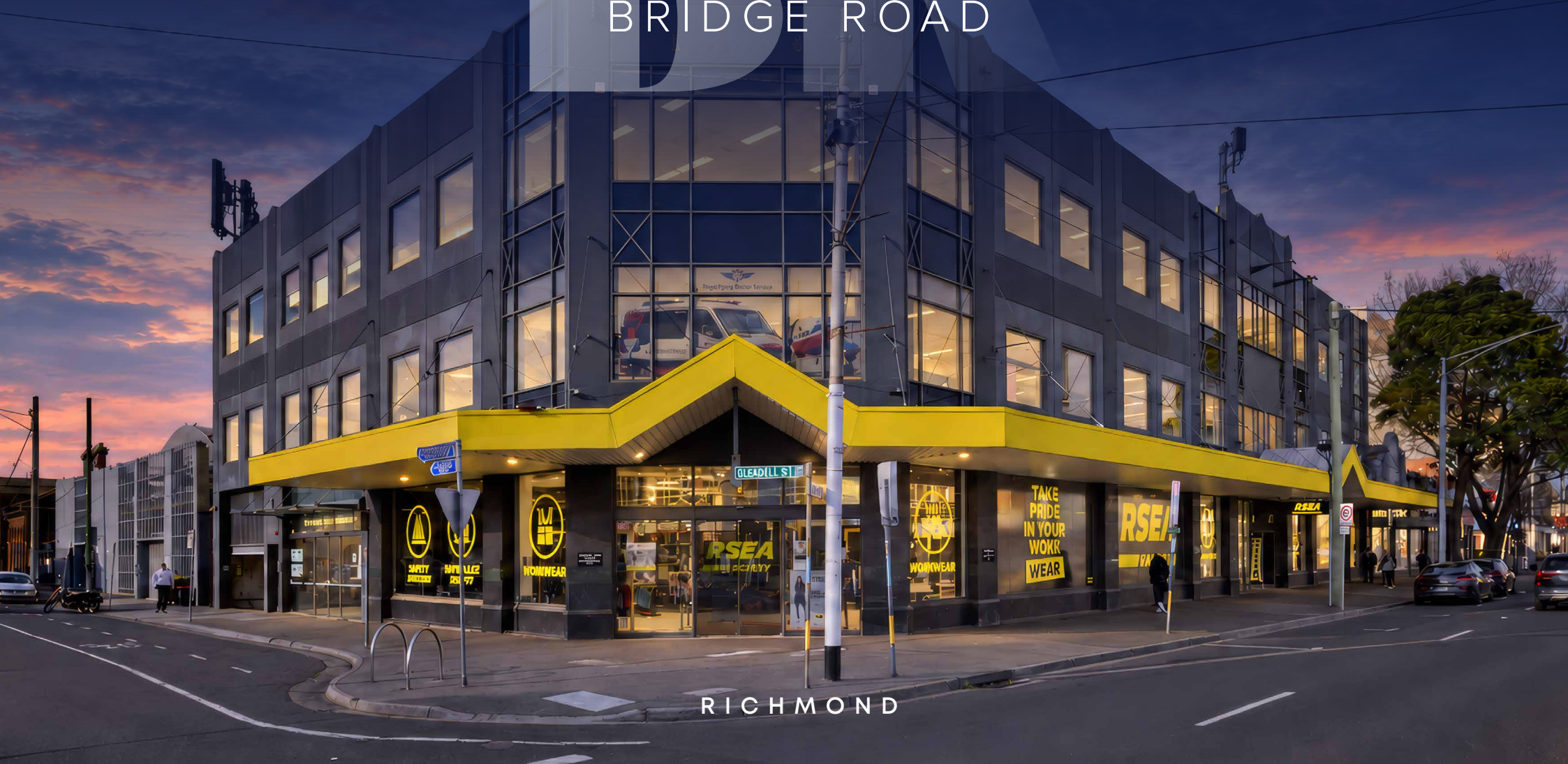




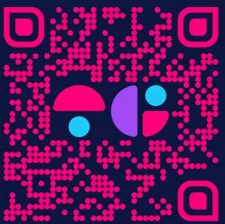
LEVEL ONE
THREE FOUR FIVE
BRIDGE ROAD



RICHMOND



LEVEL 1
345 BRIDGE ROAD
RICHMOND



SCAN FOR
WEB LISTING

Offered for Lease by Negotiation

BUILDING	Tenancy 1	920m ²
	Tenancy 2	240m ²
PARKING RENT	Whole Floor	1,220m ²
	8 Car Parks	Let's talk

VIRTUAL TOUR





LEVEL ONE
THREE FOUR FIVE
BRIDGE ROAD

- PROPERTY
- BRIDGE RD. LIFESTYLE STRIP



RODLAVER ARENA
AT MELBOURNE PARK



Mr View

Vlad's

mr bartolo

FIFTY ACRES

TOFULICIOUS

TODCO

TOFUSHOP

BISSSEL

gorman

Eggarth HealthCare

ANNIE LEWIS

BIBA

love letter

BENDON

MENZCLUB

THE MOTLEY

MR.T

GROCON'S RICHMOND TRADERS

COREPLUS

Riche

SUBWAY

coles

CHURCH STREET

RICHMOND REPUBLIC

WABI SUSHI

MAZI

BUBBA PIZZA

ON DA

THE SPORTING GLOBE

SMOKEY CHOOKS

ST

PAPER PLATE

London DELI

BONDS

ca com

FRITZ GELATO

Anchovy

MISTER MINH

The FLYING FOX

DEMARIA'S GROCER

Georgie Boy

UBX

COBB LANE

Au

CITIZENS PARK

GLEADELL STREET

RICHMOND HIGH SCHOOL

JACQUES

BRIDGE ROAD

HIGHETT STREET

OUR TERROIR

priceline pharmacy

HAYASHI

Laff

FRATELLINO

SEÑOR MEXICO

BR

A LOCAL'S GUIDE TO RICHMOND*

Richmond is a suburb on a cultural crossroad. It's not quite north and not quite south, and it's been home to both the rich and the poor. Its quiet back streets are lined with renovated workers' cottages and old factories converted into exclusive apartments.

But no matter how much has changed in recent years, its character has remained: Richmond is a suburb that takes pride in its working-class roots, its football team, and its vibrant community nurtured by Greek and Vietnamese migrants.

*Meg Watson 2020, *Timeout*, accessed September 2026, < <https://www.timeout.com/melbourne/things-to-do/richmond-area-guide> >





WHAT'S RICHMOND KNOWN FOR?

Richmond sits just east of the city, separated from the CBD by Melbourne's sporting precinct. Though stadiums are closed for the moment, visitors usually pour in all year 'round to see sporting events and concerts at AAMI Park, Margaret Court Arena, Rod Laver Arena and the Melbourne Cricket Ground (MCG). This area along the Birrarung (Yarra River) has been a gathering place for members of the Kulin Nation long before these stadiums were erected.

The suburb's three main strips each have a distinctive feel to them. Victoria Street is Melbourne's go-to destination for Vietnamese food: it's a one-stop shop for pho, banh mi and Asian groceries. Bridge Road is known for its factory outlets, both fashion and furniture. And Swan Street is home to some of the suburb's best restaurants and cafés (as well as a few thousand footy fans depending on the day).



WHY DO THE LOCALS LOVE IT?

Richmond has a bit of something for everyone. Lara Whalley, manager of the beloved Corner Hotel (57 Swan St), tells us she loves the diversity of things going on in the area (under normal non-Covid circumstances). "There's amazing live music, the different sporting codes and a whole range of people out and about," she says.

Lara also gave us her top picks of Richmond shops and activities, so look out for them below.





BRIDGE RD.



MISTER MINH



LADYBOY



LITTLE FRENCHIE & CO



TOUCHWOOD



LUMBERJACK



MINAMISHIMA



ANCHOVY



WHAT'S NEARBY?

East Melbourne and Fitzroy Gardens sit to the suburb's east, and Collingwood and Abbotsford are to the north. If you hop west over the Yarra River, you'll be in Hawthorn. If you go south across the river, you'll find South Yarra and the Royal Botanic Gardens.

IF YOU ONLY DO ONE THING

Watch the Richmond Tigers play at the MCG. Deck yourself out in yellow and black, grab a drink on Swan Street before the game, then find your place with the Tiger Army at the Punt Road end of the ground. Cap it all off with a hot jam doughnut from the Gate 5 food truck after the game.



HOW DO I GET TO RICHMOND?

Richmond has four train stations: North Richmond, West Richmond, East Richmond, and Richmond. The latter is the suburb's major hub located on the easternmost point of Swan Street. The suburb is serviced by five trams from the CBD (12, 109, 48, 70 and 75). The 78 tram runs from north to south via Church Street.





BRIDGE ROAD'S ABSOLUTE BEST AT A RENT YOU CAN'T SAY NO TO

We don't want to beat around the bush... This is Bridge Road's absolute best and we are here to secure a tenant today.

Let's get to the good parts. There's immense natural light illuminating from the 45 meter **Bridge Road** frontage and 30 meter **Gleadell Street** frontage. A premium modern design showcasing exposed concrete ceilings, exposed air conditioning, meeting rooms, private offices, open plan workspace, passenger and goods lift, secure car parks, end of trip facilities including showers and in one tenancy, a fully fitted walk in walk out opportunity. This is a building that will elevate your profile.

Now, let's get to the better parts. This is the best location on Bridge Road. You are literally spoiled for choice! Award winning food and drink options are everywhere you look. Smokey Chooks, Laikon Deli, Au79, cá com, Anchovy, Mister Minh & Minamishima... this is just a small selection of what is immediately on offer at your front doorstep.

Now, let's get to the best part... the rent! The Landlord isn't looking for a rental that breaks records – they are looking for a long term, secure and successful tenant and have priced this accordingly. Call us and find out what we want, it may just be a rent you can't say no to.

Level 1, 345 Bridge Road is an immaculate whole first floor office that can be separated or leased together – located in the heart of **Bridge Road's** lifestyle precinct.

Featuring.

- Whole floor leasing opportunity of 1,220m² – or can be separated as follows
 - Tenancy 1 920m²
 - Tenancy 2 240m²
- Premium modern office design and fit out
- Exposed concrete ceilings
- Exposed air conditioning
- Immense natural light from two street frontages
 - Bridge Road frontage 45 meters
 - Gleadell Street frontage 30 meters
- Mixed office layouts combining open play work space and meeting rooms/private offices
- Passenger & goods lift
- End of trip facilities including showers
- 8 secure car parks
- Tenancy 2 comes fully fitted with the following
 - 19 workstations
 - 2 private offices with tables and chairs
 - Large and inviting kitchen with track lighting, fridge, dishwasher and microwave
 - Large private boardroom/meeting room
 - Cabinetry & file storage
 - Breakout spaces with individual chairs and sofa benches

Words don't do this space any justice – come and inspect, we know it will impress!

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



BRIDGE RD.



RICHE



VLADOS



BISSEL B



SCHNITZ



SUBWAY



FIFTY ACRES



TODCO



BRIDGE RD.
LIFESTYLE
STRIP









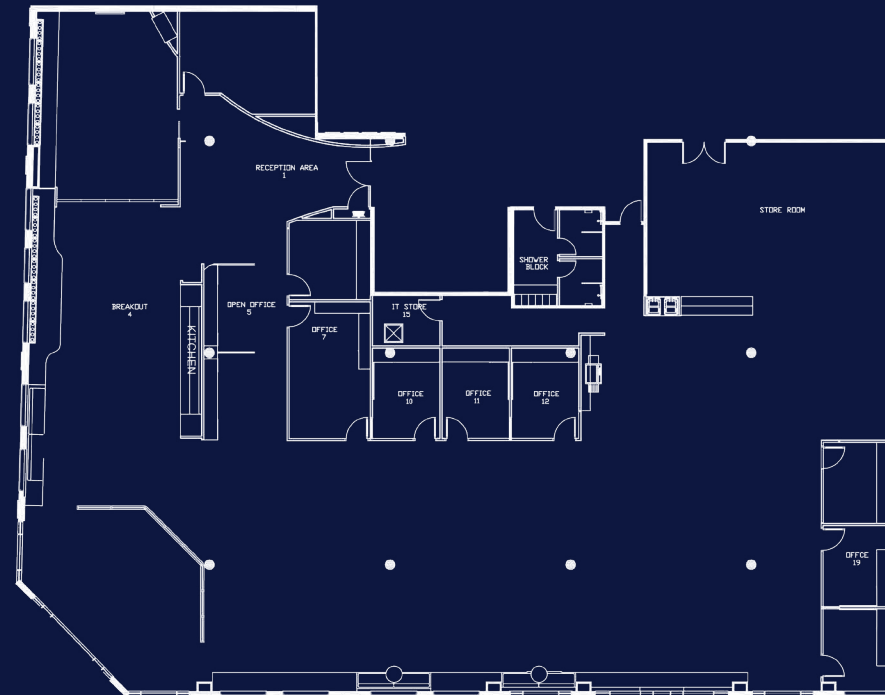






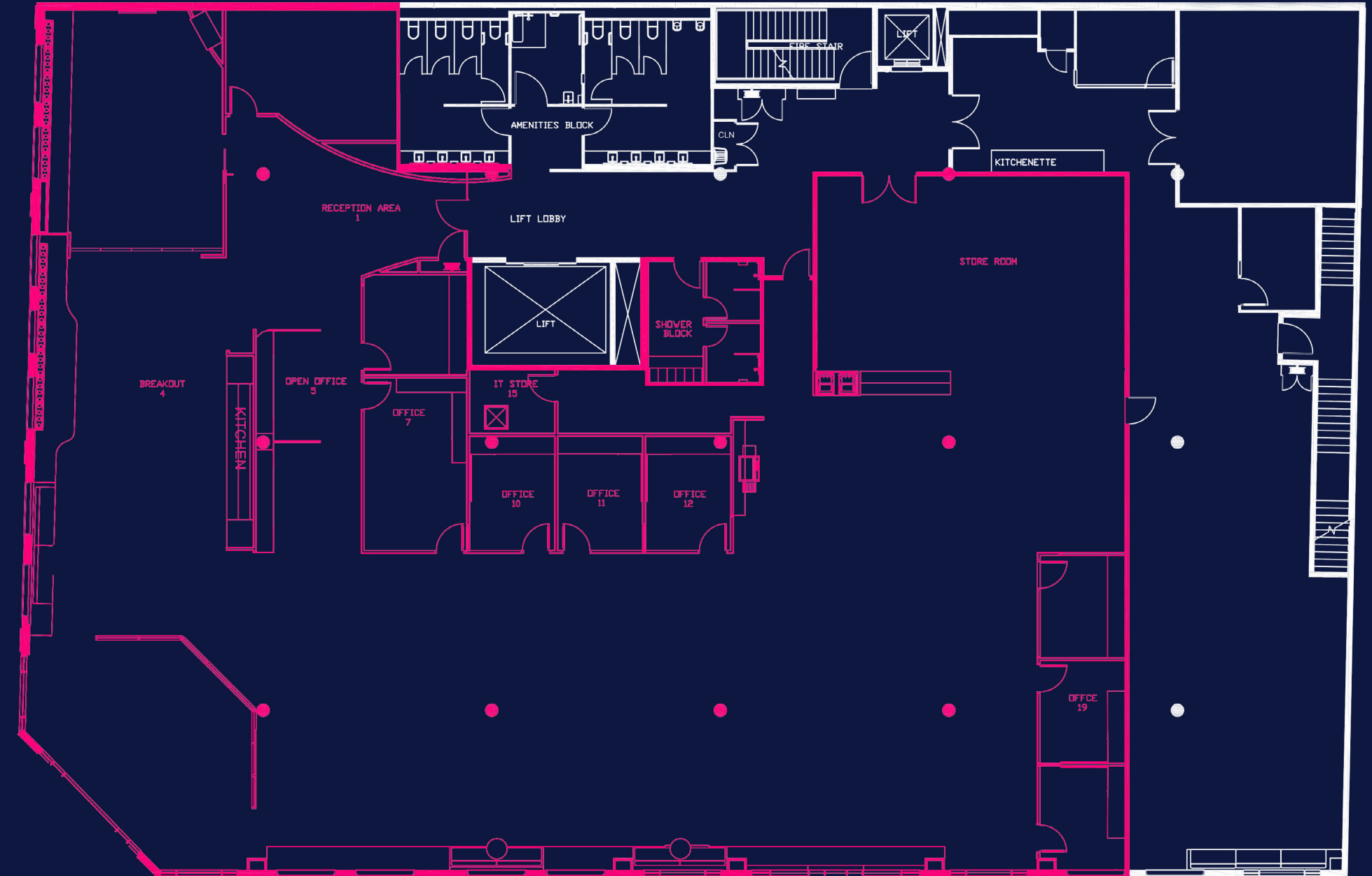
L1
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345

BRIDGE ROAD FLOOR PLAN TENANCY 1



BUILDING
920m²

GLEADELL ST



FIRST FLOOR

BRIDGE RD

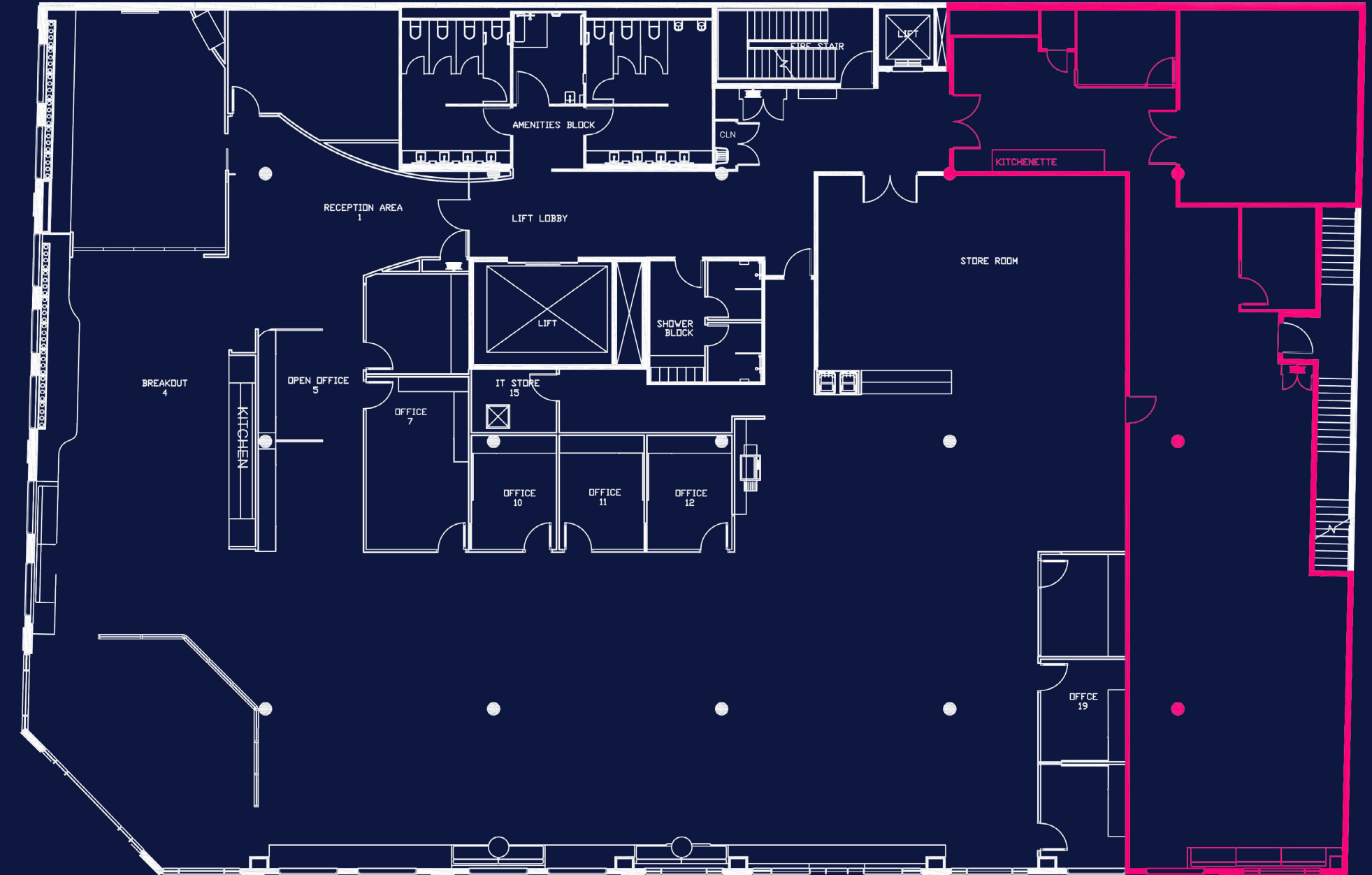
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BRIDGE ROAD
FLOOR PLAN
TENANCY 2



BUILDING
240m²

GLEADELL ST



FIRST FLOOR

BRIDGE RD

BUILDING
1,220 m²



BRIDGE RD

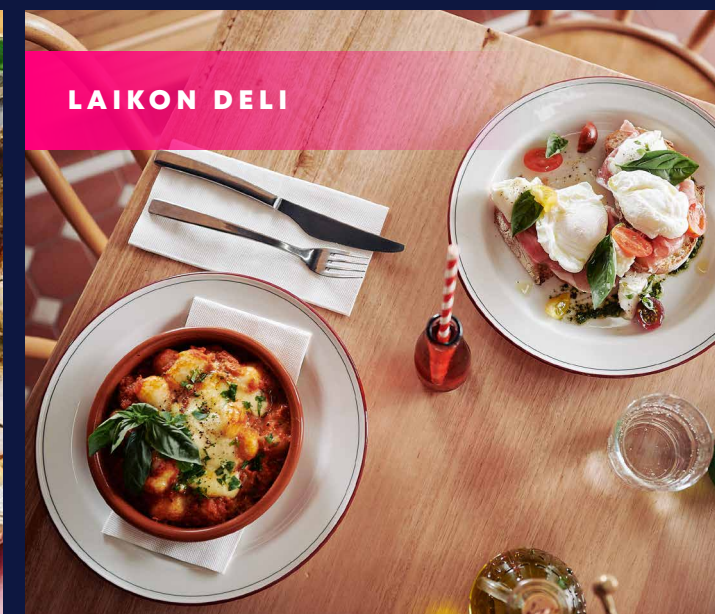














LEVEL ONE
THREE FOUR FIVE
BRIDGE ROAD

RICHMOND

JACK TENEKETZIS

0438 808 588

ALEX TENEKETZIS

0401 555 770

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