

# 4 Ballarat Street Brunswick.

**Creative Office/Studio  
Leasing Opportunities**

**Assemble**





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



# Creative office/studio leasing opportunities at 4 Ballarat Street, Brunswick

## Address:

4 Ballarat Street, Brunswick. Centrally located in the heart of the Brunswick Design District.

## Total size:

529 m<sup>2</sup>\* of premium commercially zoned space.

## Tenancy options:

Four tenancies from 56 m<sup>2</sup> to 195 m<sup>2</sup> suited to architects, interior designers, creative design practices, or innovative digital startups.

## 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 Average<sup>1</sup>.

## Connectivity:

Only 6 km\* from Melbourne's CBD.

## 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 m<sup>2</sup>\* of commercial lease space.

## Sustainability:

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

## The Brunswick Design District:

in the heart of the BDD, an initiative supported by Creative Victoria, RMIT, and Merri-bek Council

## Accessibility:

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

## Opportunity:

Connect with a rich past while paving the way for future innovations. The ideal setting for those looking to enhance their business's creative profile.



4 Ballarat Street frontage to tenancy 1. Image: Ben Moynihan

\* 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

**6 km**  
from Melbourne CBD

**Median age:**  
34

**22 mins**  
to Airport

**Occupations:**  
44% Professionals  
15% Managers  
11% Clerical/Admin

**Future connectivity  
to Metro Tunnel**  
via Parkville Station  
Station (4 kms)

**Median weekly incomes:**  
Single Person: \$1,085  
cf. \$803 - Victoria  
Family:\$2,807  
cf. \$2,136 - Victoria  
Household: \$2,096  
cf. \$1,759 - Victoria

**Between 2 train stations:**  
550 meters to Anstey  
Station/350 meters to  
Brunswick Station

**Tram Services**  
at Sydney Road

**Within The Brunswick  
Design District**  
RMIT University  
750 meters

**Established diverse  
suburb**  
with a lively, gritty and  
creative urban flair







Melbourne CBD

Princes Park

Royal Park

Balam Balam Place

RMIT University  
Brunswick Campus

Sydney Road

Station Hotel

ANIBT  
Brunswick Campus

Future Assemble Project  
~284 Residences  
In construction

Brunswick Station

Sparta Place

4 Ballarat Street  
Brunswick.  
171 Residences  
Complete

Brunswick Yards  
122 Residences  
Complete







- 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

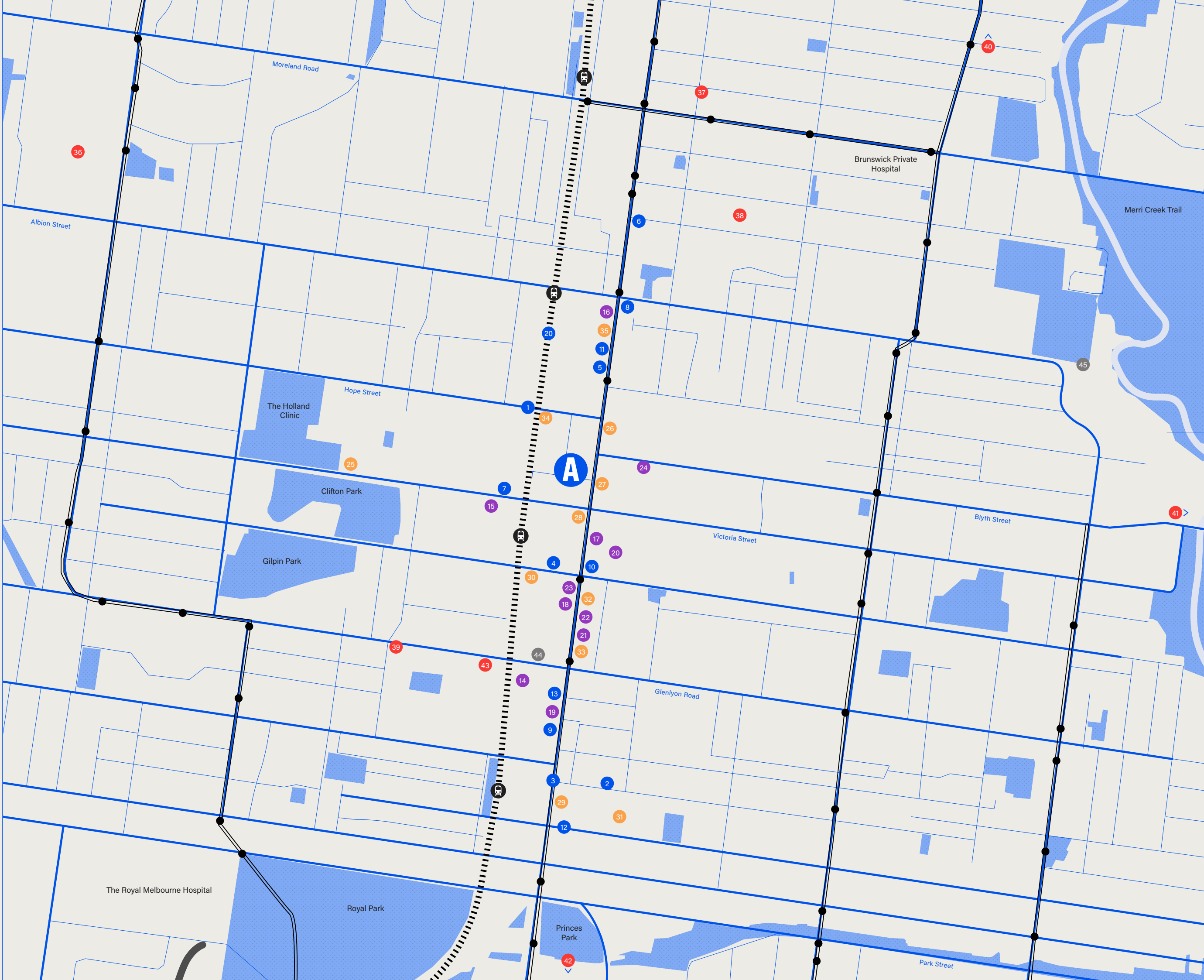
41 Santa Maria Secondary School

42 University of Melbourne

43 RMIT (Brunswick Campus)
- Leisure

44 Brunswick Baths

45 CERES Community Environment Park

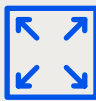








# Key tenancy features



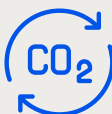
## Flexible office tenancies:

56 m<sup>2</sup>, 122 m<sup>2</sup>, 156 m<sup>2</sup>, 195 m<sup>2</sup> (or combine)



## Blank canvas/ Fitout ready

brand new creative  
office/studio shells



## 100% electric

with opt in GreenPower<sup>®</sup>  
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

\*Tenancy 02 and 03.



The heritage-listed facade of the warehouse originally designed in 1955 for Yakka Overalls. Image: Ben Moynihan



# Original Yakka heritage

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



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

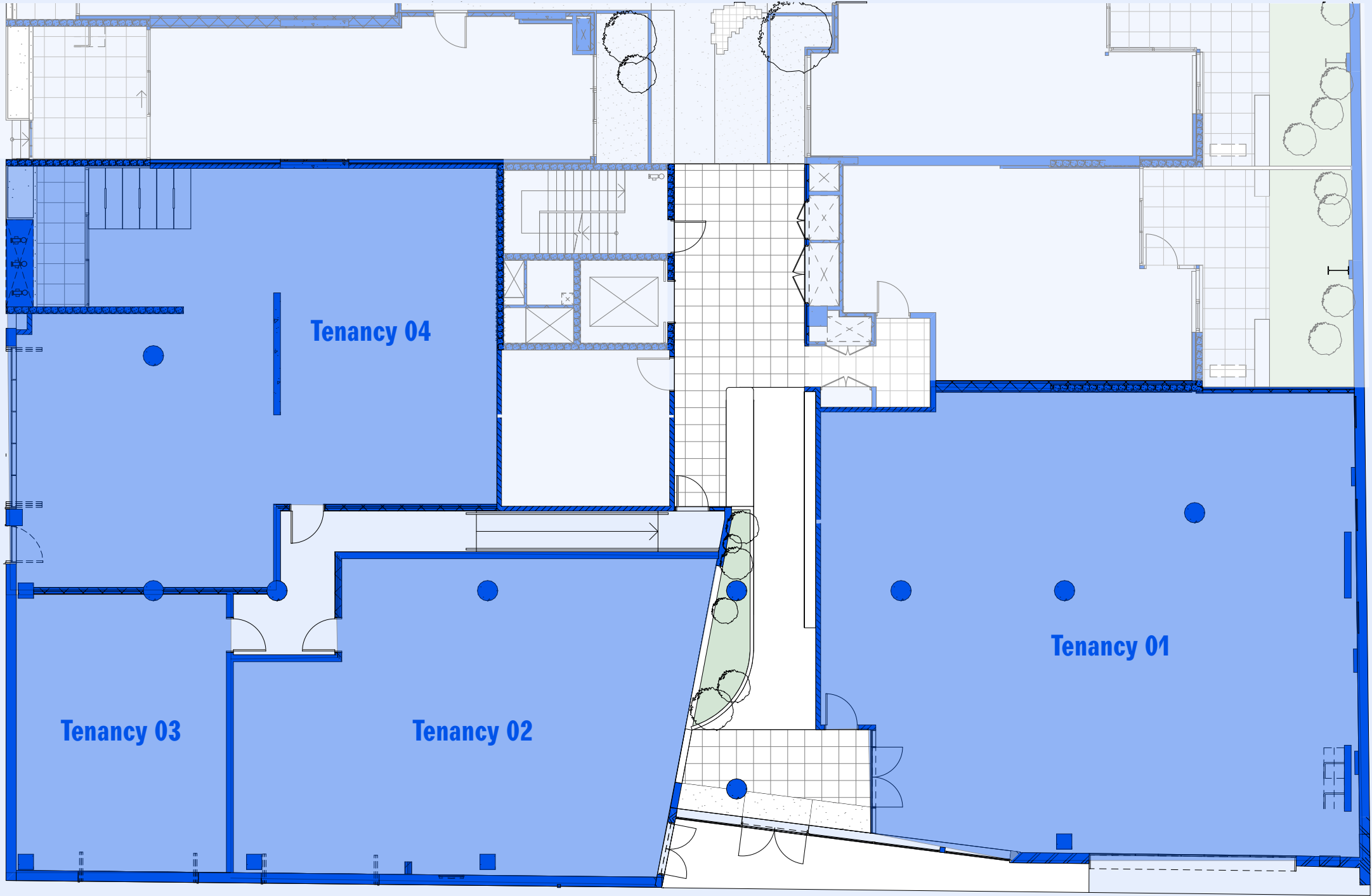






# Floor plate\*

Oven Street



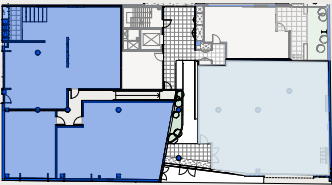
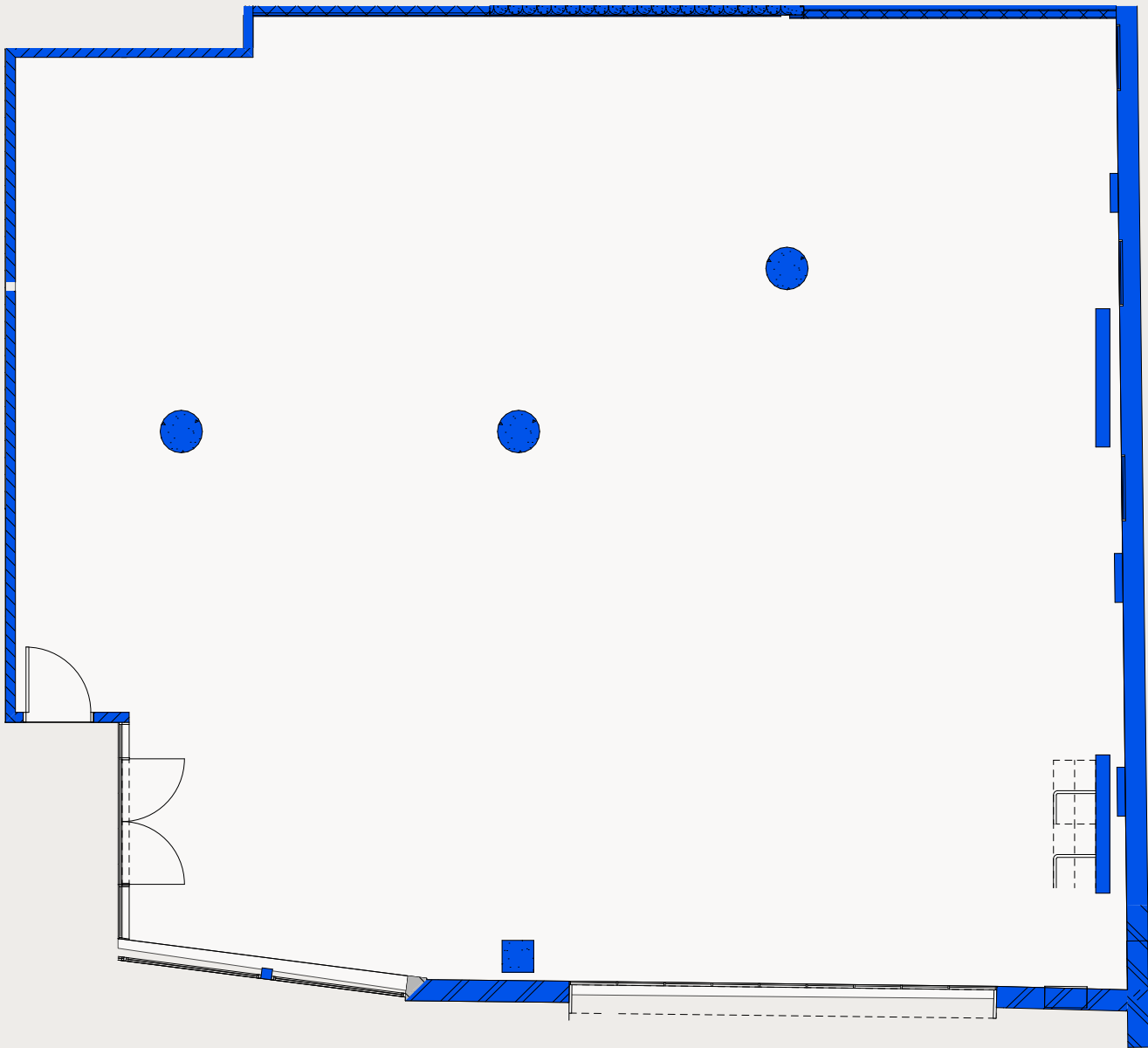
Ballarat Street

\* Flexible tenancies, space allocations subject to tenants needs



# Tenancy 01

floor plan



**195 sqm**  
1:100 @ A3

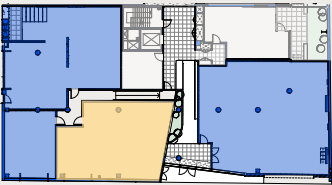
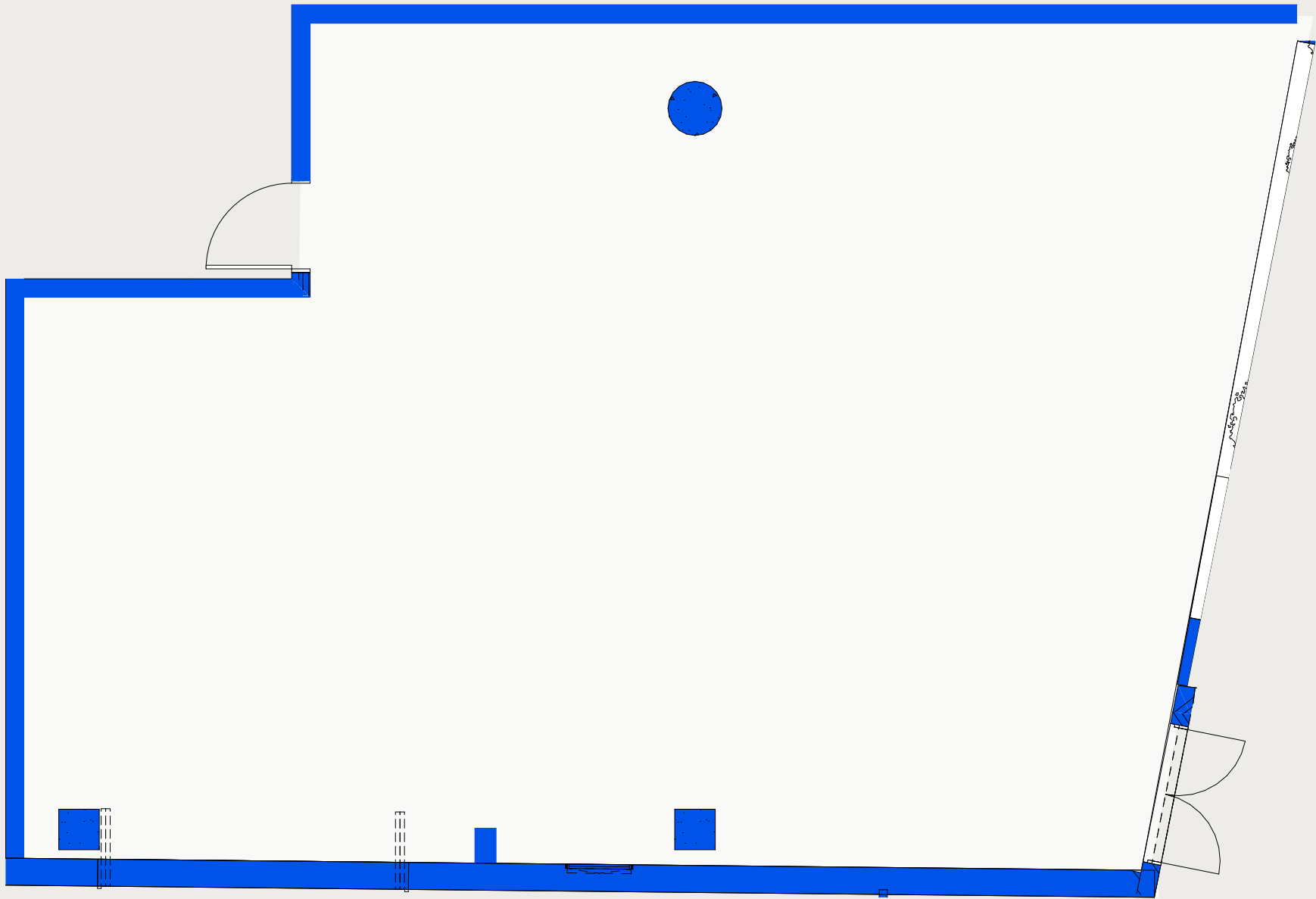
The dimensions and depictions of the layout of the tenancy in this floor plan are approximations only, not to scale and may vary to the tenancy built. If there are any discrepancies between the floorplans dimensions and depictions and the dimensions and depictions in the Strata Plan, the dimensions and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

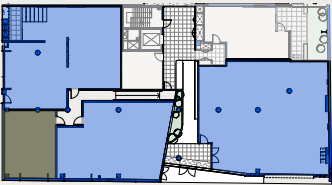
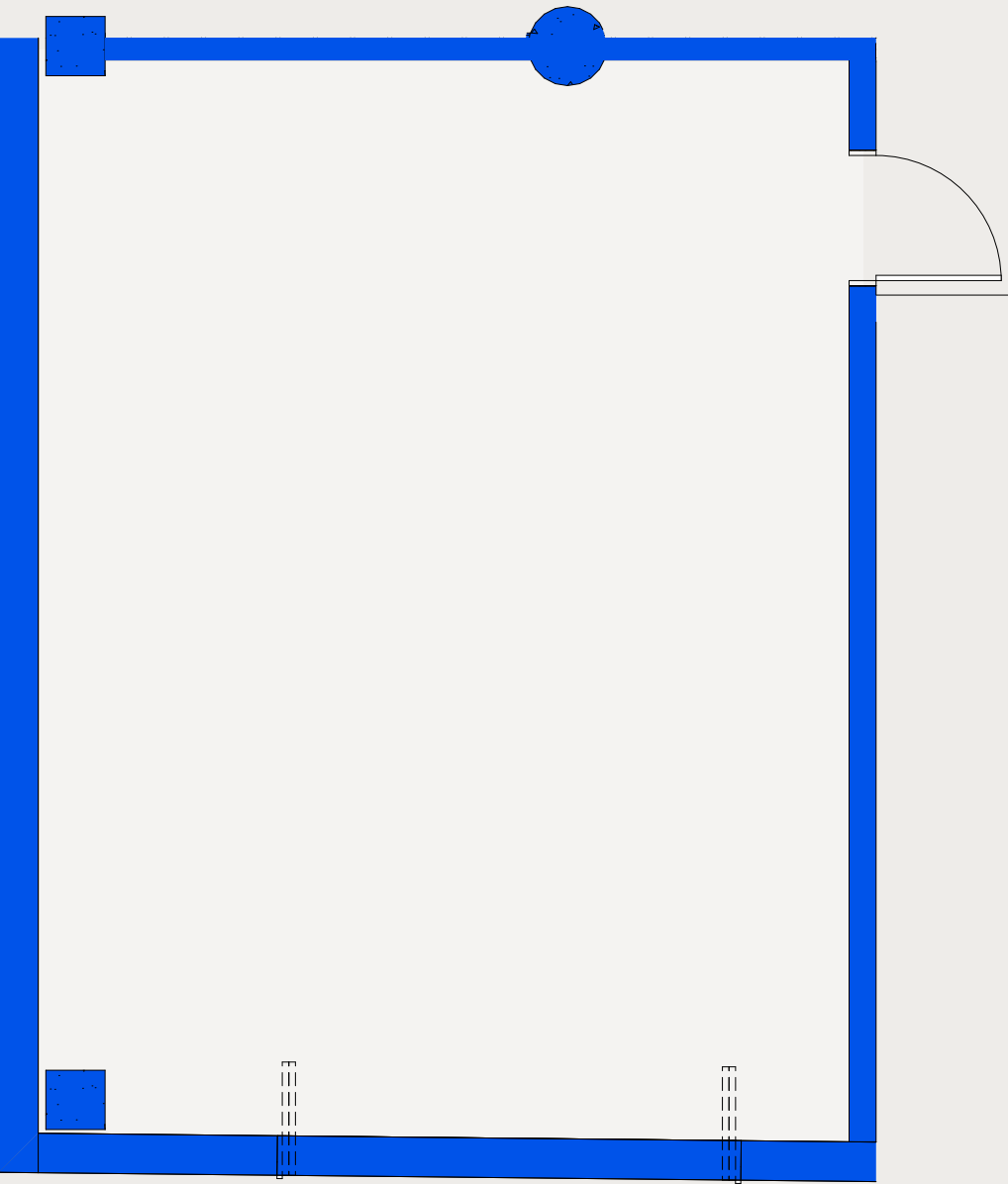
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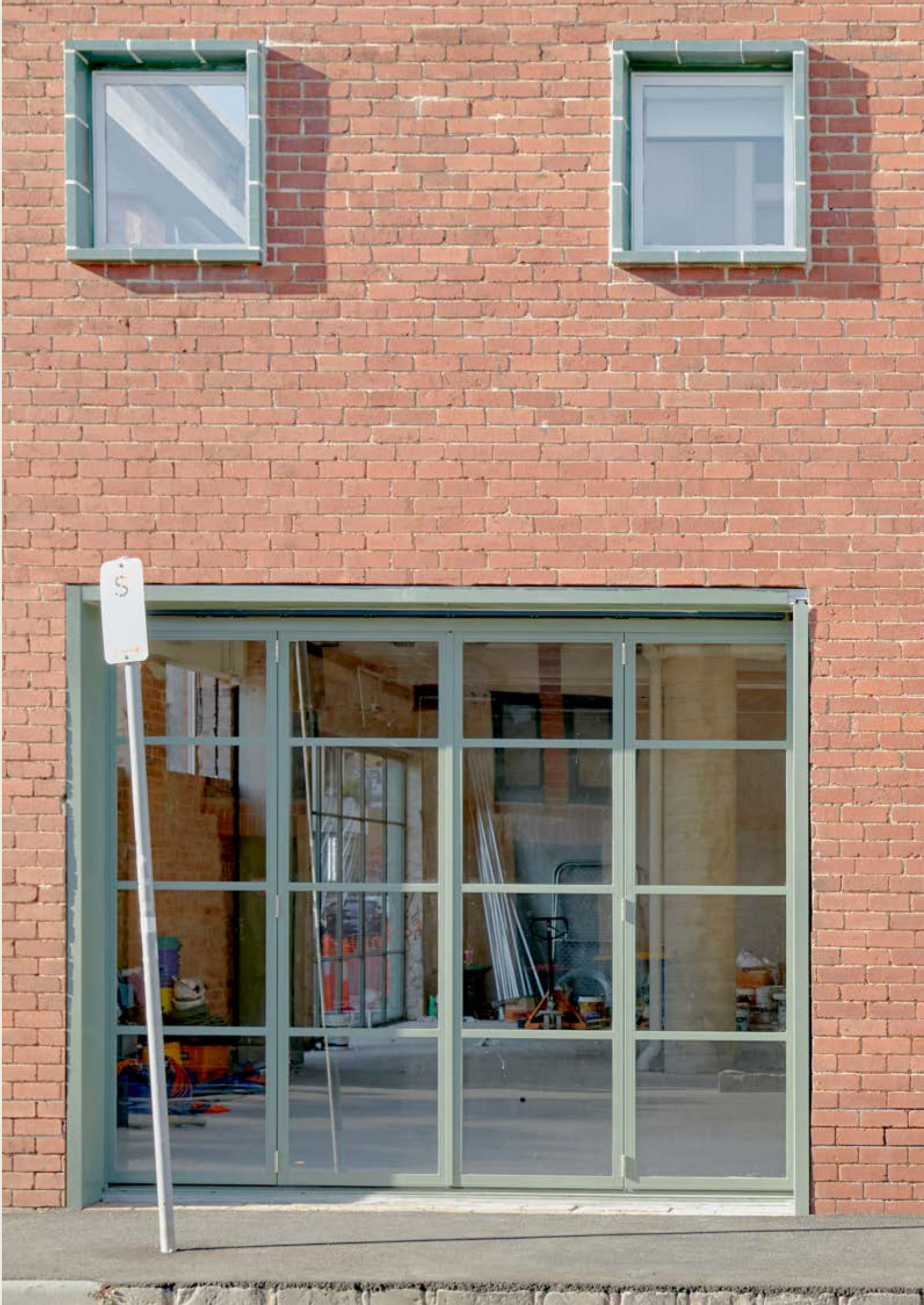
# Tenancy 03

floor plan



**56 sqm**  
1:100 @ A3

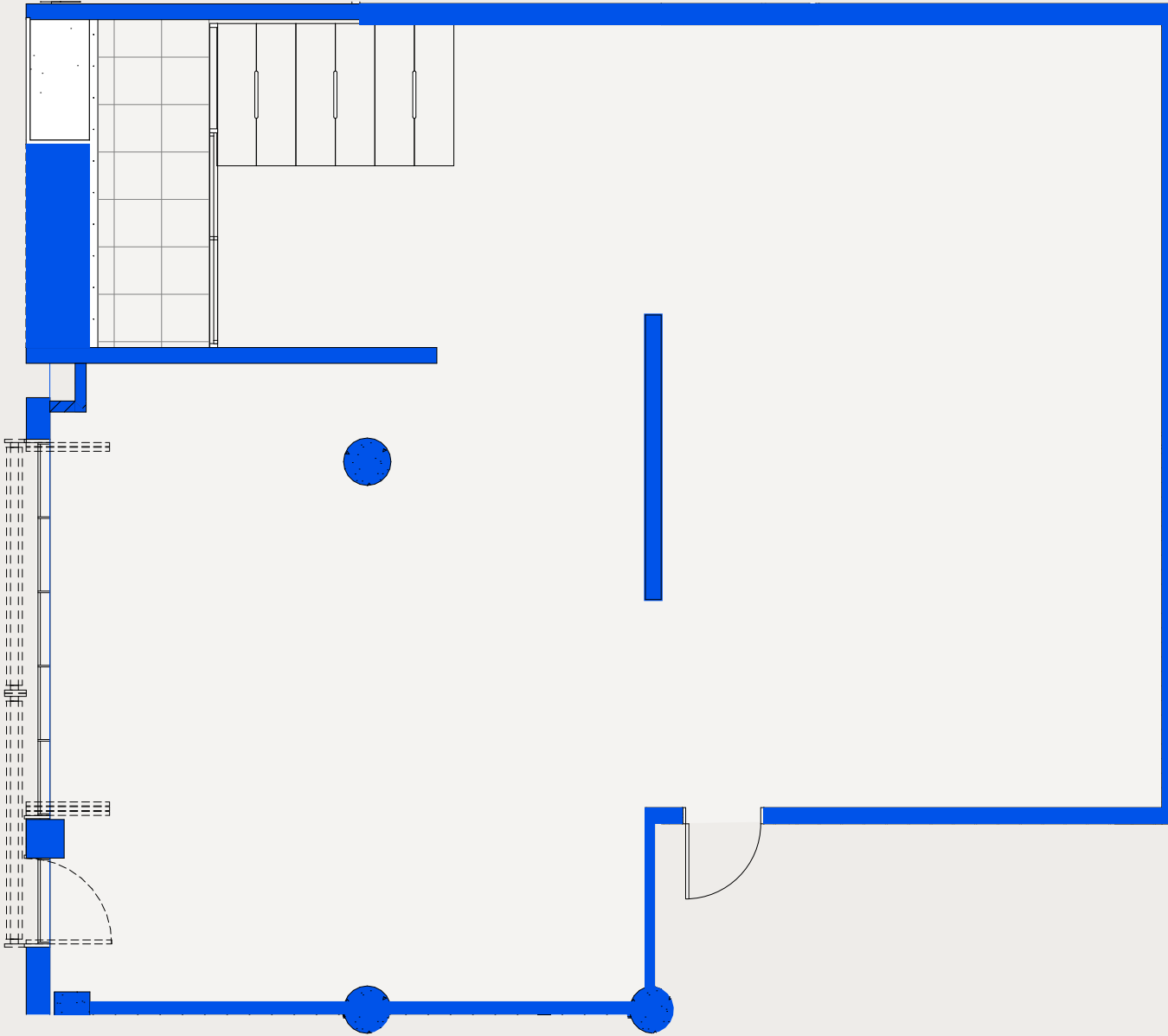
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# Tenancy 04

floor plan



**156 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.







Ovens Street commercial leasing frontage tenancy 4. Image: Ben Moynihan



# 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.**

**Chad Hermesen**

0401 399 678

[Chad@retailpropertyresults.com.au](mailto:Chad@retailpropertyresults.com.au)

**Caroline Nutbean**

0409 330829

[Caroline@retailpropertyresults.com.au](mailto:Caroline@retailpropertyresults.com.au)



View from Sydney Road, Brunswick. Image: Ben Moynihan



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