

570 LT BOURKE ST

570

1864

THE NEW OLD LOCAL

2027







THE BEST PLACES BECOME PART OF THE EVERYDAY. FROM WEEKDAY LUNCHES TO DINNER WITH FRIENDS, THEY FIT NATURALLY INTO THE RHYTHM OF THE CITY. THE KIND OF PLACE PEOPLE CHOOSE, AGAIN AND AGAIN.



5 retail and hospitality space opportunities

Flexible tenancy options
F&B and retail spaces from 30–428 sqm

Landmark heritage corner pub
Star of the West façade, retained since 1864

Purpose-built for operators
Dedicated F&B and retail mix

Rapidly growing West End
Central to Melbourne's western CBD

Built-in local audience
Residents, professionals and 700+ students

Day-to-night dual market
Corporate and residential daytime trade with hospitality and entertainment into the night.

Great venues don’t just serve a neighbourhood. They help define it. Bringing together workers, residents, students and visitors, they become part of the fabric of daily life.

Like a navigational landmark, it draws people in, becoming a natural point of connection within the neighbourhood. 570 Little Bourke will become this point of convergence on the western edge of Melbourne’s CBD. A place where workers, visitors and locals come together, day and night.

In a time honoured tradition, steeped in the history of its Star of the West heritage, this re-imagined local will become part of the everyday rhythm of the district.

More than just another venue.
This is Melbourne’s newest old local.



Artist’s impression

As Melbourne’s western core enters a new era of growth, 570 Little Bourke offers operators the opportunity to create a new generation of city institution. A place in the hearts of all who live, work and play around it.

Retail NLA
630 sqm

26 Level UniLodge Tower
892 student beds across 748 units

Location
570 Little Bourke Street

GFA
24,839 sqm

Floor Plate (NLA)
1,075 sqm (Podium) 864 sqm (Tower)

Zoning
Capital City Zone

Site Area
1,317 sqm

Loading Dock
Plus dedicated basement use if available



Artist’s impression

At the heart of Melbourne CBD's emerging west

Positioned within a growing inner-city catchment, 570 Little Bourke sits at the intersection of a diverse mix of residents, students and city workers.

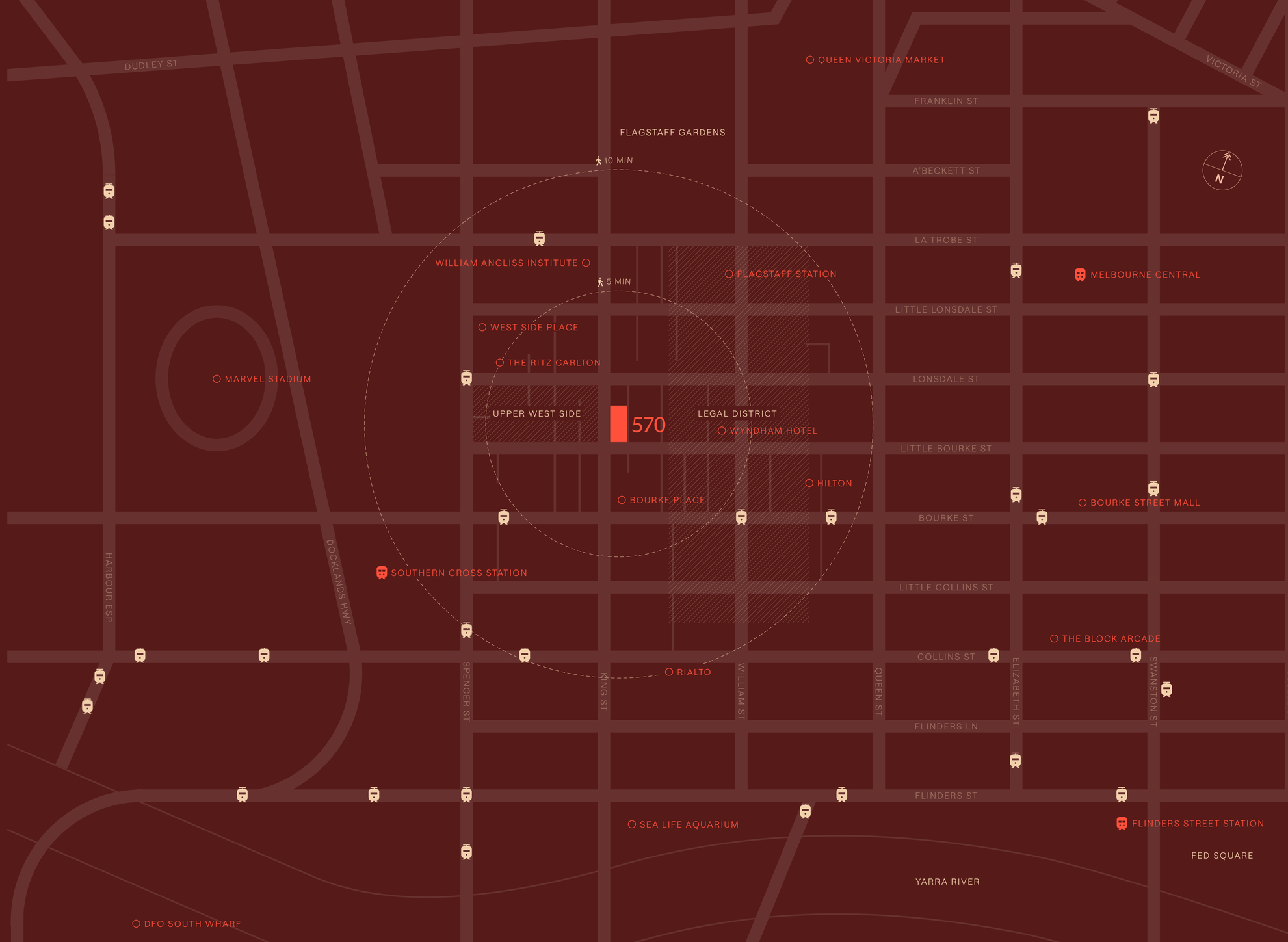
Bustling legal and business precinct
in adjacent CBD blocks

Upper West Side development
Directly opposite, nearly 5,000 residents[1]

Southern Cross Station
Located just 500m away

Marvel Stadium and Docklands
Walking distance, attracting thousands of professionals and spectators

William Angliss Institute
300m away, around 23,000 enrolments each year[2]



Sources:
1. Far East Consortium, Upper West Side
2. William Angliss Institute

A residential boom reshaping Melbourne's CBD

The Melbourne CBD was home to approximately 51,800 residents in 2023, with that population forecast to grow to 71,500 by 2033. The CBD supports around 237,700 jobs, creating a substantial daytime population alongside its growing residential base.

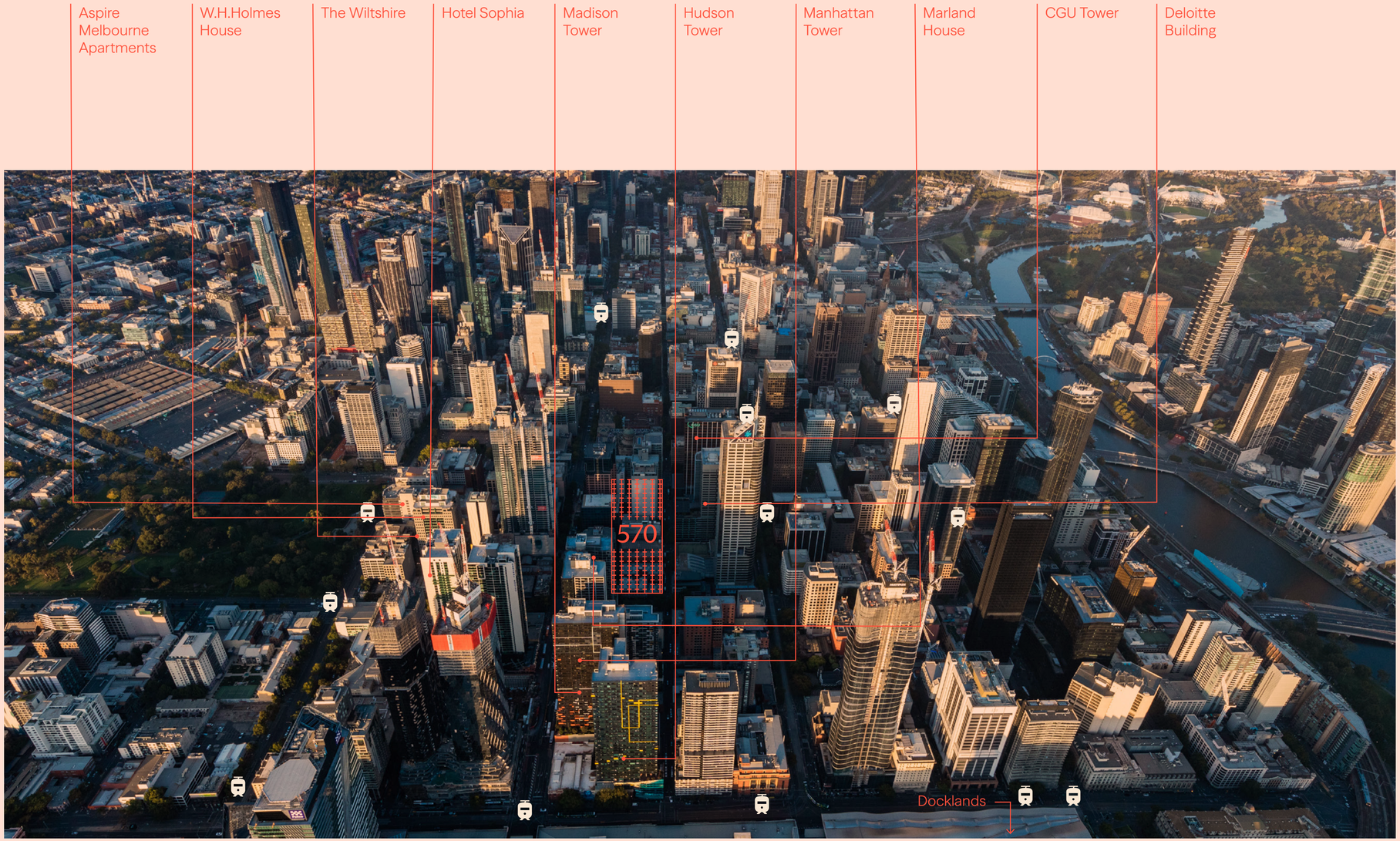
51,800 CBD residents[1]
Growing inner-city residential catchment

71,500 residents by 2033[1]
Forecast population growth

237,700 CBD-based jobs[1]
Substantial daytime workforce

32,200 CBD households[1]
High-density inner-city living

21,600 CBD hotel rooms[2]
Strong visitor and tourism base



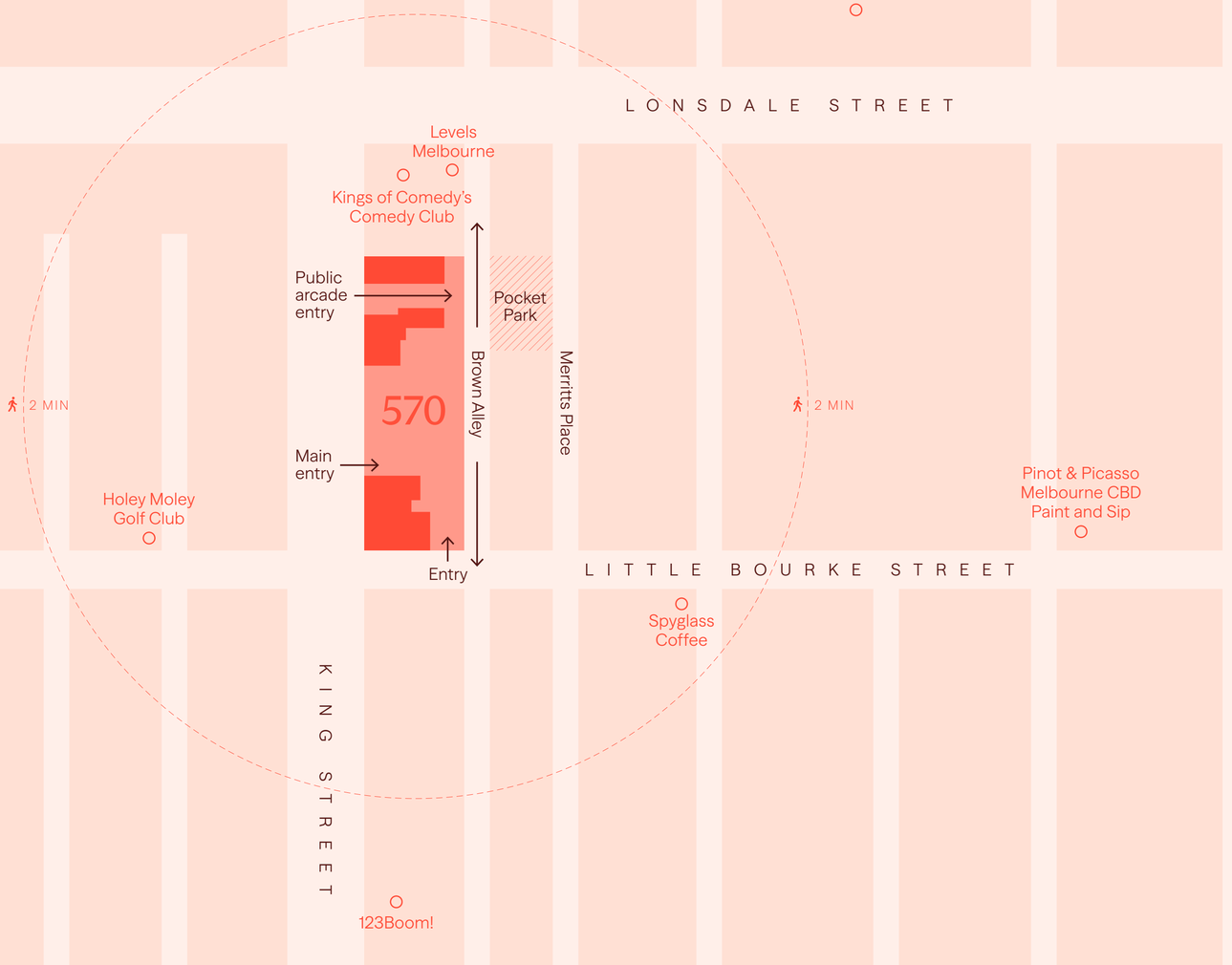
Sources:
1. SGS Economics & Planning – City of Melbourne, Population and Employment Forecasts 2023–2043.
2. Frasers Hospitality Trust, Annual Report 2023.

A precinct alive with new possibilities

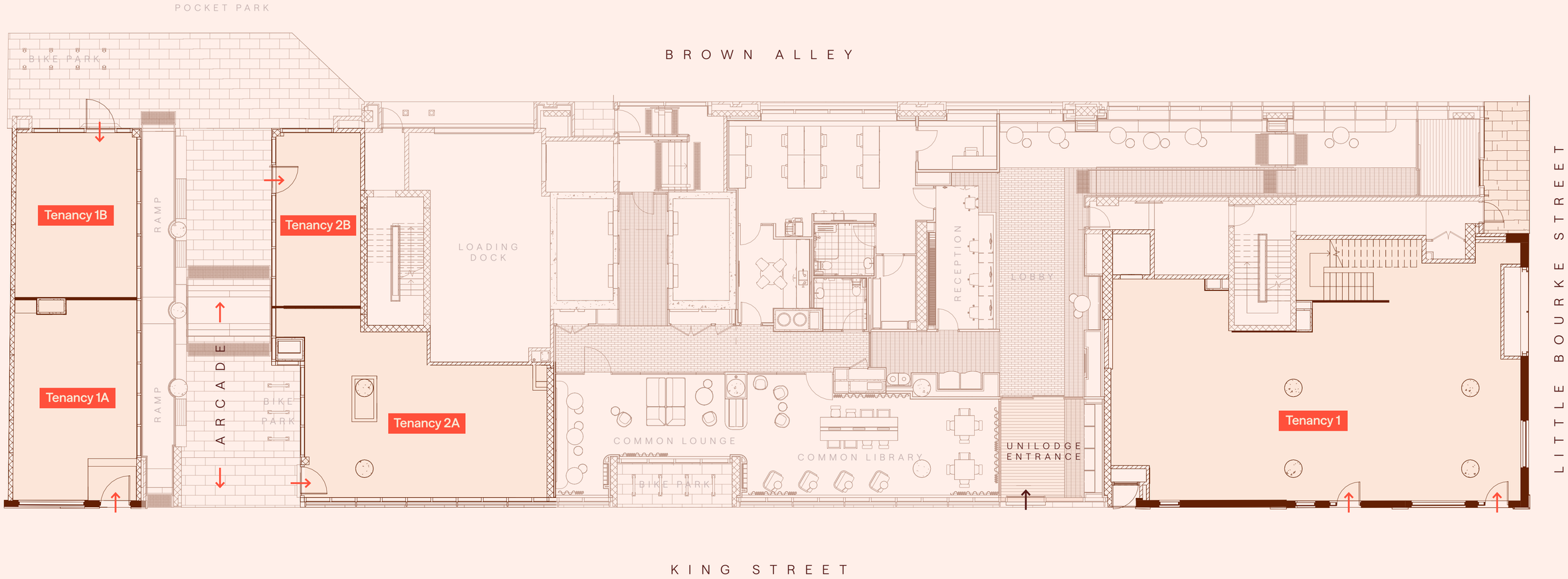




An emerging day-and-night hospitality and entertainment precinct, connected by laneways, local venues and a diverse community mix.



GROUND FLOOR



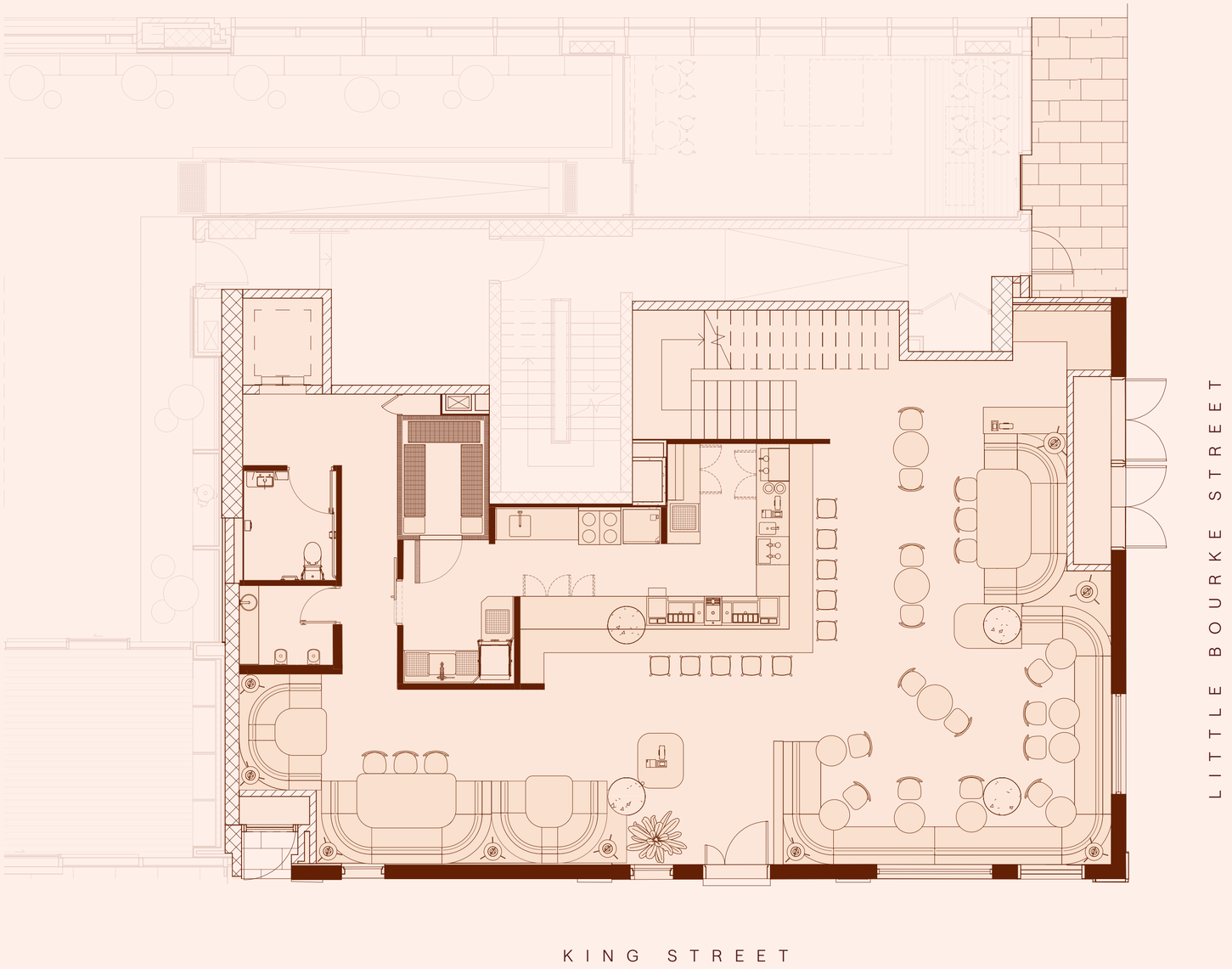
TENANCY 1
GROUND FLOOR

Ground Floor
213 sqm | 55-60 seats

Total NLA
Pub/restaurant | 428 sqm | 110-120 seats

Completion Date
November 2027

Floor plan test fit for indicative purposes only



TENANCY 1
GROUND FLOOR



Artist's impression

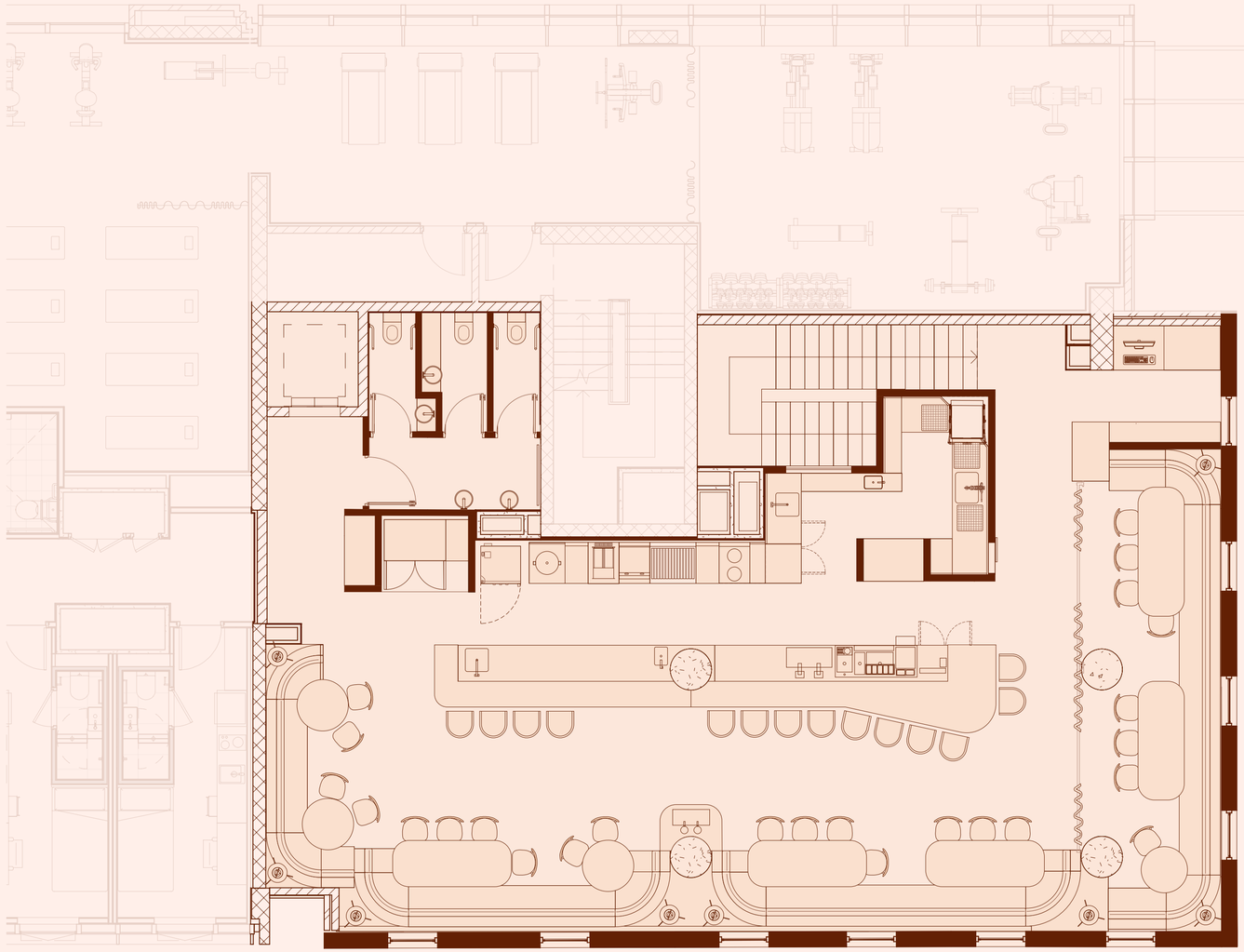
TENANCY 1
FIRST FLOOR

First Floor
215 sqm | 55-60 seats

Total NLA
Pub/restaurant | 428 sqm | 110-120 seats

Completion Date
November 2027

Floor plan test fit for indicative purposes only



TENANCY 1
FIRST FLOOR



Artist's impression

TENANCIES
1A, 1B, 2A & 2B

Tenancy 1A
51 sqm

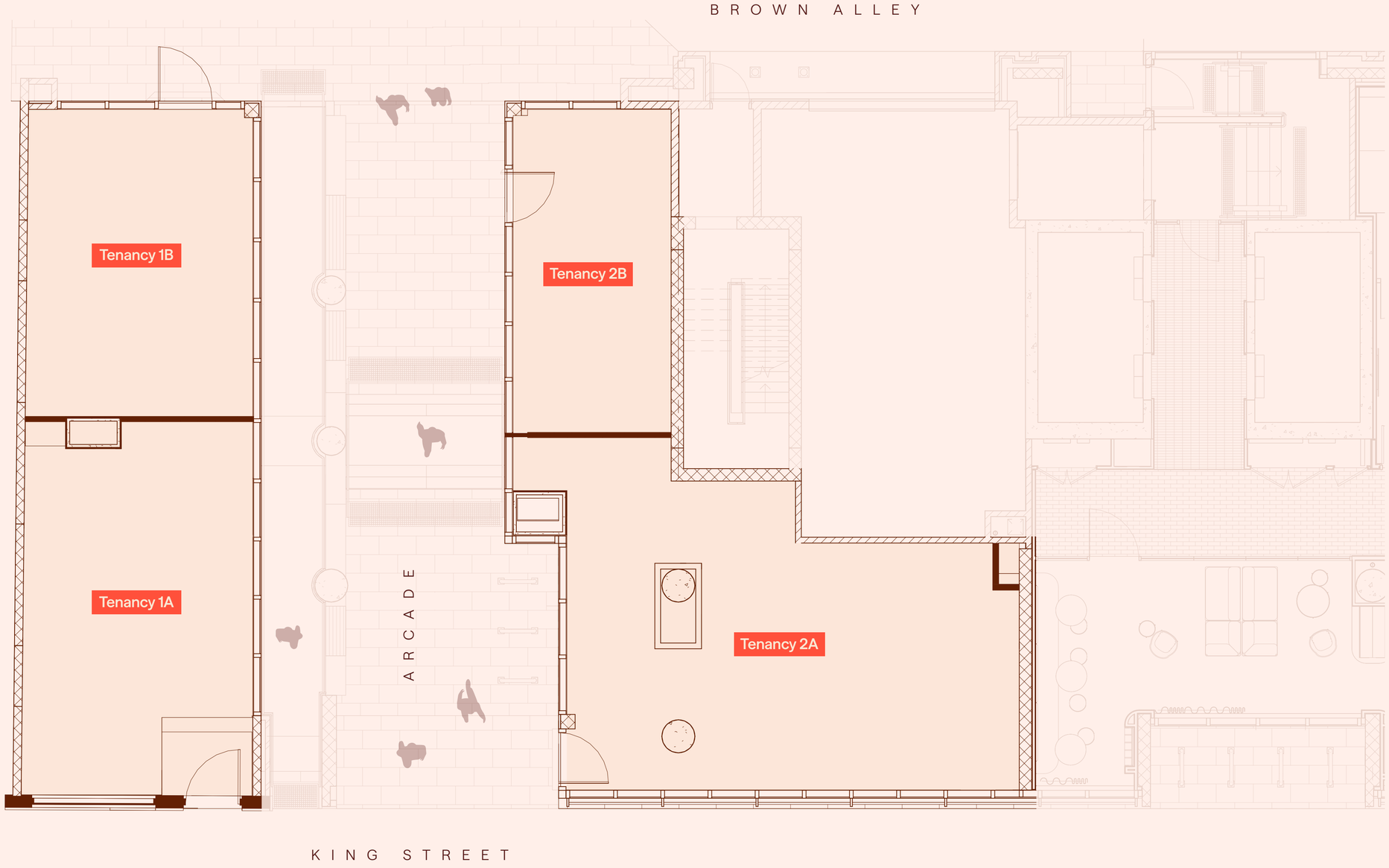
Tenancy 1B
41 sqm

Tenancy 2A
80 sqm

Tenancy 2B
30 sqm

Completion Date
November 2027

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SERVICES

	Tenancy 1A	Tenancy 1B	Tenancy 2A	Tenancy 2B	Tenancy 1
Size (m^2)	51	41	80	30	428
Power	80A 3-Phase	80A 3-Phase	80A 3-Phase	80A 3-Phase	250A 3-Phase
Gas	N/A	N/A	400MJ/hr	N/A	1,000MJ/hr
Water	DN25 CW Capped at Boundary	DN25 CW Capped at Boundary	DN25 CW Capped at Boundary	DN25 CW Capped at Boundary	DN25 CW Capped at Boundary
Sewer	DN100	DN100	DN100 (kitchen) DN100 (DWC)	DN100	DN100 (kitchen) DN250 (DWC)
Trade Waste	DN100	DN100	DN100	DN100	DN100
GIT	N/A	N/A	5,000L	N/A	5,000L
Kitchen Exhaust	N/A	N/A	3,000L/s provision for connection by Tenant	N/A	3,000L/s provision for connection by Tenant
Make-up Air	Capped louvre for connection by Tenant	Capped louvre for connection by Tenant	Capped louvre for connection by Tenant	Capped louvre for connection by Tenant	Capped louvre for connection by Tenant

PARTNERSHIP

hickory

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Their success is achieved through strong partnerships with clients, exemplary values, and unrivalled excellence in project execution, Hickory, and their associated divisions are at the forefront of innovation and new technologies.

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