THE ULTIMATE EAST MELBOURNE OPPORTUNITY

Offices • Retail • Other

86-90 Jolimont Street, East Melbourne, Vic 3002

Floor Area: 1,209 m²  Land Area: 1,114.00 m² (approx)

Property Description

- OPPOSITE YARRA PARK & MCG
- TRIPLE STREET FRONTAGE OF 96M*
- INVEST. OCCUPY. DEVELOP.

Colliers International is pleased to present the exclusive opportunity to secure an incredible East Melbourne asset with the following key attributes:

- Exceptional and tightly held location in East Melbourne’s historic sporting precinct, just moments from the Melbourne CBD and metres from the famous MCG
- Expansive commercial office building of 1,209m²* and nineteen (19) secure car spaces
- Significant site area of 1,114m²* with three (3) frontages of 96m*
- First time offered to the market in over 30 years
- Current building improvements incorporate a combination of open plan office space, partitioned offices, meeting rooms and reception rooms, which benefit from natural light from three sides
- Offered with vacant possession, providing excellent flexibility for investors, occupiers or developers
- Rare development opportunity, suiting high-end apartments, townhouses, hotel or office (STCA)
- An idyllic East Melbourne location with leafy surrounds including Fitzroy Gardens, Carlton Gardens, and the Royal Botanic Gardens, as well as being directly opposite Yarra Park and the MCG
- Direct pedestrian access to the CBD and multiple transport hubs including

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