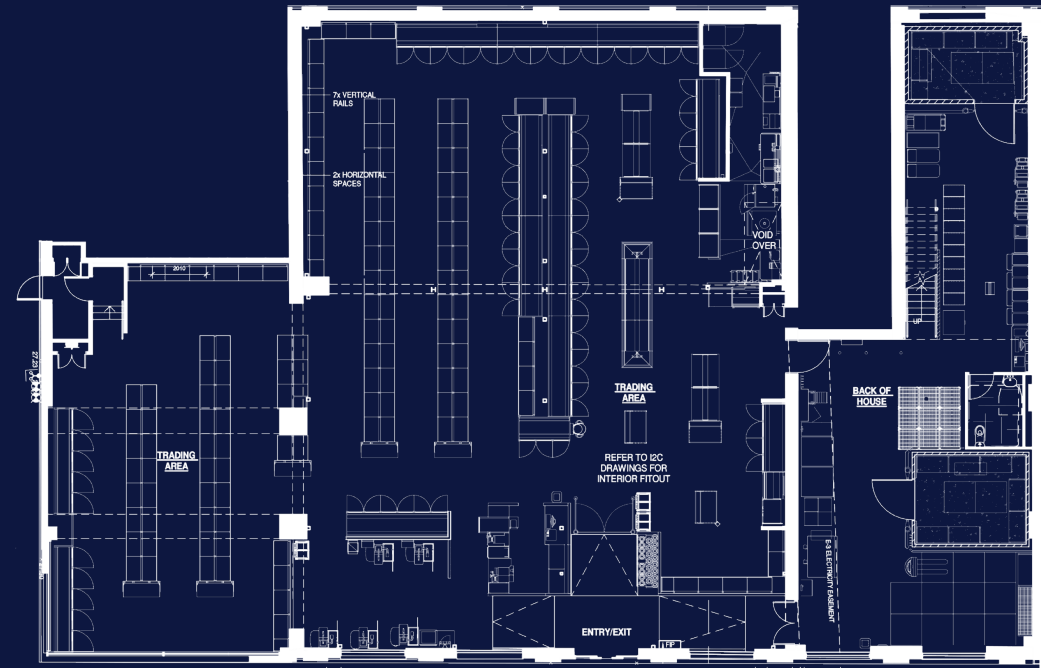
Hands  
Pick up  
a basket

Reusable  
Bags

365

379

# SMITH STREET EXISTING FLOOR PLAN

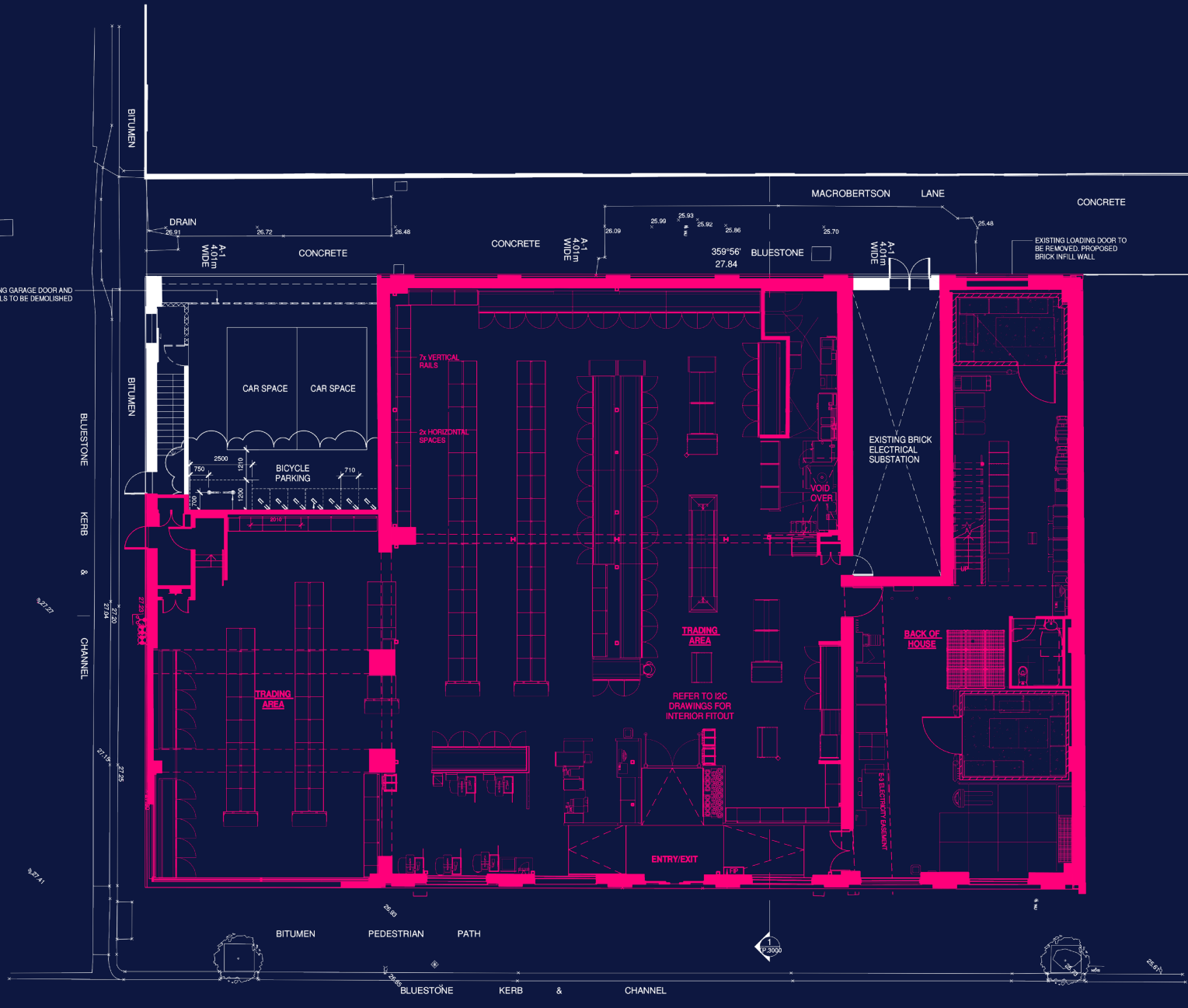


## WOOLWORTHS SMITH ST

784m<sup>2</sup>



ARGYLE STREET



SMITH STREET  
GROUND FLOOR

365

379

# SMITH STREET EXISTING FLOOR PLAN

FIRST FLOOR

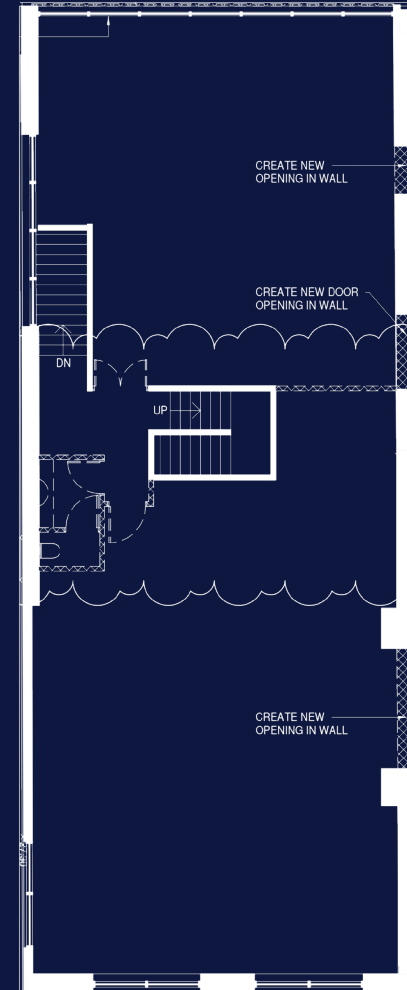
217 m<sup>2</sup>

SECOND FLOOR

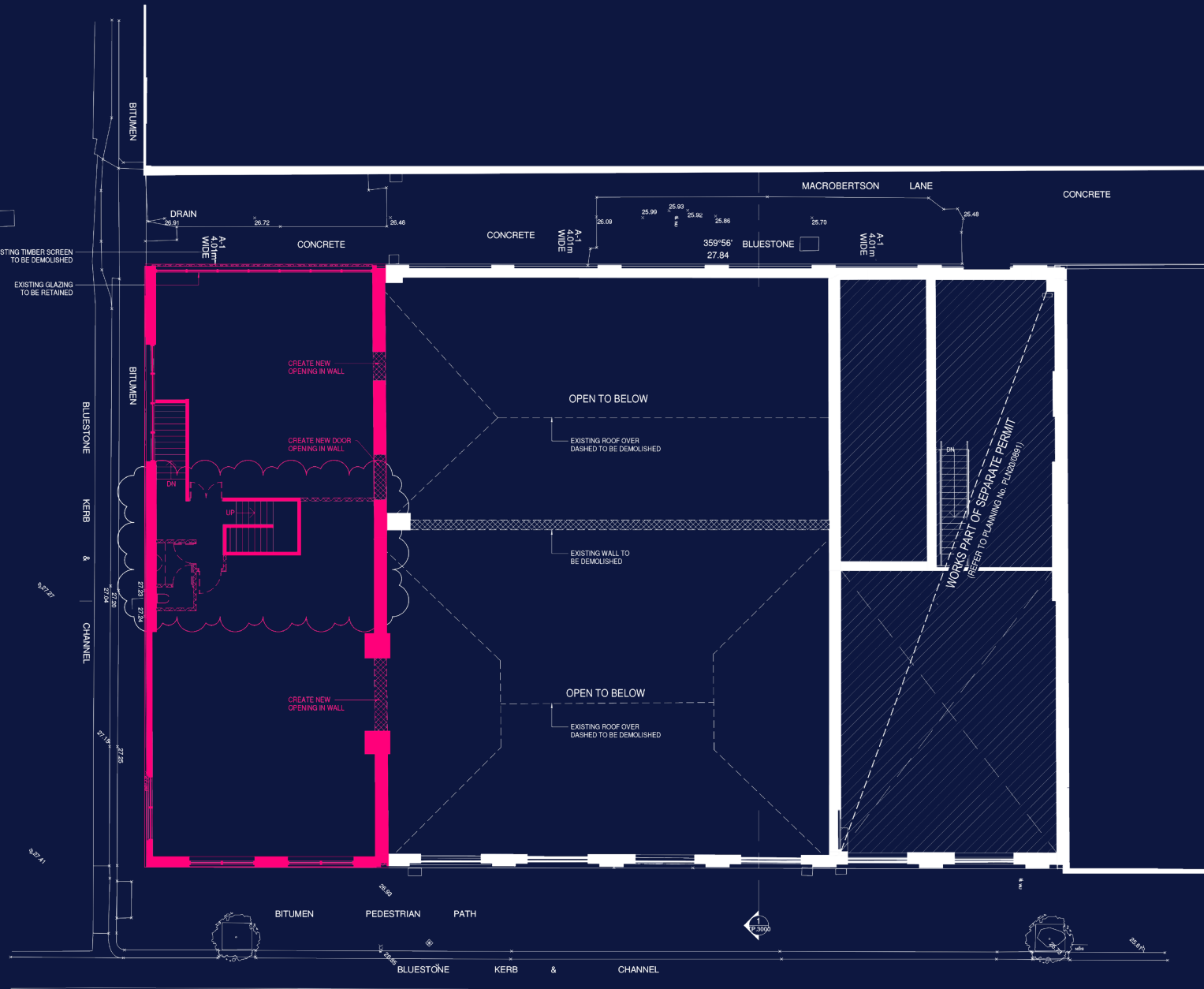
110 m<sup>2</sup>

OFFICE

327 m<sup>2</sup>



ARGYLE STREET



SMITH STREET

FIRST FLOOR

3655 SMITH

365

379

**SMITH STREET**  
**EXISTING FLOOR PLAN**

**FIRST FLOOR**

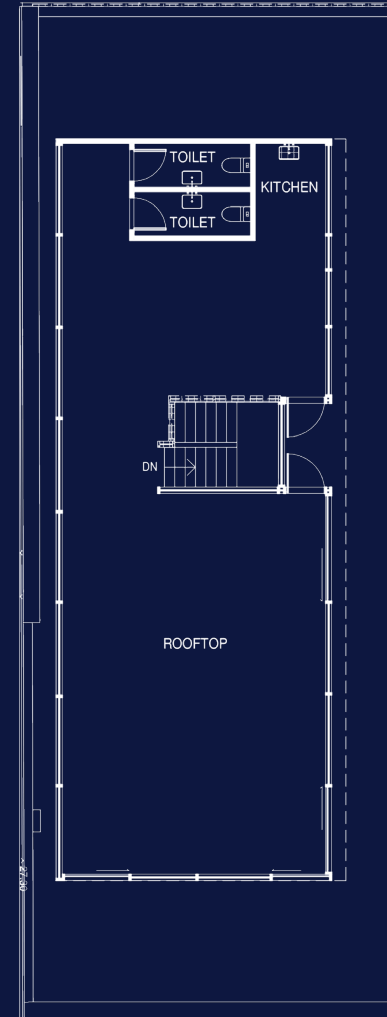
217 m<sup>2</sup>

**SECOND FLOOR**

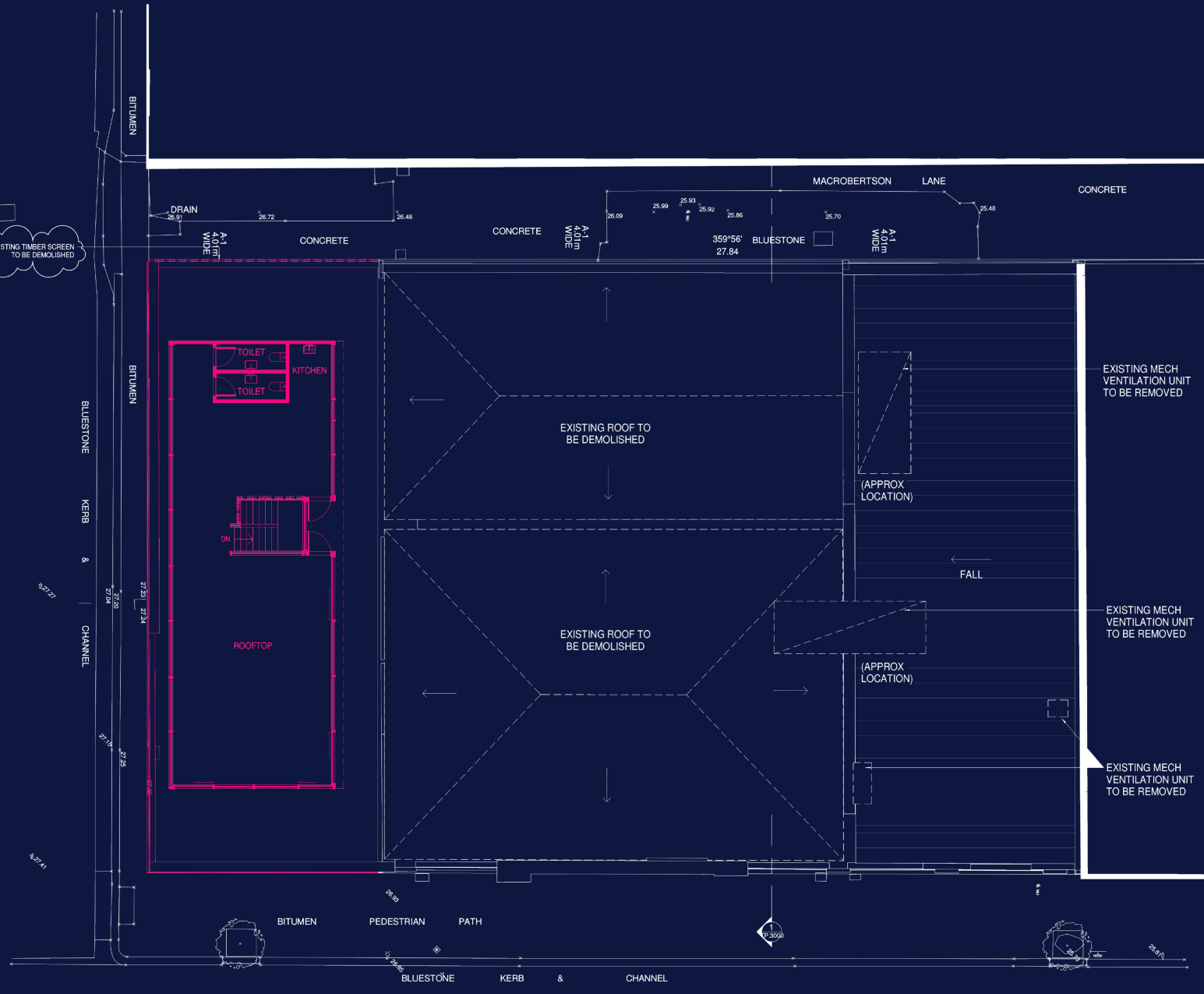
110 m<sup>2</sup>

**OFFICE**

327 m<sup>2</sup>



ARGYLE STREET



SMITH STREET  
SECOND FLOOR

3655 SMITH STREET



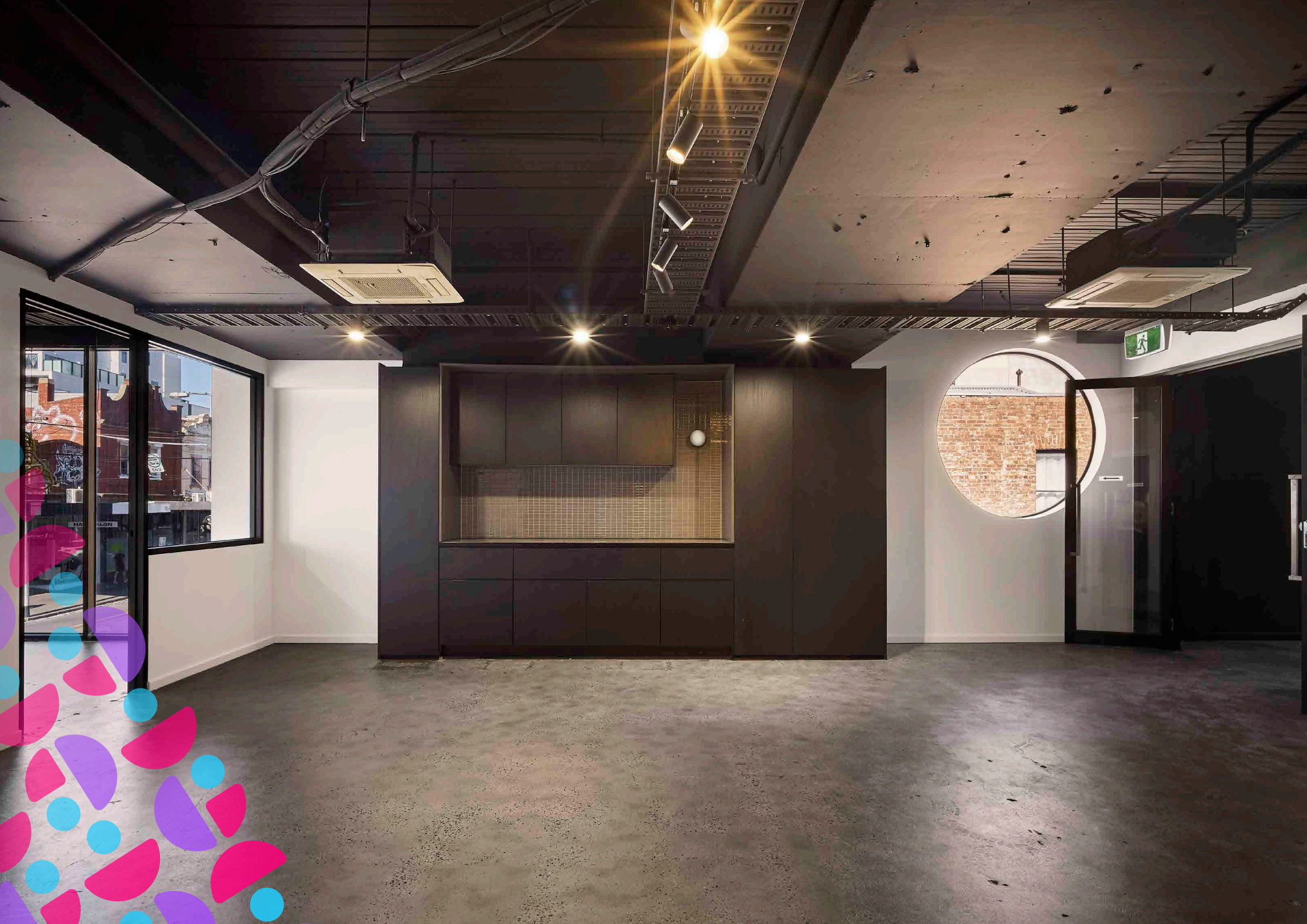
















MAC  
ROBERTSON  
LOTT

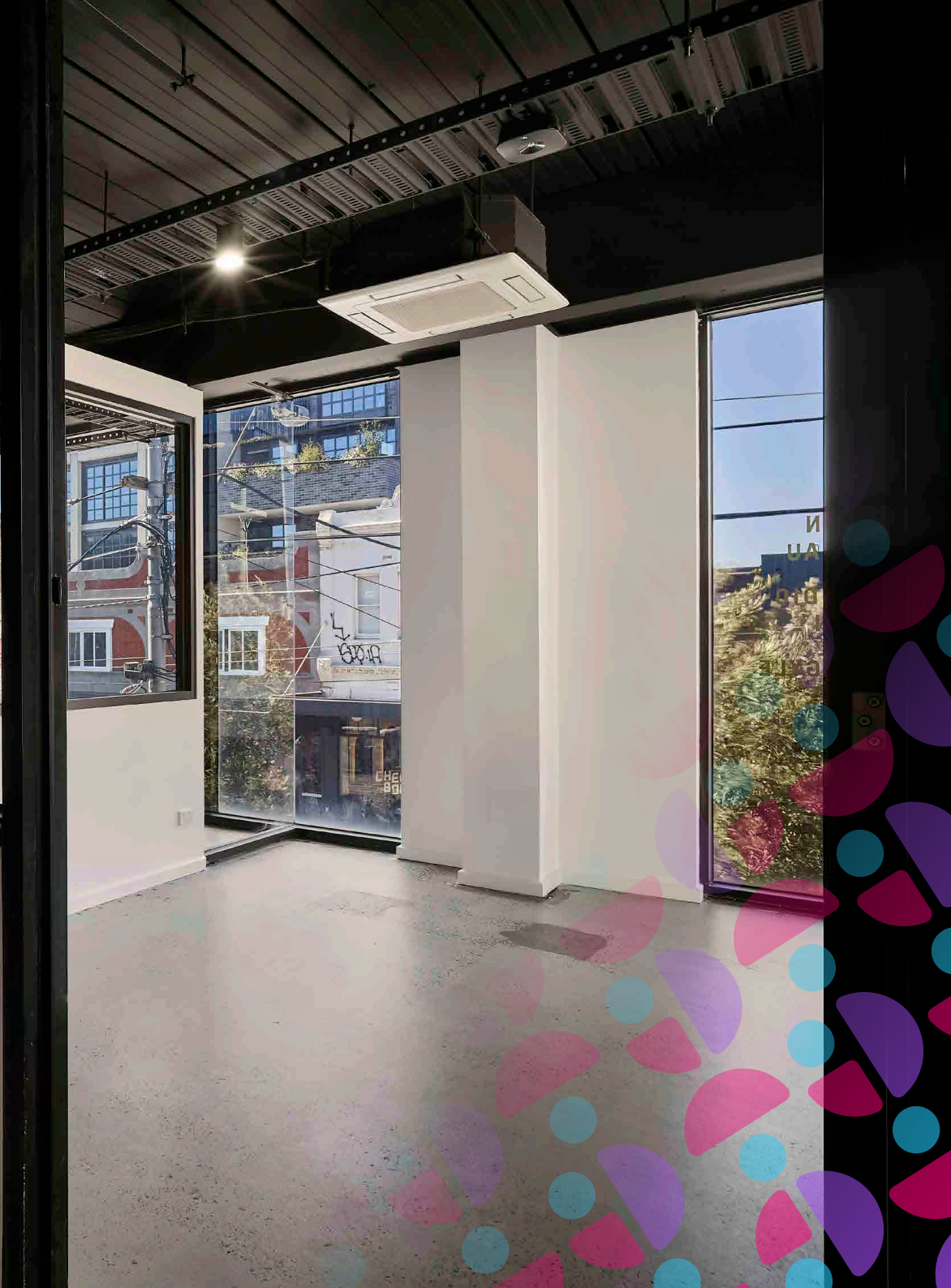


HAIR SALON

ARGYLE ST

THE  
EXISTING  
PAPER  
WAS SOLD HERE  
FOR THE  
SALVAGE

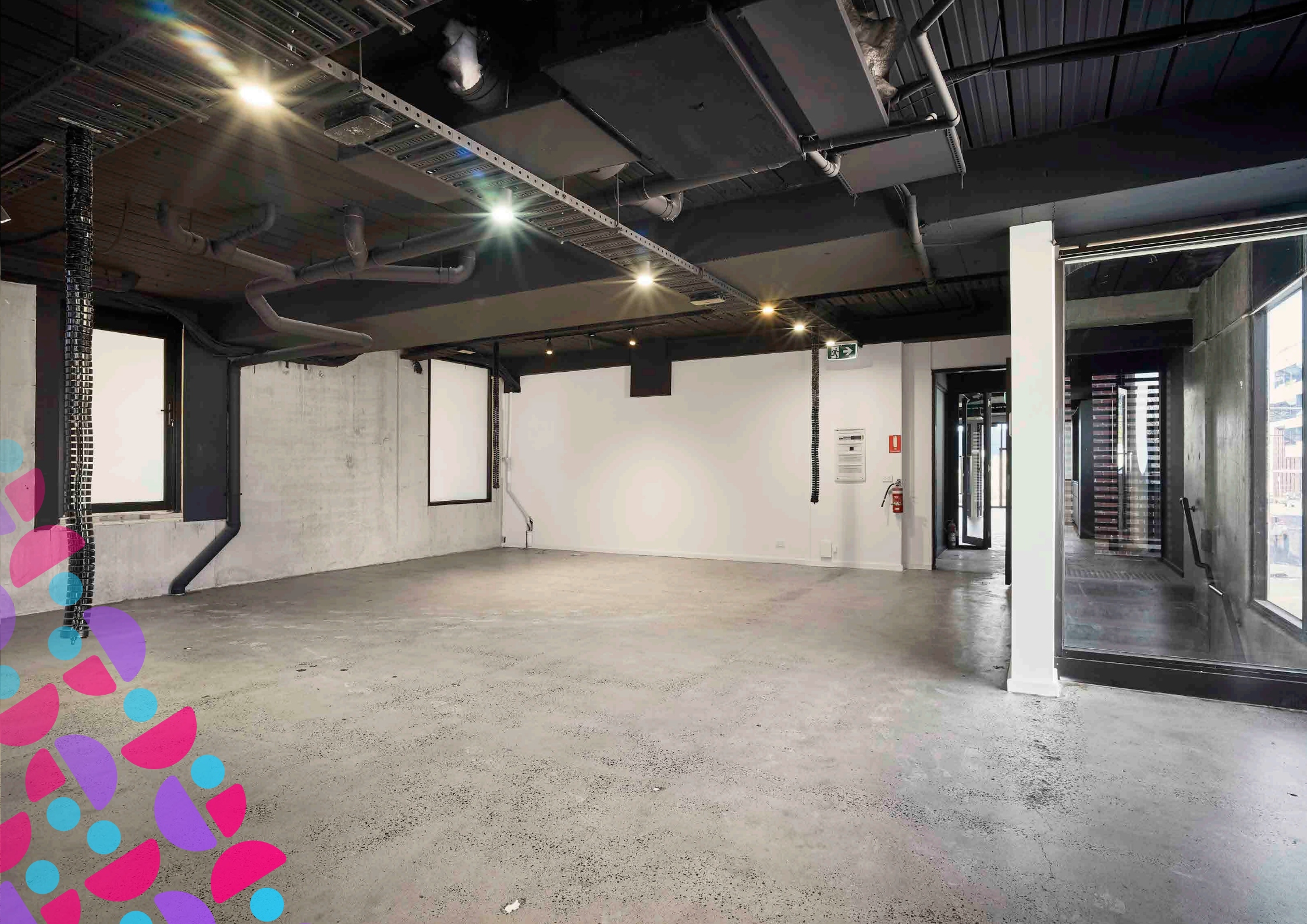












*lip smackin'* ★ BURGERS FRIES SHAKES ★ *no bull*

FUTURE  
SUSHI

Apex Sports  
New Selling  
Contact  
Tony Williams  
0404 70 22 32  
NEOMETRO  
www.neometro.com.au

GRADURA

Bank of Melbourne

2P  
8P

MESSI



**PT** >

yarra trams

**Hodgson St**  
Smith St

Route	To
86	Waterfront City Docklands

Hail  
Tram  
Here

Stop  
**18**



**Tram service changes**

Tram stop not in use

From 13 February to 19 March 2020

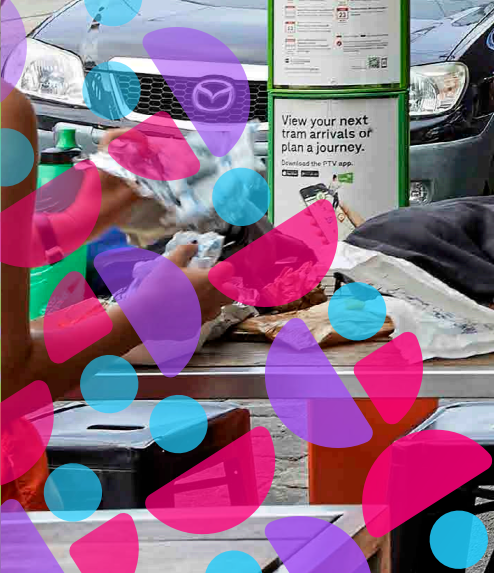
Tram service changes affect the route from the corner of Alton Street and Smith Street.

3 min 30 sec

**Tram service changes**

View your next tram arrivals or plan a journey.

Download the PTV app.



Rock Salt

FISH & CHIPS

Falafel Place

SWOP

FISH & CHIPS



365

-

379

# SMITH STREET APPROVED OFFICE FLOOR PLAN

## GROUND FLOOR

17 m<sup>2</sup>

## FIRST FLOOR

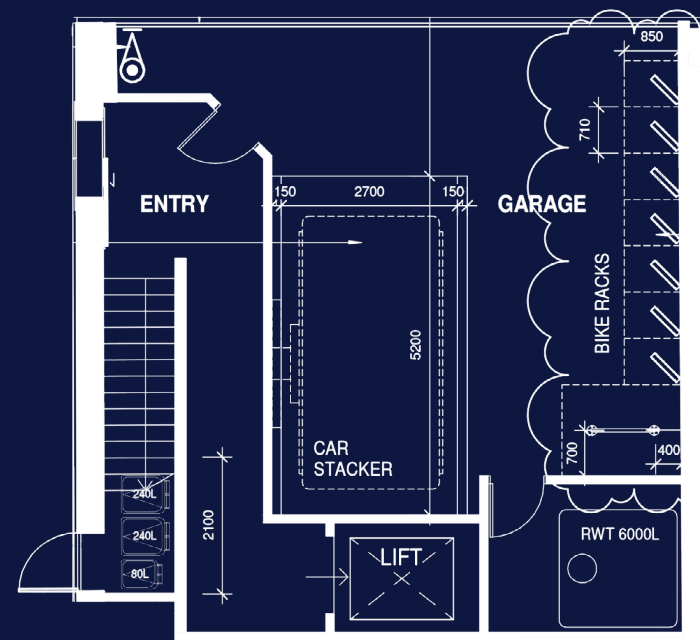
654 m<sup>2</sup>

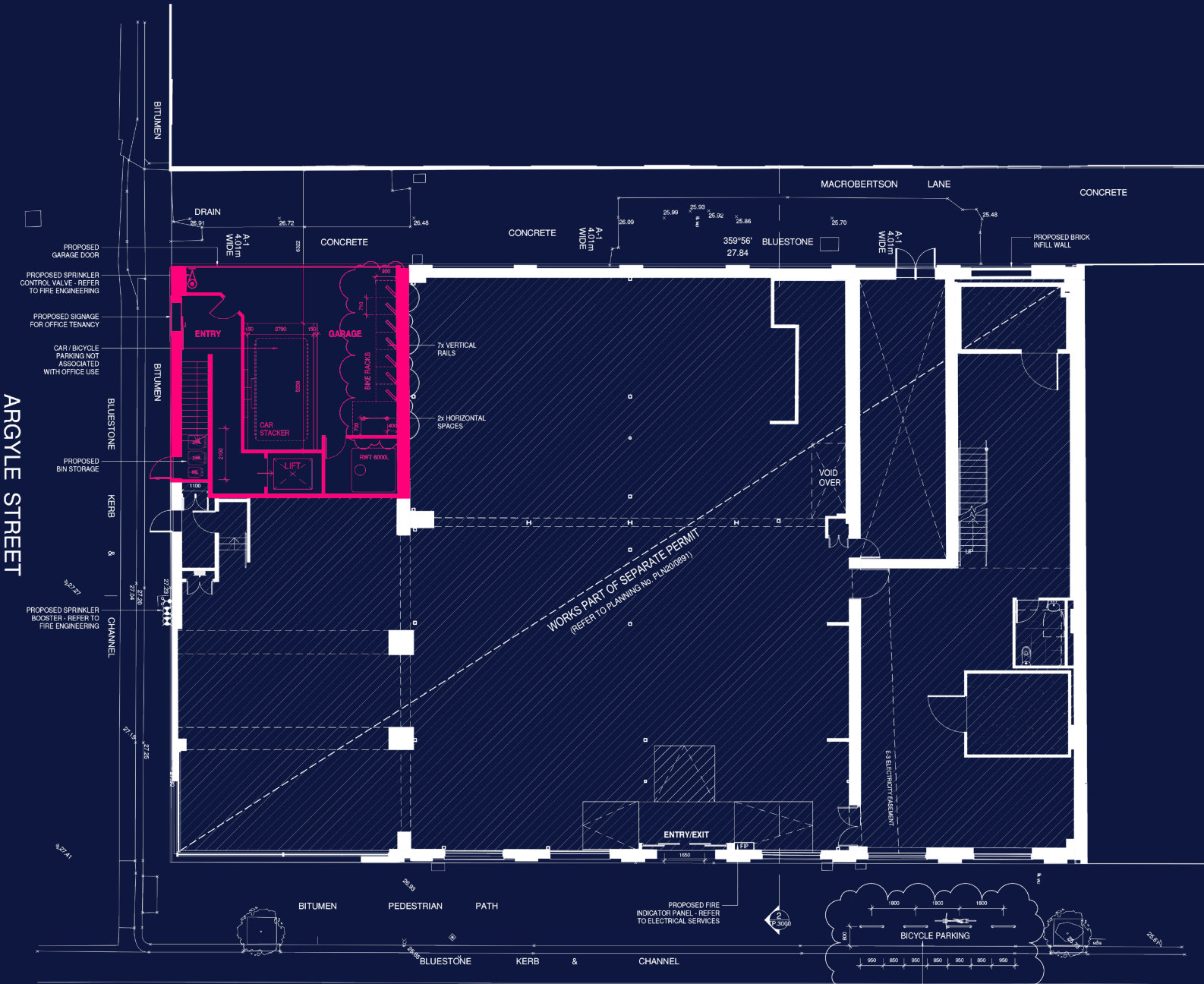
## SECOND FLOOR

105 m<sup>2</sup>

## TOTAL

776 m<sup>2</sup>





ARGYLE STREET

MACROBERTSON LANE

SMITH STREET

GROUND FLOOR

WORKS PART OF SEPARATE PERMIT  
(REFER TO PLANNING No. P2/NO20891)

BICYCLE PARKING  
BIKE HOOPS TO COMPLY WITH YARRA STANDARD DRAWING YSD10506

PROPOSED GARAGE DOOR  
PROPOSED SPRINKLER CONTROL VALVE - REFER TO FIRE ENGINEERING  
PROPOSED SIGNAGE FOR OFFICE TENANCY  
CAR / BICYCLE PARKING NOT ASSOCIATED WITH OFFICE USE  
PROPOSED BIN STORAGE  
PROPOSED SPRINKLER BOOSTER - REFER TO FIRE ENGINEERING

PROPOSED FIRE INDICATOR PANEL - REFER TO ELECTRICAL SERVICES

365  
-  
379

# SMITH STREET APPROVED OFFICE FLOOR PLAN

## GROUND FLOOR

17 m<sup>2</sup>

## FIRST FLOOR

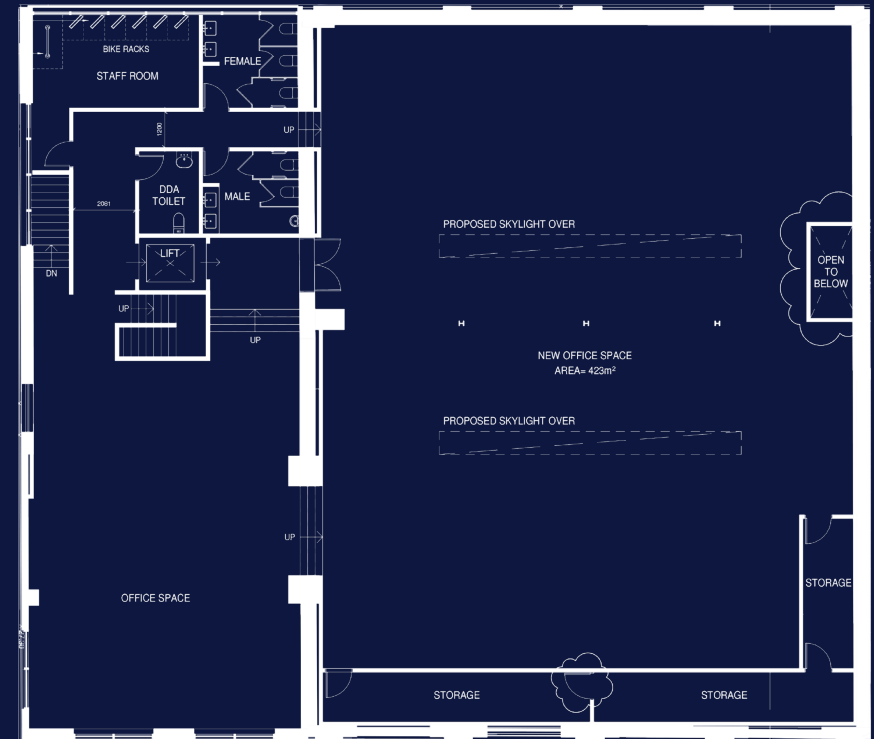
654 m<sup>2</sup>

## SECOND FLOOR

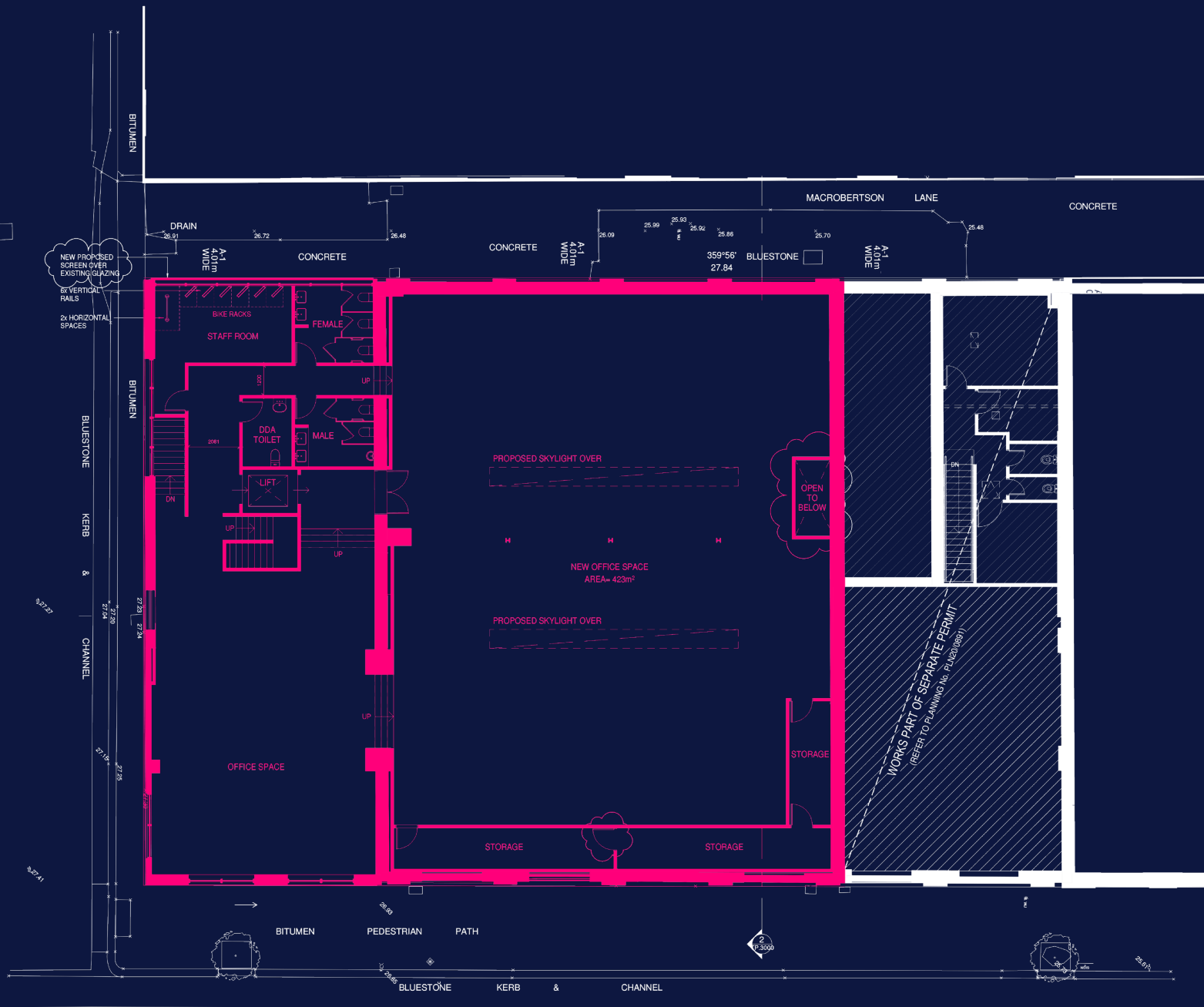
105 m<sup>2</sup>

## TOTAL

776 m<sup>2</sup>



ARGYLE STREET



SMITH STREET

FIRST FLOOR



365

-

379

# SMITH STREET APPROVED OFFICE FLOOR PLAN

## GROUND FLOOR

17 m<sup>2</sup>

## FIRST FLOOR

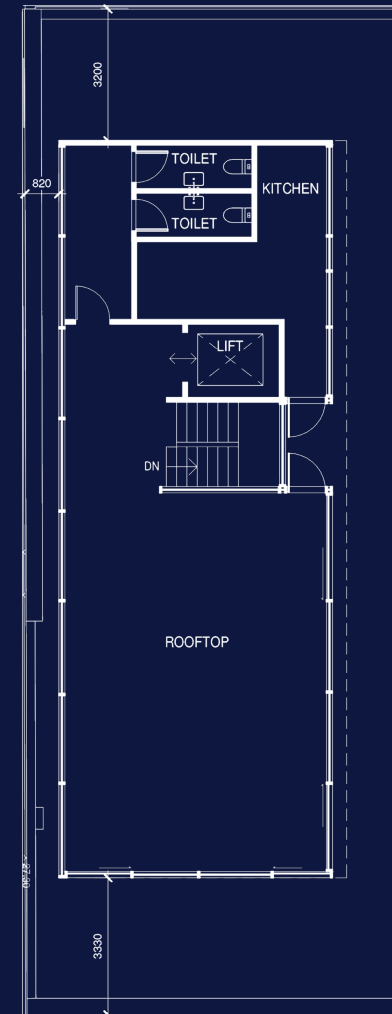
654 m<sup>2</sup>

## SECOND FLOOR

105 m<sup>2</sup>

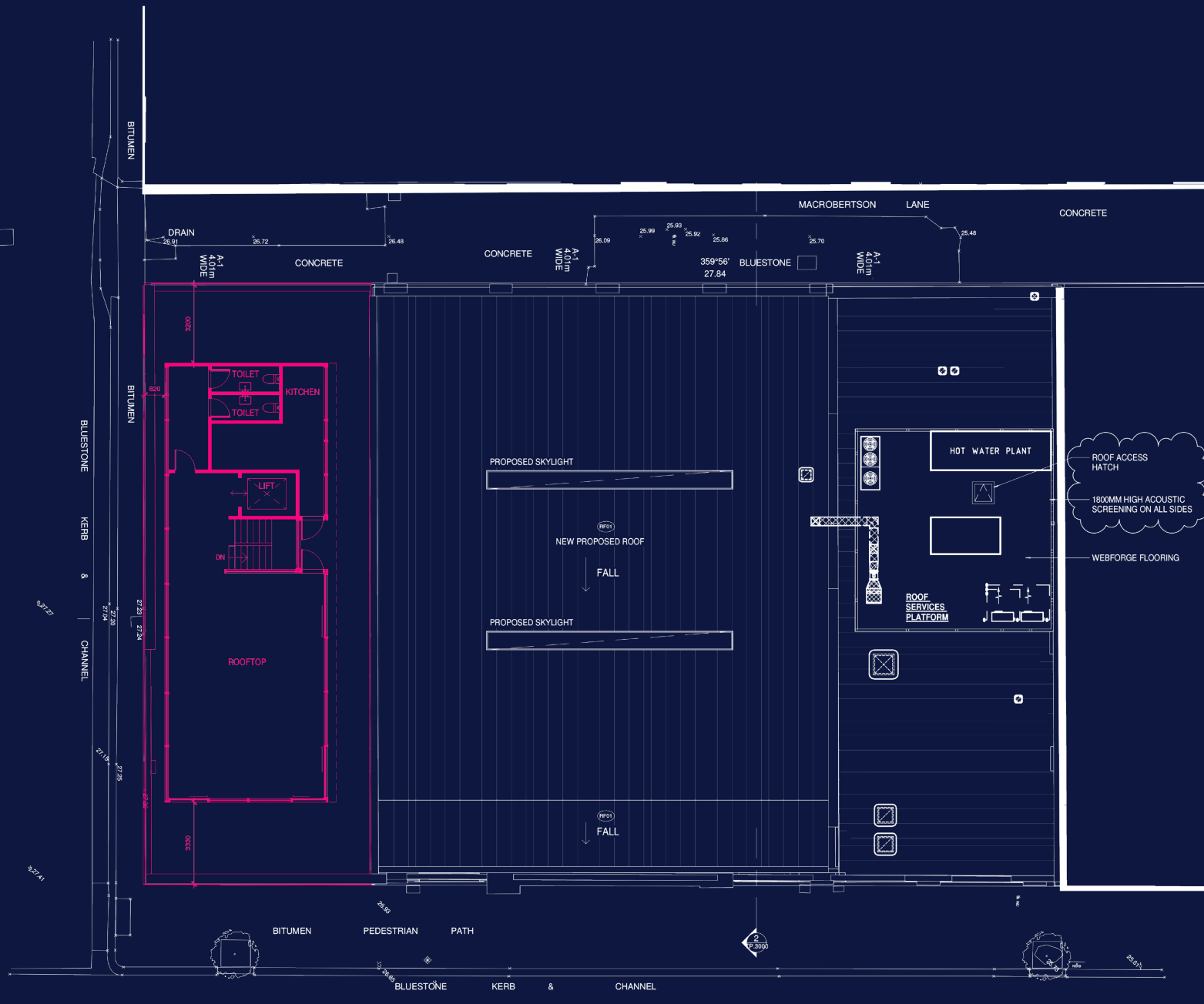
## TOTAL

776 m<sup>2</sup>





ARGYLE STREET



SMITH STREET  
SECOND FLOOR



TACOS

“Hotel Jesus”





HAZCHEM







SS  
THREE SIX FIVE  
SMITH STREET

PROPERTY

ARGYLE STREET

KERR STREET

MACROBERTSONS LANE

SMITH STREET





LONDA

TACOS,  
MARGS  
& GOOD  
TIMES  
HERE!

ALSHOPES	OUTDOOR STAGE	MELOHOUSE	OUTDOOR STAGE
REHUS & MIDJUNNA	GRACE CUMMINGS	GERALD SIMMONS	SAM SIMMONS
DAVE HUGHES	GRAND SALVO	UNCLE JACK CHARLES	CIRCUSS OZ
BOOK TICKETS NOW	BOOK TICKETS NOW	BOOK TICKETS NOW	BOOK TICKETS NOW

HOUSE OF DARWIN

RESPECT YOUR ELDERNS  
CHANGE THE DATE.

STUART & JUNE

HOUSE OF DARWIN

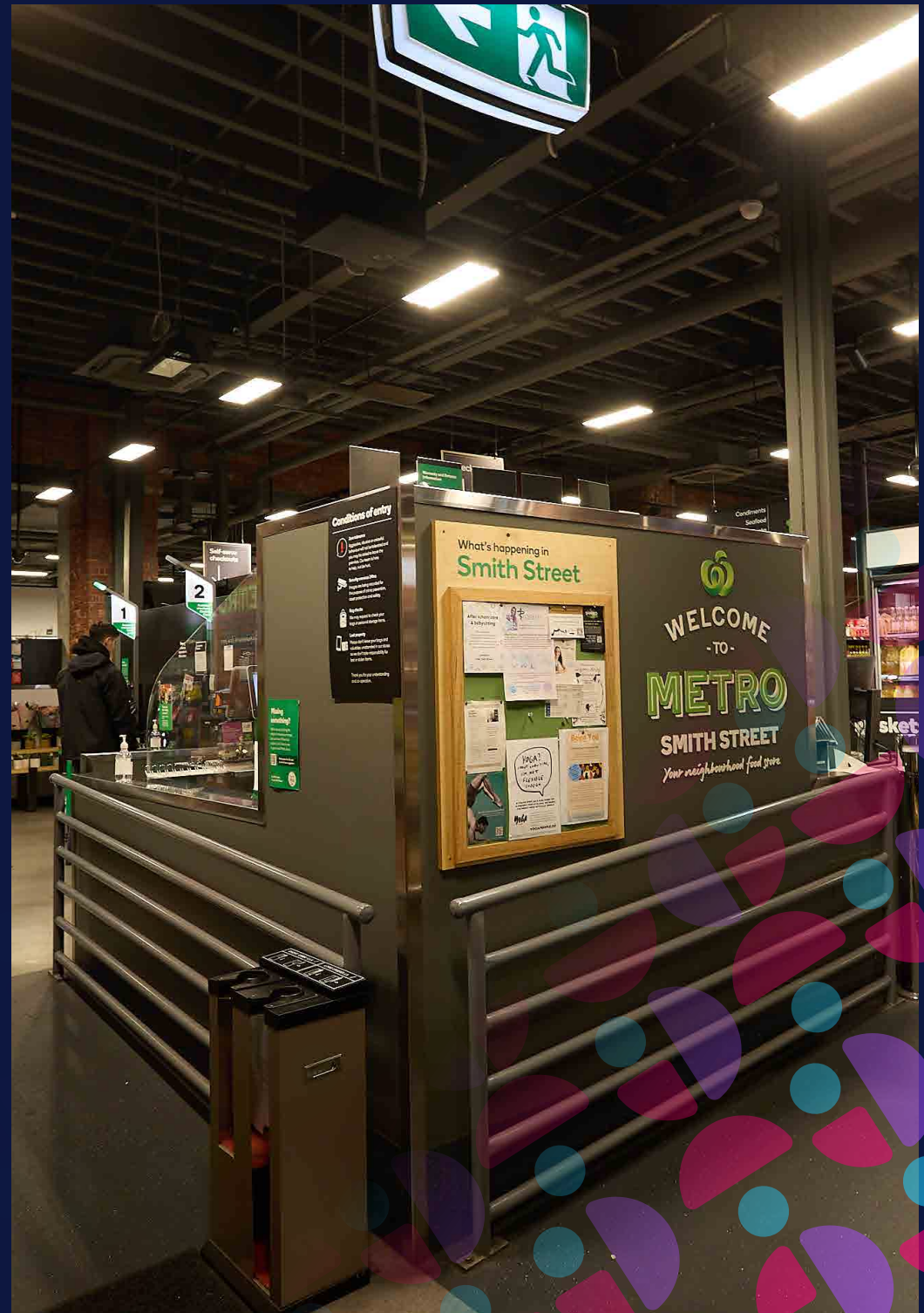
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CRONIN









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MAGS





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NEKO NEKO



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TRIPPY TACO



IDES



SIXTY SMITH



SMITHWARD





# WOOLWORTHS SMITH STREET

365 - 379 SMITH STREET

**JACK TENEKETZIS**

**0438 808 588**

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