

FOR LEASE



# PRIME SITE ON MELBOURNE'S BUSIEST INTERSECTION

1 HODDLE STREET | RICHMOND



LemonBaxter



# PROPERTY HIGHLIGHTS



ICONIC, PRIME CITY-FRINGE LOCATION



OCCUPY MELBOURNE'S #1 BUSIEST INTERSECTION\*



MELBOURNE'S BEST BRANDING OPPORTUNITY



UNRIVALLED EXPOSURE VIEWED BY MORE THAN 2.7 MILLION PER MONTH



UNMATCHED CONNECTIVITY TO MAJOR ARTERIAL ROADS

According to drive.com.au





# STRATEGIC LOCATION AND CONNECTIVITY

1 HODDLE STREET



OLYMPIC  
PARK



MELBOURNE  
CRICKET GROUND



MELBOURNE  
CBD



## PUBLIC TRANSPORT ACCESS:

Close to North Richmond Station, tram routes, and multiple bus lines—ideal for both staff and customer access.



## PROXIMITY TO THE CBD:

Just minutes from Melbourne's CBD, offering all the benefits of city-fringe convenience without the congestion of the core.



## CULTURAL AND DINING DESTINATION:

Located at the gateway to Richmond's vibrant 'Little Saigon' precinct and a short walk to cafes, bars, and retail along Victoria Street and Bridge Road.



## ENHANCED SAFETY AND REVITALISED COMMUNITY

Recent urban renewal and continuous flow traffic initiatives have improved safety, traffic efficiency and revitalised the location while preserving its cultural heritage.



# LOCAL AMENITY



**GATEWAY TO RICHMOND  
AND CULTURAL LANDMARK  
– LITTLE SAIGON:**



Offering a vibrant array of Vietnamese eateries, Asian grocers, and cultural landmarks.



**PROXIMITY TO MAJOR  
SPORTING VENUES:**



Within walking distance to iconic sports venues such as the Melbourne Cricket (MCG) and AAMI Park.



**RICHMOND'S STREET  
ART SCENE:**



The intersection features the “Lac Bird” sculpture, part of the Victoria Street Gateway project.



**ACCESS TO  
GREEN SPACES:**



Enjoy nearby green spaces like the Yarra River trails and Fitzroy Gardens.



**HISTORIC ARCHITECTURE  
AND LANDMARKS:**



Notable structures like Collingwood Town Hall and St Ignatius’ Church highlight the area’s architectural significance.







# YOUR PRIME NEW ADDRESS

THIS PREMIUM 1,208M<sup>2</sup> OFFICE BUILDING WITH 32 SECURE CAR PARKS OFFERS AN EXCEPTIONAL OPPORTUNITY IN MELBOURNE'S INNER FRINGE, POSITIONED ON A HIGH-EXPOSURE CORNER WITH OVER 100,000 DAILY PASSERS-BY.



The two-level property features a high-quality fit-out including open-plan workspaces, executive offices, meeting rooms, and IT facilities.



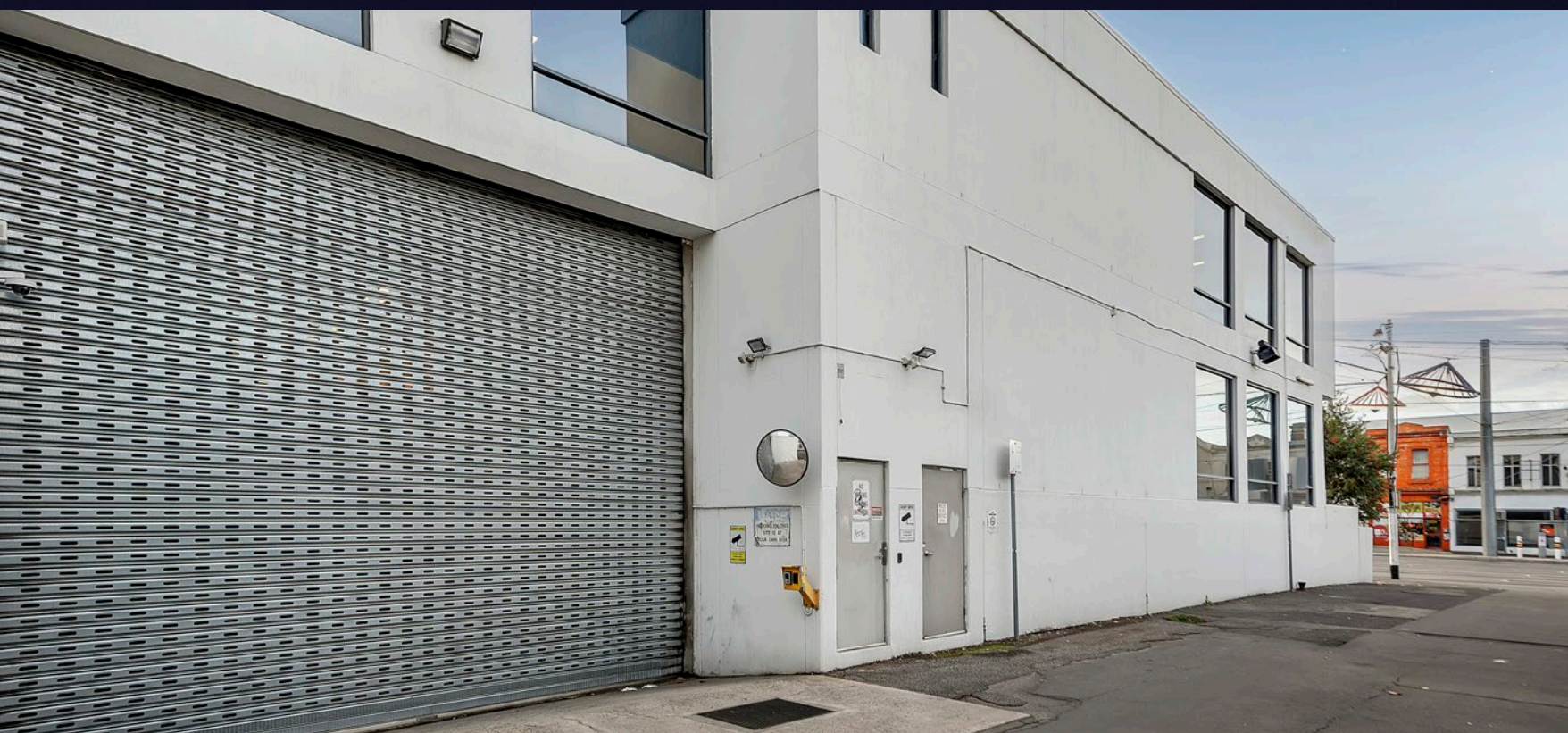
Staff enjoy excellent amenities, natural light, and CBD views, with trams at the door, North Richmond Station 200m away, and quick access to major freeways.



Located in a vibrant Richmond precinct surrounded by cafés, retail, and parks, this is a rare chance to secure a standalone office in one of Melbourne's most accessible commercial locations.







1 HODDLE STREET | RICHMOND

Don't miss out on this incredible leasing opportunity.  
Contact us today to arrange a private inspection  
and secure your new premises.



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