

43-53 EIGHTH AVENUE
MAYLANDS



A LANDMARK LEASING OPPORTUNITY

Rarely does a leasing opportunity arrive carrying this calibre of credentials. **43-53 Eighth Avenue, Maylands** is a character-laden, near-city site with authenticity, accessibility, and a residential catchment primed for exactly the kind of premium fitness experience that the best boutique and full-service gym operators have built their reputations upon. The owner is committed to a refurbishment and upgrade of services, to suit a long-term lease - meaning the incoming tenant secures not just a location, but a purpose-built home.

This is a flagship opportunity in one of Perth's most compelling emerging precincts, offered to an operator with the vision to claim it.



THE BUILDING

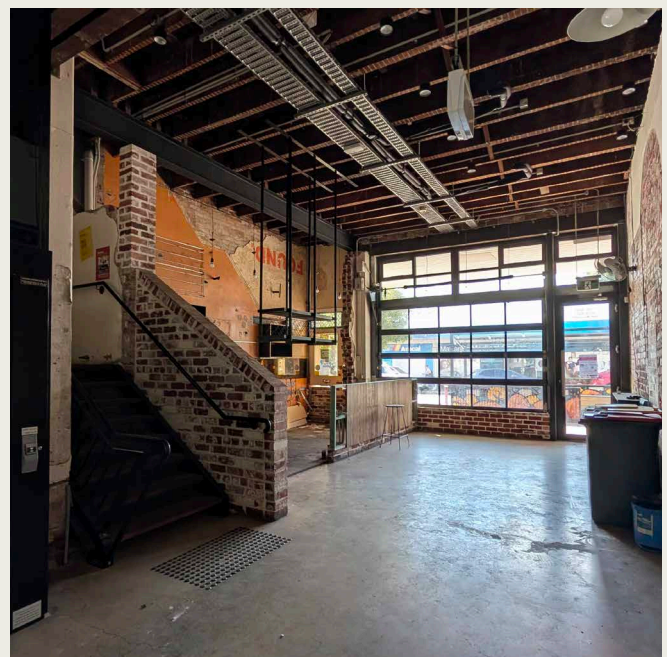
The existing improvements at 43-53 Eighth Avenue carry a quality that no new development can replicate: genuine heritage character.

The bones of this building tell a story - and for the right operator, that story becomes the foundation of a retail identity that competitors simply cannot buy.

Rather than erasing what exists, the strategy is to celebrate it - renovating the interior to reveal an open, flexible floor plate while preserving and enhancing the architectural integrity that makes this building distinctive. Exposed brickwork, generous ceiling heights, and genuine structural character are precisely the attributes premium fitness operators now seek out and showcase, rather than the sterile, fit-out-from-a-catalogue look of conventional gym premises.

The western façade could be remodelled and opened up to flood the space with natural light, transforming what was once a constrained interior into a bright, energising training environment. The existing frontage along Eighth Avenue will be reconfigured to establish seamless connectivity through to the expansive main hall at the rear - a feature space with the scale, proportion, and atmosphere to support a genuine training destination.

The result will be a premises unlike anything currently available in the near-city market: raw enough to feel authentic, refined enough to feel premium, and configured to support the full spectrum of what a high-end fitness offering demands - from a main training floor and group fitness studio to recovery and treatment rooms, change facilities, and a street-fronting wellness café and fitness retail zone.



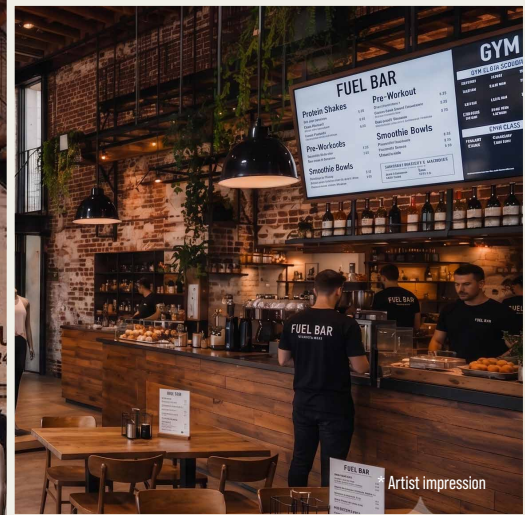


* Artist impression

HERITAGE MEETS HIGH-END. MAYLANDS' MOST COVETED FITNESS OPPORTUNITY.



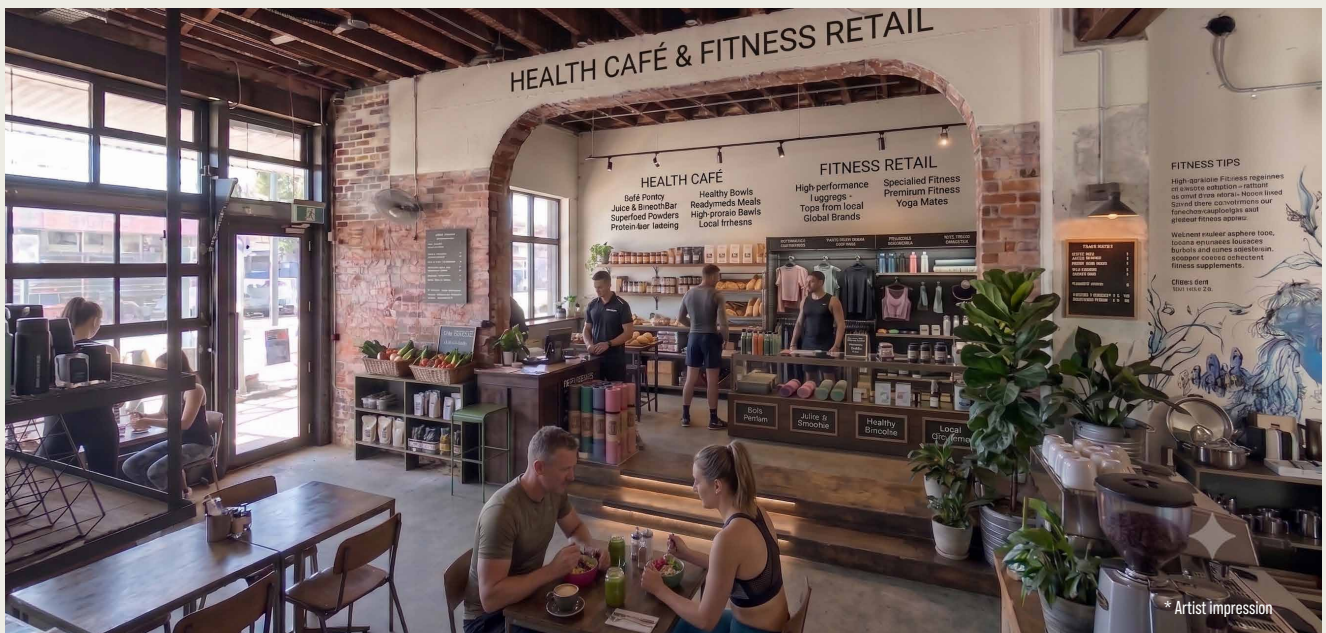
* Artist impression



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THE FITNESS EXPERIENCE

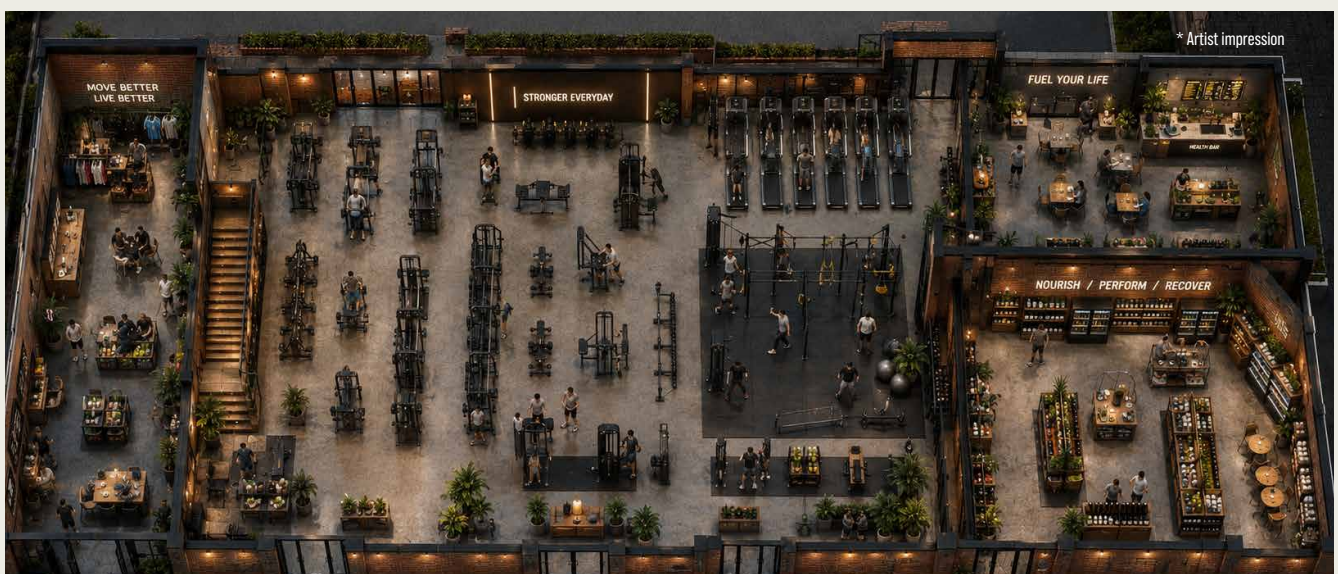


The premium fitness sector is one of the most location-sensitive in retail and leisure. Members don't wander in by accident - they seek out a facility, a culture, and a community, and where they find it matters enormously to whether they stay.

Maylands offers something the inner-city strip and the big-box suburban gym cannot: breathing room, character, and a sense of place. Space to build a genuine community around training, rather than a transactional membership. The demographics surrounding this precinct are precisely those that drive the premium end of the fitness market - tertiary-educated professionals, an active and health-conscious population, and a growing cohort of residents who have made a deliberate lifestyle choice to live in one of Perth's most characterful near-city suburbs.

The large-format main hall presents an exceptional opportunity to do what few Perth fitness operators have successfully achieved: create a destination, not just a gym. Imagine a space where the architecture earns its place in the brand - exposed brick and timber trusses framing a column-free training floor, a dedicated strength and conditioning zone, a light-filled studio for group classes, and recovery suites built into the quieter corners of the original structure. This is not a fit-out imposed on a generic industrial shed. This is an operator given the canvas to build something genuinely iconic - a facility members are proud to bring friends to, not just attend.

Recognising the genuine point of difference this building and location offers over conventional fitness premises.



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THE WELLNESS CAFÉ & FITNESS RETAIL OPPORTUNITY

Modern fitness retail lives and dies on what happens before and after the workout - and this building is built for it.

The scale of the main hall allows a genuine health café to sit alongside the training floor, not as an afterthought but as a destination and a retention tool in its own right. A smoothie and protein bar, fresh juices, and a light, nutrient-focused food menu give members a reason to linger, recover, and socialise - turning a 45-minute session into a longer, stickier visit and a daily touchpoint with the brand. The existing commercial kitchen infrastructure lends itself naturally to a simple, fresh-food-led café operation without the cost of building catering capability from scratch.

Adjacent to the café, a fitness retail zone - apparel, recovery tools, supplements, and accessories - captures additional spend from a captive, brand-loyal audience already primed to buy into the lifestyle. This is the model the best boutique fitness brands have perfected internationally: train, refuel, and shop, all within the one visit. It transforms a single membership into multiple revenue lines, and a gym into a daily habit and a community hub.



A GENUINE CAFÉ DESTINATION TO DRAW PASSING FOOT TRAFFIC, THE LOCAL RESIDENTIAL CATCHMENT, AND THE BROADER MAYLANDS CAFÉ CULTURE.



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THE DEVELOPER

adc

ADC's vision is to create better places and build a better future. Founded in 2011, it has built a portfolio of some of Perth's most exceptional hospitality, residential commercial and mixed-use precincts and places – Price Street Subiaco, Mos Lane Mosman Park, Overton Terraces Cottesloe, Perth Girls School Precinct East Perth, The Social on Henry, Lyric Theatre Residences Maylands, Freeman Residences North Fremantle, and the Holiday Inn Hotel + Julio's Restaurant in West Perth.

Delivering investor, market and community certainty is at the heart of ADC's development approach.

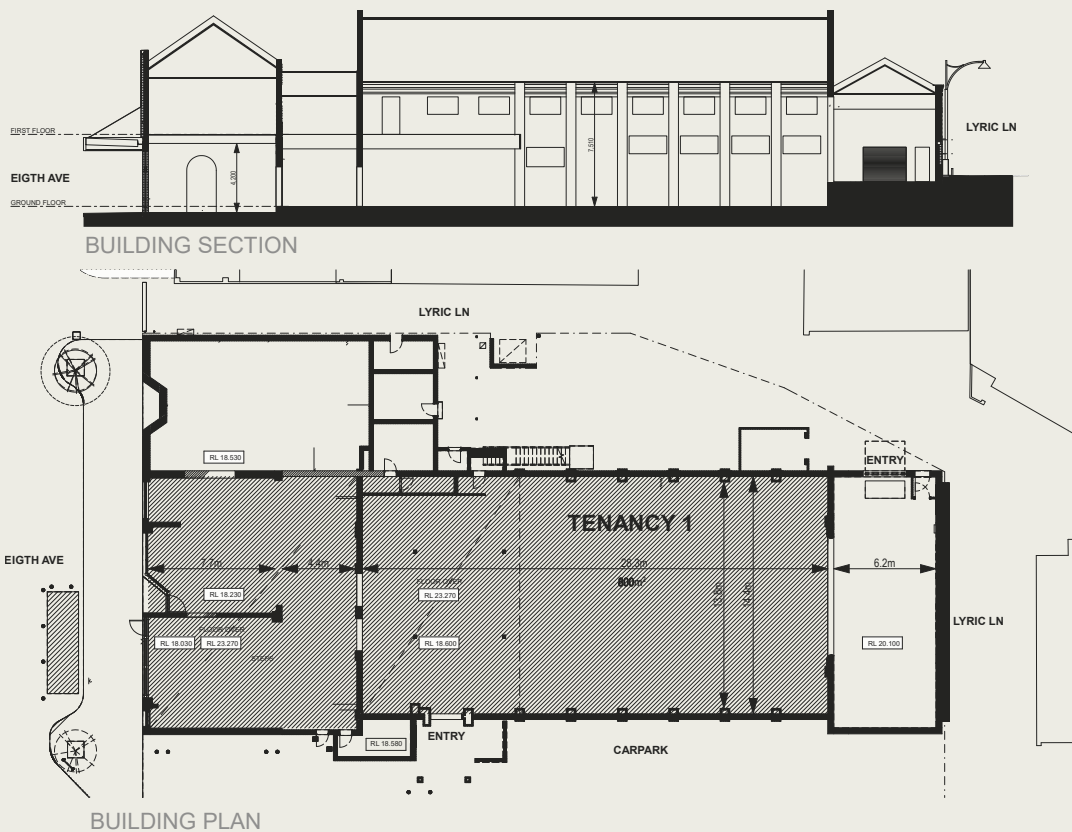
The team is driven by a shared vision to reinvigorate some of Perth's most distinctive neighbourhoods – blending strong project fundamentals with intelligent design and innovative delivery.

For project partners, stakeholders, clients and communities, ADC considers all perspectives to deliver enriching, commercially viable, people-centred places.

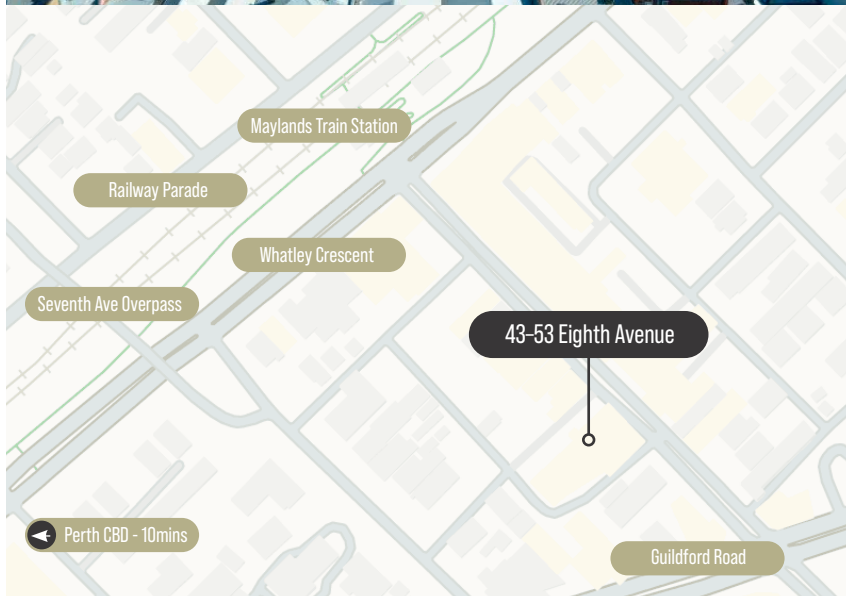


CREATING BETTER PLACES. BUILDING A BETTER FUTURE.

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THE LOCATION

Maylands is no longer an emerging suburb - it has arrived. And 43-53 Eighth Avenue sits at the heart of its commercial evolution.

The precinct's accessibility is a critical commercial advantage for a fitness and café offering of this kind. With direct bus routes and Maylands Train Station within easy walking distance, the property draws from a catchment that extends well beyond the immediate neighbourhood - into the inner north and east, and directly into the CBD corridor. Foot traffic and passing exposure here are not incidental; they are purposeful, and they support casual café trade, membership enquiry, and brand visibility in equal measure.

Adjacent parking supports the convenience that both a premium fitness destination and a busy café require. Members training before or after work, and café customers calling in for a coffee or lunch, need ease of access - and this property delivers it.

The surrounding retail and hospitality continues to strengthen, with Maylands' reputation as a food, lifestyle, and wellness destination growing year on year. A premium fitness and wellness offering here would not be pioneering alone - it would be joining a precinct already resonating with precisely the right audience: active, engaged, and willing to invest in their health.

KEY HIGHLIGHTS

- 1,100m²* on the Eighth Avenue retail strip, historically the Lyric Theatre (1920s)
- Total land area 1,705m²*
- 17 dedicated onsite retail parking bays including 1 disabled bay
- Adjoining abundant public carparking
- Maylands Train Station ~200m walk*
- 10 minutes* to the Perth CBD*
- 15 minutes to the Airport*

* Approximate and Subject to Survey

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THE VISION

For the right operator, this is not simply a leasing decision. It is a founding decision - the opportunity to establish a landmark training and wellness destination in one of Perth's most compelling near-city precincts, in a building that will do as much for your brand as your brand will do for it.

ENQUIRIES

Invitations are open for qualified expressions of interests from premium liquor merchants & retailers. Inspection of the property is recommended. All enquiries should be directed to the exclusive leasing agents, Industrial & General.

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3. Intending purchasers or lessees should satisfy themselves as to the truth or accuracy of all information given including by making their own inspections, searches, enquiries and taking their own independent professional advice, undertaking their own due diligence and taking such other steps as they deem necessary to confirm the truth or accuracy of all information about any property;
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