



15 Thompson Street Kensington

**Hospitality/Food & Beverage
Leasing Opportunities**

Assemble



Hospitality and F&B leasing opportunities at 15 Thompson Street, Kensington

Address:

15 Thompson Street, Kensington. Centrally located in The Macaulay Renewal Precinct.

Total size:

1,591 m²* of premium commercial space.

Tenancy options:

Three remaining tenancies from 95 m² to 277 m².

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.

Developer presence:

Headquarters of Assemble, the developer of the project with ~ 50 employees on-site.

Features:

Prominent street presence, essential base-build services included.

Household incomes:

More than 40% above the City of Melbourne average¹.

Captive audience

Located on the ground floor of a new 199-unit apartment project, with 477 additional residences at the nearby "Local Kensington" development and 762* more apartments in development.

Wider development:

Part of Assemble's broader Kensington initiative (2022–2025) featuring:

- 634* residences.
- Over 3,000 m²* of commercial lease space.

Sustainability:

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

Connectivity:

Only 3km from Melbourne CBD.

Accessibility:

Excellent access to public transport, Kensington Village, and major road networks.

Opportunity:

These spaces are ideal for operators seeking a well-placed venue in a rapidly growing inner north-west neighbourhood.

* Approximate
1. Source: id:Profile



Kensington at a glance

Your Neighbourhood

Nestled between the renowned Flemington Racecourse and only 3km from the Melbourne CBD, Kensington is known for its village feel and is home to a vibrant mix of old Melbourne charm with modern amenities.

Modernity meets community, with an influx of new developments poised to revitalise the older industrial areas of Kensington, adding new amenity and complementing an already thriving commercial and residential municipality.

Population:

11,699

Median age:

35

Median weekly income:

Household: \$2,310

cw \$1,626: City of Melbourne

cw \$1,866: Greater Melbourne

Occupations:

43% Professionals

17% Managers

12% Clerical/Admin

Within the Macaulay renewal precinct

1,200 new residences

20,000m² office space

1.20 km

from CityLink

Between 2 train stations:

550 meters to Kensington

Station / 450 meters to

Macaulay Station

4.4 km

from Melbourne CBD

2 stops from CBD

by rail

20 mins

to Airport

Future connectivity to Metro Tunnel

via Arden Station

(1,500 metres)

Established

diverse suburb





Melbourne CBD

Docklands

Arden
Train Station
Open 2025

Citylink

Macaulay
Train Station
Upfield Line

Young Husband
Commercial Precinct

Kensington Village

Kensington Train Station
Craigieburn Line

15 Thompson Street
Kensington



- A

15 Thomson Street
Kensington
- Experience

1

Bellair Street Reserve
& Playground

2

Clayton Reserve Dog Park

3

JJ Holland Park

4

Kensington Neighbourhood
House

5

Kensington Town Hall

6

The Venny

7

Robertson Street Reserve
& Playground

8

Saint Marys Coptic Church
& Community Hall

9

Womens Peace Park

10

Younghusband
- Exercise

11

Flemington Kensington
Junior Sports Club

12

Harvest Yoga

13

Kensington Community
Recreation Centre

14

Moco Performance

15

Motus Life

16

North Melbourne Recreation
Centre & Pool
- Eat & Drink

17

Bonehead Brewing

18

Bread Club

19

Cassette

20

Clay Oven

21

Courthouse Hotel

22

EziStreet

23

Hardimans Hotel

24

Kensington Community
Garden

25

La Tortilleria

26

Laksa King

27

Moroccan Soup Bar

28

Pimm Thai

29

Arnolds
- Shop

30

Brickville Lego Store

31

Dwell

32

Foodworks Kensington

33

Gertrude Grocer

34

Hop & Vin Cellars

35

Sessions at Arden

36

Woolworths North Melbourne
- Learn

37

Holy Rosary Primary School

38

Kensington Community
High School

39

Kensington Primary School

40

Mount Alexander College

41

St Aloysius College

42

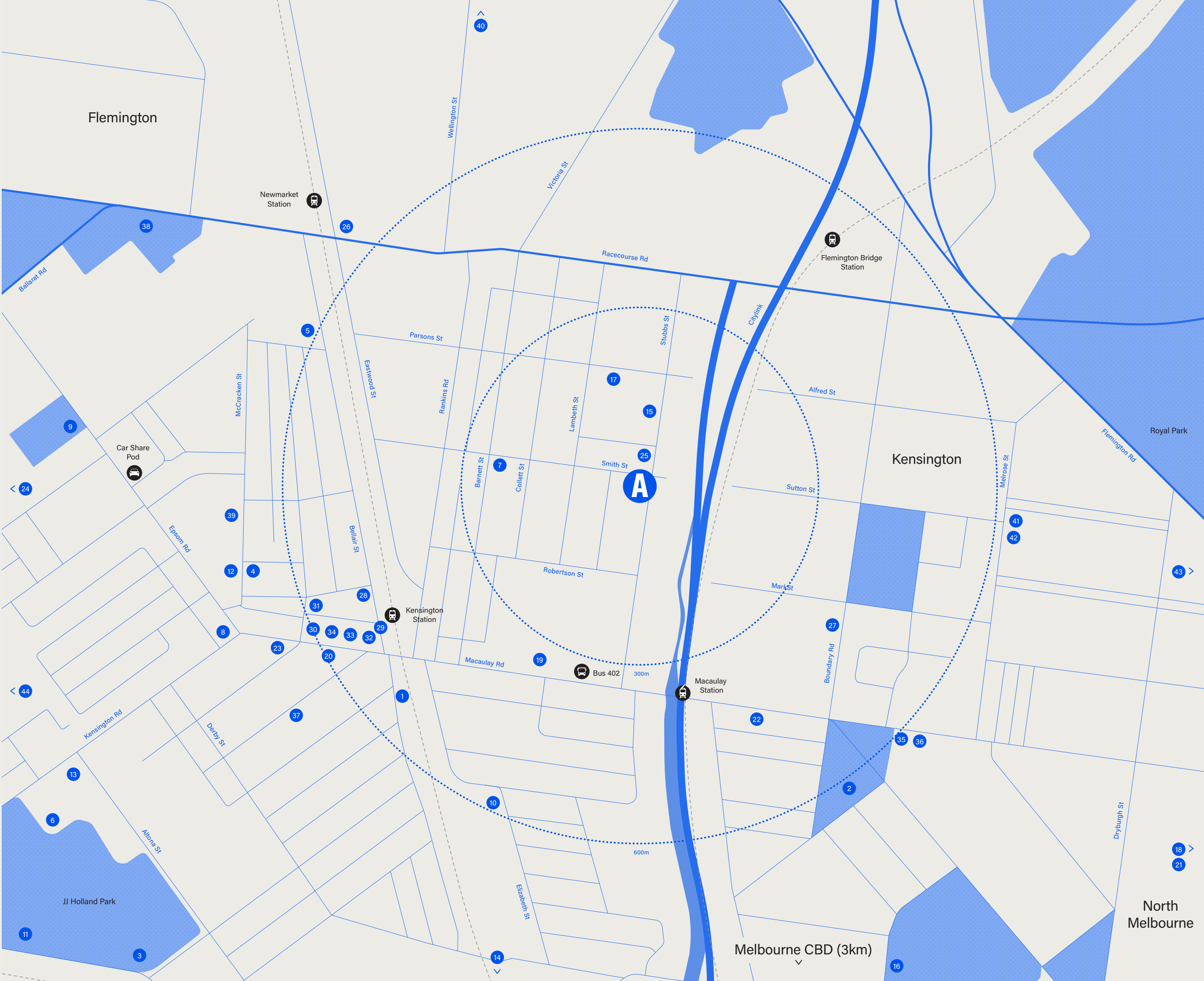
St Michael's Primary School

43

University of Melbourne
(Parkville Campus)

44

Victoria University
(Footscray Campus)



Growth in Kensington

Covering 90 hectares*, the Macaulay Renewal Precinct is a cornerstone of urban growth in Kensington. Encircling the greater Kensington area and parts of North Melbourne, the precinct will transform through a substantial renewal program that brings a mix of residential and commercial mixed-use development, enhanced access and connectivity and new community amenities while preserving Kensington's local village charm.

With a number of new mixed-use residential developments coming to the area - including Assemble's forthcoming BTR project and including Local Residential: Kensington at 350 Macaulay Road; a residential development at 103-105 Boundary Road, North Melbourne; Greystar's 347-367 Macaulay Road, Kensington and the Younghusband Commercial Precinct - this area will experience substantial growth.

Such development will provide over 1,200* new residences and 20,000m²* of office space, boosting the already diverse local populace and introducing a new wave of workforce.

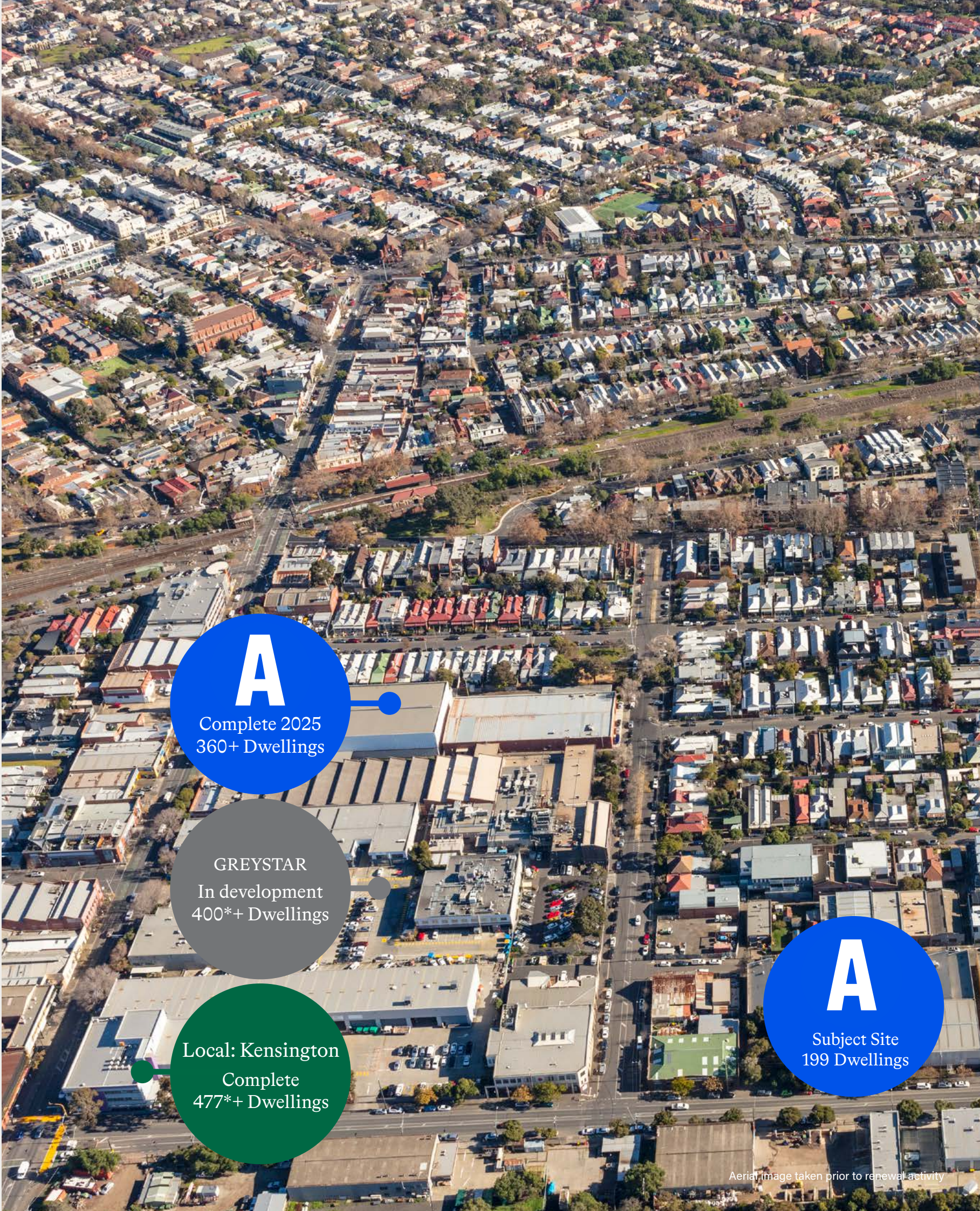
Kensington is already one of Melbourne's best-connected suburbs, and it will further benefit from some of Melbourne's most impactful infrastructure projects, including the upcoming Metro Tunnel's

new Arden Station, which will open in 2025, and will drive further growth and enhance connectivity to the precinct. Adding to an already substantial cross-section of rail options - such as Kensington, Macaulay, and South Kensington Stations - Arden Station will provide locals and visitors direct access to the Metro train network and a quicker commute to Melbourne's CBD and also offer future connectivity to the proposed Melbourne Airport Rail line.

Kensington's growth story also includes new and improved community infrastructure and amenities.

Kensington Community Aquatic and Recreation Centre (under re-development and opening in 2025) will provide a first-class health and wellbeing hub with a newly designed 25-metre swimming pool, multipurpose courts, updated gym and changing facilities, and versatile group fitness spaces.

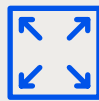
New Kensington Park, ideally located at 70-90 Chelmsford Street, is set to unlock new parkland for a growing population, providing locals with a new green space to unwind and relax in nature.



*Approximate

Aerial image taken prior to renewal activity

Key tenancy features



Remaining tenancies:

T-1. 119m², T-8. 277m², T-9. 95m²



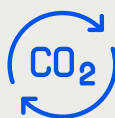
Fitout ready

Brand new food and beverage venue shells



Blank canvas

opportunities



100% electric,

opt in GreenPower[®] and onsite bio-composter



Floor plans

cater for small and medium sized operator



Bike parking

and 5 GoGet vehicles on site



Captive audience

and inclusive community



Generous

lease incentives



Grease trap

three phase power, air-con provisions as applicable

* Approximate



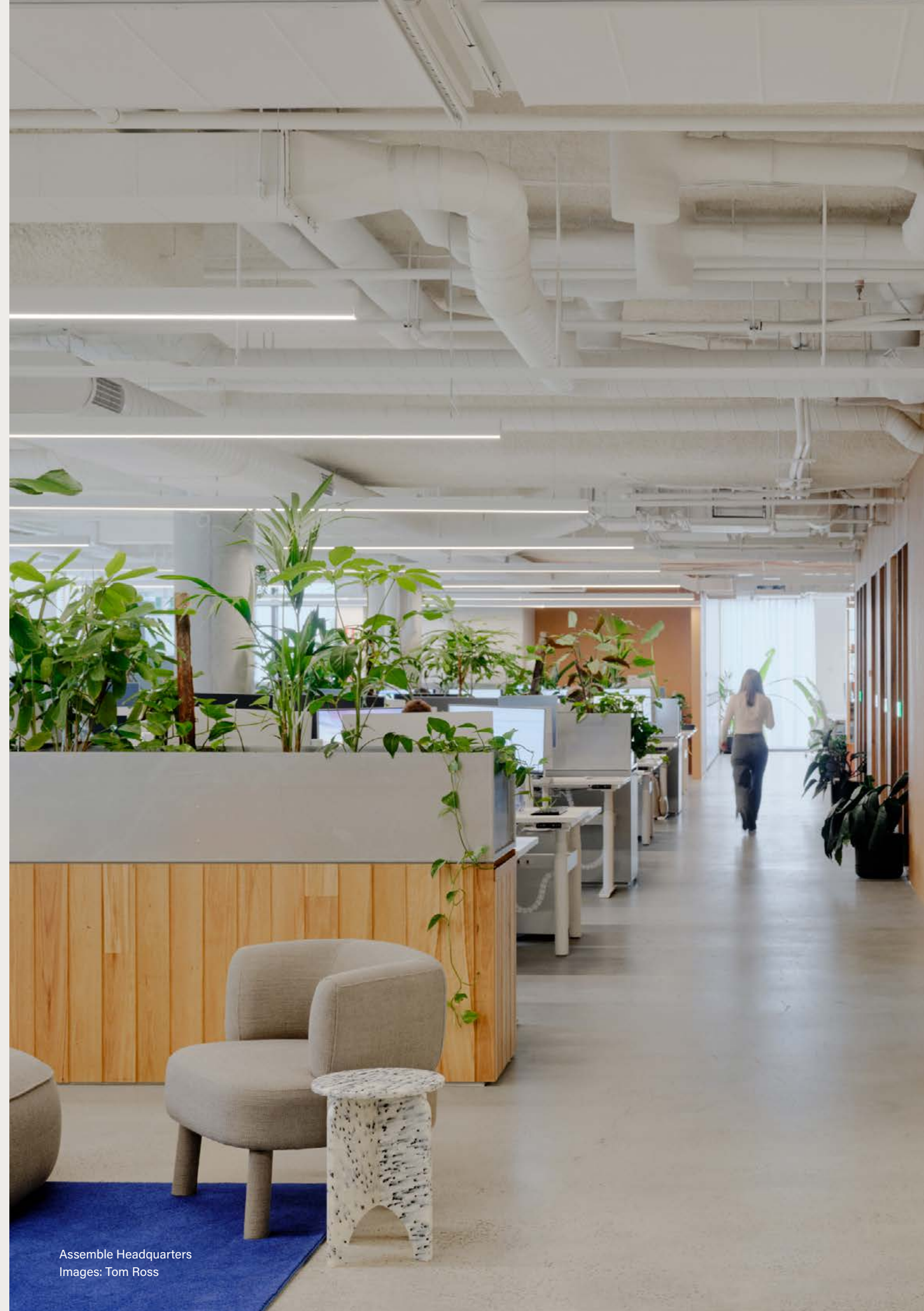
View through ground floor landscape toward Tenancy 8.
Image: Tom Ross

Assemble HQ.

Developer presence

15 Thompson Street is the headquarters of Assemble a housing company focused on end-to-end build-to-rent (BTR), and community and asset management.

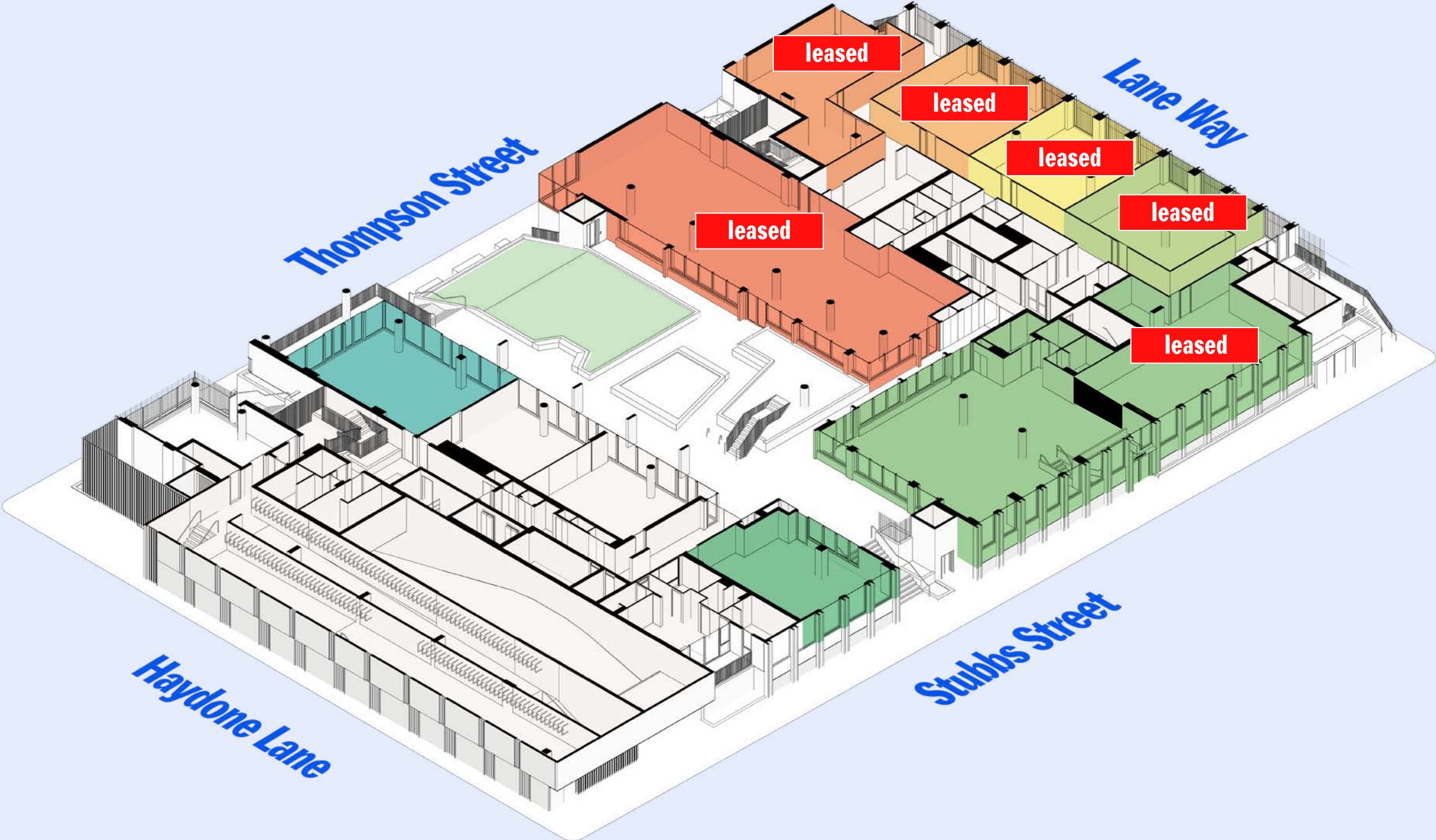
Approximately 50 employees operate out of the Assemble office throughout the working week.



Assemble Headquarters
Images: Tom Ross



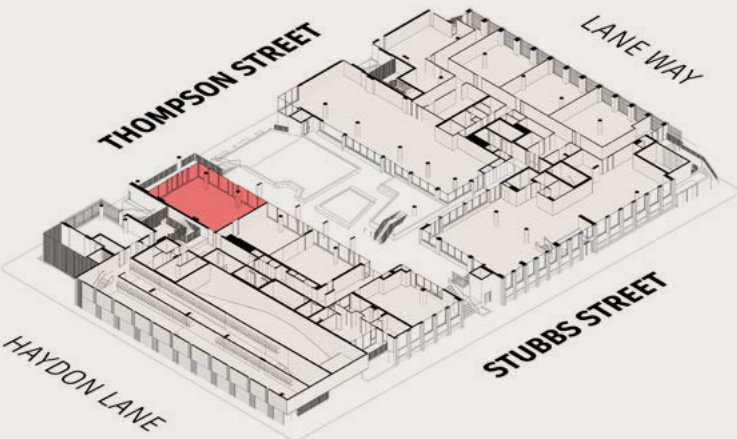
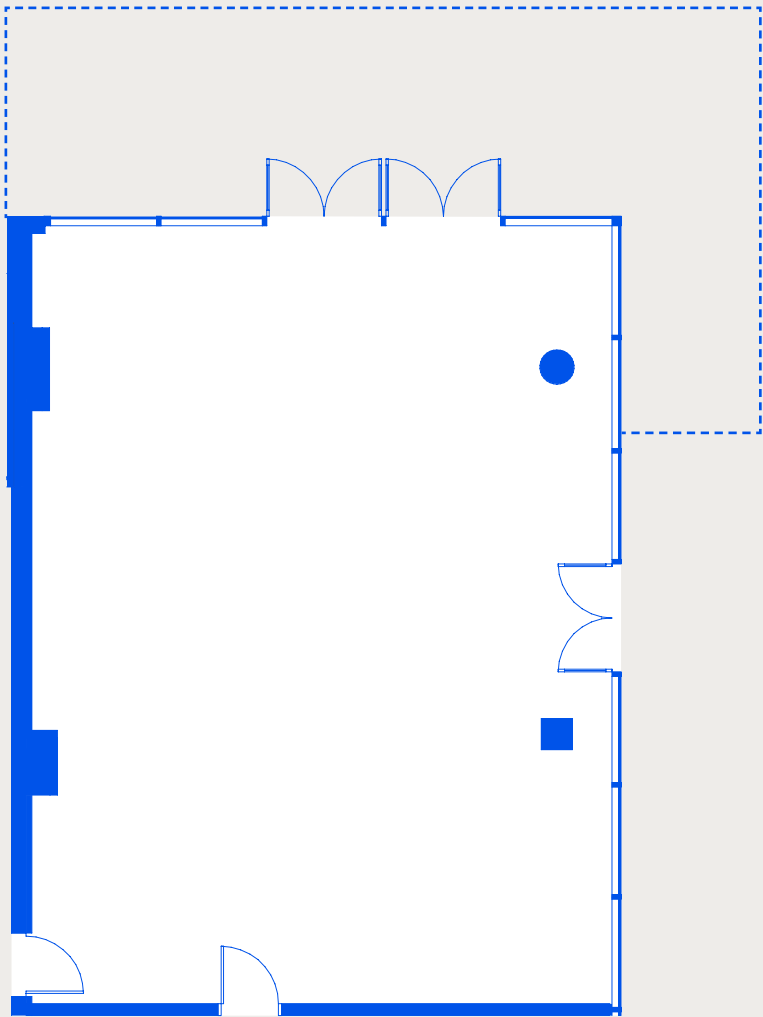
Tenancies



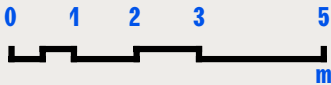
<div></div> Tenancy 01* – 119 sqm	<div></div> Tenancy 03 –leased	<div></div> Tenancy 05 – leased	<div></div> Tenancy 07 –leased	<div></div> Central pocket park
<div></div> Tenancy 02 – leased	<div></div> Tenancy 04 –Leased	<div></div> Tenancy 06 – leased	<div></div> Tenancy 08 – 277 sqm	<div></div> Tenancy 09 – 95 sqm

Tenancy 01

floor plan



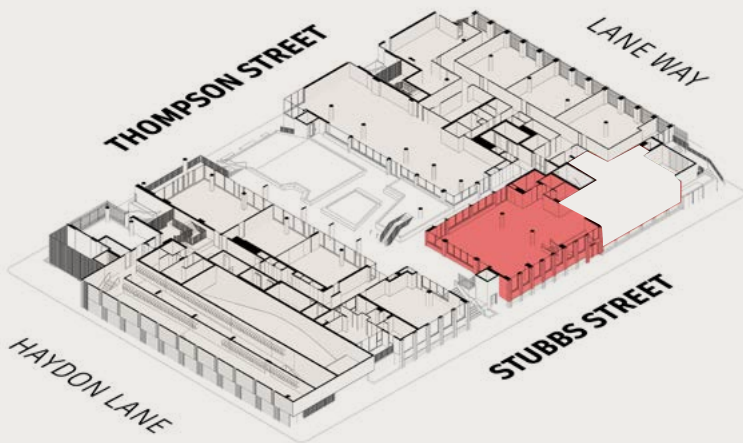
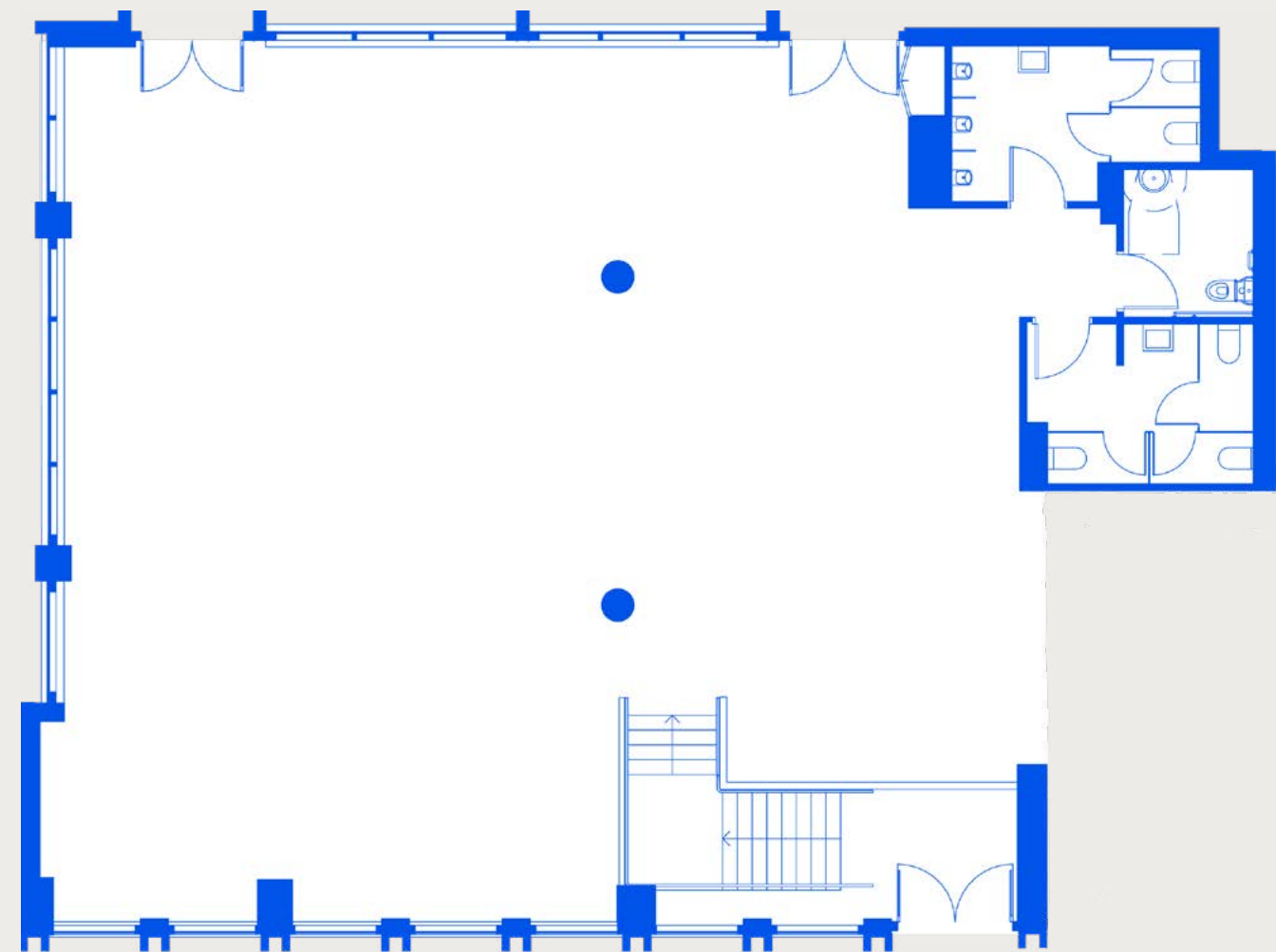
119 sqm
+
use of common
area terrace



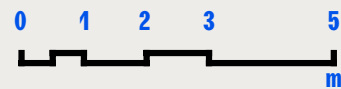
The dimensions and depictions of the layout of the tenancy in this floor plan are approximations only, not to scale and may vary to the tenancy built. If there are any discrepancies between the floorplans dimensions and depictions and the dimensions and depictions in the Strata Plan, the dimensions and 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 08

floor plan



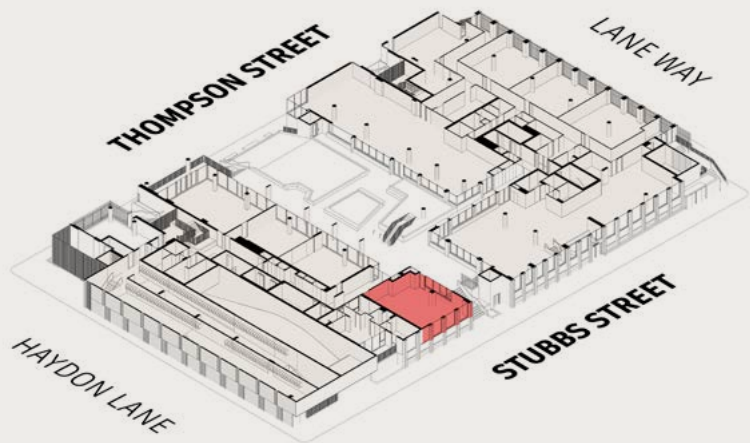
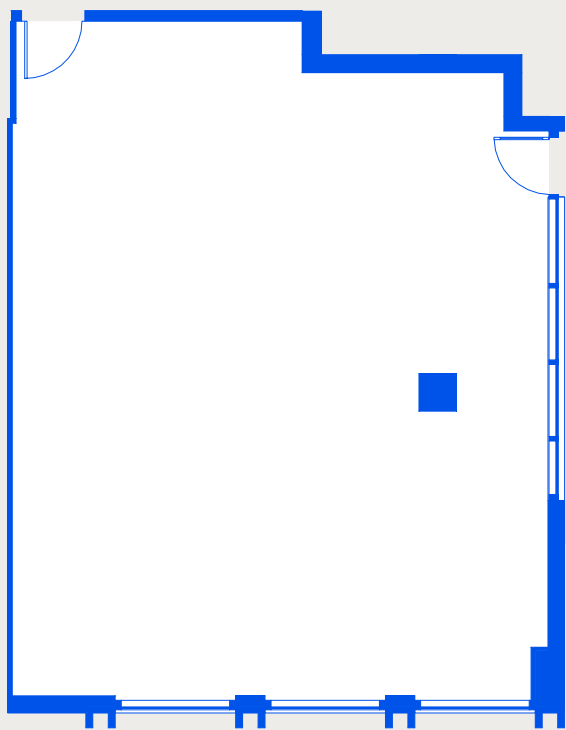
277 sqm



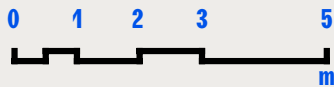
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Tenancy 09

floor plan

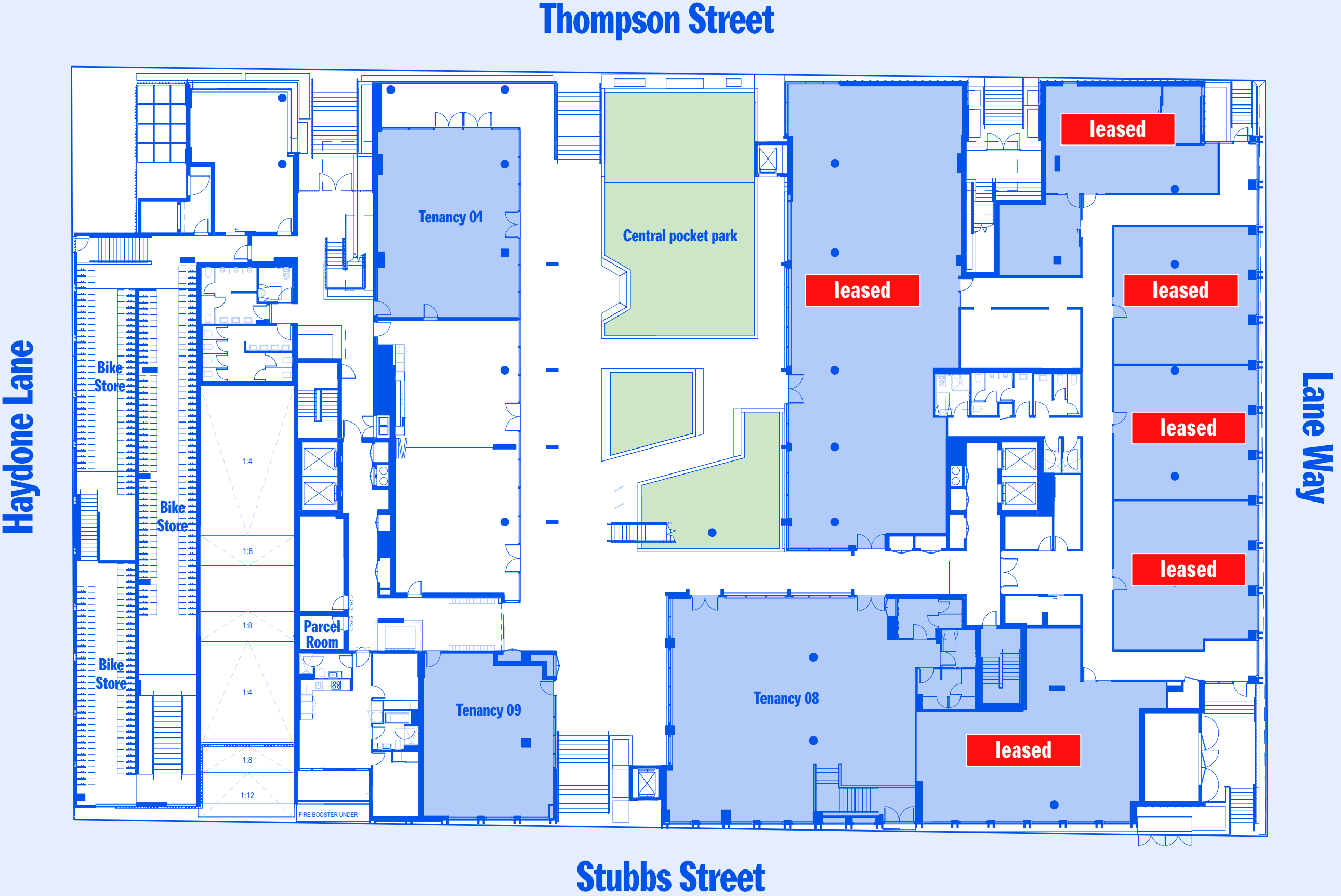


95 sqm



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Floor plate







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.

Hayball

Founded in Melbourne, Hayball is one of Australia’s largest design practices, specialising in architecture, interior design and urban design. The award-winning practice is recognised by the Australian Institute of Architects for its contribution to multi-residential and civic architecture both in Victoria and nationally. Hayball has extensive experience designing and delivering community-focused projects around Melbourne such as Library at the Dock, Brunswick’s Residential Nightingale Village and South Melbourne Primary School, Victoria’s first vertical school.

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.

Oculus

Oculus is a cross-disciplinary design studio committed to connecting people with their environment and each other. Oculus has broad project experience across a range of scales, and is known for the design of the landscape at the National Gallery of Victoria, MONA, Victoria Harbour and Melbourne Quarter.

The focus of the ground plane at 15 Thompson Street provides increased permeability and amenity, borrowed views and seasonal change for residents, neighbours and visitors.

**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