

PITCH.



THE TENANCY, AS IT TRADES TODAY — PHOTOGRAPHED AUGUST 2026

• FOR LEASE — GROUND FLOOR RETAIL

Shop 1 238 Flinders Street

Melbourne VIC 3000 · 57 m²* · directly opposite Flinders Street Station, next to Town Hall Station

THE VALUE, AT A GLANCE

38,650/day

the city's No. 1 pedestrian sensor —
Swanston St at Flinders Lane, 80 m away*

19.6M

station entries directly opposite, FY2024–25*

Every 3 min

trains at peak — turn-up-and-go, first train to last

OPPOSITE FLINDERS STREET STATION

57 M²* DUAL FRONTAGE

TOWN HALL STATION ENTRANCE NEXT DOOR

INSPECT BY APPOINTMENT

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*APPROXIMATE LETTABLE AREA — FIGURES INDICATIVE

The ideal location — your brand in front of the whole city.

THE VALUE, AT A GLANCE

38,650/day the city's No. 1 pedestrian sensor — Swanston St at Flinders Lane, 80 m away*	19.6M station entries directly opposite, FY2024–25*	60M+ movements across the nine surrounding sensors, calendar 2025*
10M+ Federation Square visitors, FY2024–25*	Every 3 min trains at peak — turn-up-and-go	

City of Melbourne Pedestrian Counting System open data, calendar 2025, queried 13 Aug 2026 — movements, both directions. Other sources: Vic DTP, MAPC.

Shop 1 offers 57 m²* of high-exposure retail on the ground floor of Clements House — dual-aspect glass on the north side of Flinders Street, between Swanston and Degraves streets, with a 4.675 m* glazed shopfront plus a 3.80 m* side return with roller door — both exposed to the Flinders Street footpath. Directly opposite is Flinders Street Station, Melbourne’s busiest — 375,000+ passenger entries a week*. Federation Square, with more than 10 million visitors last financial year*, is diagonally opposite.

And next door? Town Hall Station itself. The Metro Tunnel’s flagship CBD station opened on 30 November 2025 — 13 million+ free trips were taken across the network in its first six weeks* — and its city entrance immediately beside this property has been welcoming passengers since 29 January 2026, feeding commuters through Scott and Cocker alleys straight past the glass. Trains run turn-up-and-go, up to every three minutes at peak.

The side entry is open to the footpath — a recessed sliding door, no set-back, no second door: you step off Flinders Street straight into the shop. Behind it, the hallway runs through to Degraves Street, and a separate store room keeps the full frontage free for trade.

The shop trades today as a food premises — proof the position earns its keep. Inspections are by appointment, worked around trading hours.



THE SHOPFRONT • AUG 2026



LOOKING EAST ALONG FLINDERS ST • AUG 2026

WHAT IT SUITS

 Coffee & espresso Espresso-led formats trading off commuter volume from first train to last.	 Grab-and-go & QSR Quick-service formats built for the 5pm peak and all-day, seven-day station flow.	 Convenience & services Convenience, pharmacy, telco and service retail suited to a compact floor with two entries.	 First Melbourne site Interstate and international flagships wanting one address the whole city sees.
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*Approximate/indicative only — areas, distances and third-party figures; source sheet available on request. Station entries: Vic DTP FY2024–25; weekly figure derived (+52).

Where the city arrives, every day.

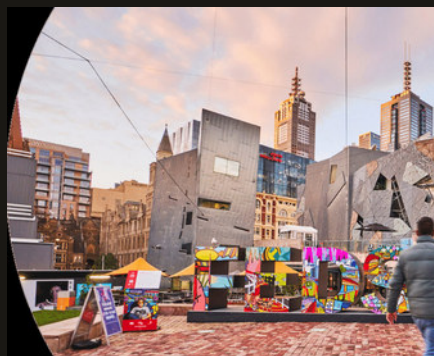
Flinders Street Station opposite, Federation Square diagonally opposite, the Flinders Street trams — routes 70, 75 and the free City Circle — at the front door, and St Paul's on the next corner.



TOWN HALL PLACE, APPROVED FOR THE SITE NEXT DOOR — ARTIST'S IMPRESSION (LENDLEASE) · SUBJECT TO PLANNING OUTCOMES



FLINDERS ST STATION · OPPOSITE



FEDERATION SQUARE · ~190 M*



HOSIER LANE · ~370 M*

*Distances approximate.



SHOP 1, MARKED — FLINDERS STREET STATION OPPOSITE, TOWN HALL STATION ENTRANCE NEXT DOOR

TRANSPORT

Flinders Street Station	opposite
Town Hall Stn entrance	next door
Campbell Arcade subway	~50 m*
Swanston Street trams	~100 m*
Elizabeth St tram terminus	~170 m*

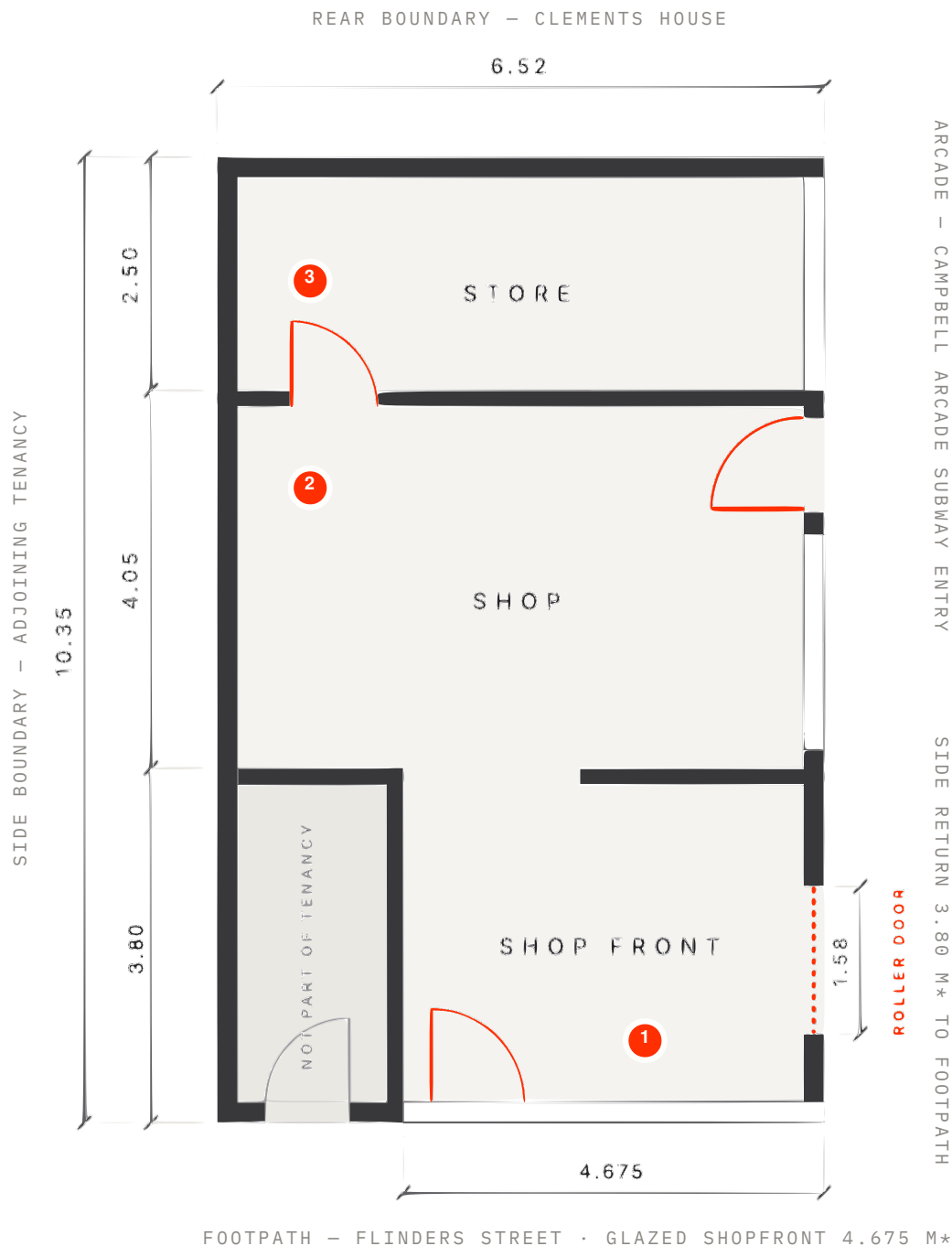
LANEWAYS

Degraves Street	at the door
Scott & Cocker alleys	next door
Centre Place	~120 m*
Block Arcade	~280 m*
Bourke Street Mall	~520 m*

CULTURE

St Paul's Cathedral	~180 m*
Federation Square	~190 m*
ACMI	~300 m*
NGV Australia	~340 m*
Hosier Lane	~370 m*

*Distances approximate; aerial map indicative, for identification only.



LEGEND

Existing concrete wall Glazing Entry door and swing Roller door — side access 1 Photograph position — see page 06

The stairs down to the heritage Campbell Arcade subway — the underpass through to Degrares Street and the station — are just metres from the front door.

AREA	FRONTAGE	DIMENSIONS	ACCESS
57 m ² * lettable, approx.	4.675 m* glazed front + 3.80 m* roller-door side, both to the footpath	6.52 m × 10.35 m envelope* · suspended ceiling 2.68 m* (3.77 m* side)	Shopfront + side entry; hallway to Degrares St

Next door: Town Hall Station.

Town Hall Station — the Metro Tunnel’s flagship CBD station — opened on 30 November 2025, and 13 million+ free trips were taken across the network in its first six weeks*. Its Flinders Street entrance, on the former Port Phillip Arcade site immediately next door, has been welcoming passengers since 29 January 2026 — feeding commuters through Scott and Cocker alleys straight past the glass.

Above and beside that entrance, Lendlease’s approved Town Hall Place precinct is set to deliver a 10-level, ~16,000 m²* A-grade office building designed by Hassell, with capacity for around 1,600 workers — CBRE has already pre-committed 5,400 m²* — plus roughly 2,000 m²* of new laneway retail linking Flinders Street to Flinders Lane beside the tenancy. An application has been lodged to expand the precinct to approximately 26,000 m²* of offices across four buildings (subject to approval).

Announced Metro Tunnel station retailers include Starbucks, McDonald’s, KFC, Sushi Jiro, IGA and Brunetti Oro — the biggest brands in the world have voted for this node with their leases. This is the independent front-row shopfront among them.

CAMPBELL ARCADE — THE FLINDERS LINK

The heritage subway under Flinders Street reopened in July 2025 with its eight shopfronts, and now also serves as the paid-area “Flinders Link” between the two stations. Its Degraves Street portal, beside the side frontage, carries 17,470 movements a day*.

Night Network trains and trams — route 75 included — run all night on weekends; Town Hall is the only new underground station open overnight.

THE BUILDING

Clements House, 1932 — a landmark corner of the Flinders Street streetscape, with approximately 251 apartments and hundreds of residents directly upstairs.

PLANNING

Capital City Zone 1 applies — many retail and food & drink uses may not require a planning permit, with fit-out, signage and licensed uses subject to the usual approvals. A heritage overlay applies at precinct level. Prospective tenants should make their own planning enquiries.

THE MARKET WINDOW

4.6% CBD retail vacancy — just 1.9% on Swanston Street*	\$1.205B spent in the CBD in December 2025 — the biggest month on record*	\$5.1B night-time economy — Australia’s fastest-growing*	+50,000 extra people into the city daily since the Metro Tunnel opened*
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Details of the neighbouring Town Hall Place development are drawn from public planning records and media reports as at 13 August 2026 and remain subject to planning outcomes and change without notice.

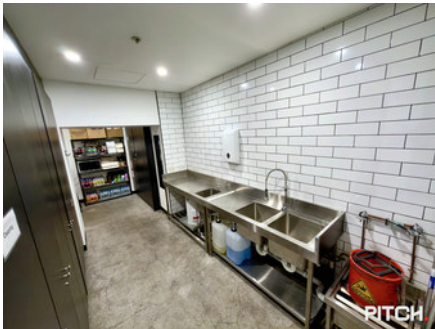
*Approximate/indicative only. Vacancy and demand: Fitzroys Walk the CBD 2026; spend: City of Melbourne Economy Snapshot; night-time economy: Ingenium 2026; pedestrian figures: City of Melbourne open data; source sheet available on request.



1 FRONT OF HOUSE · AUG 2026



2 BEHIND THE COUNTER · AUG 2026



3 BACK OF HOUSE — SINKS AND SERVICES IN PLACE · AUG 2026



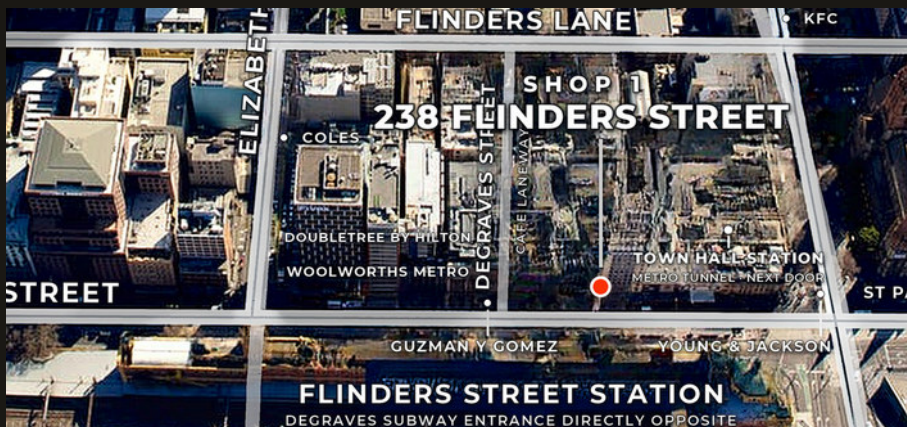
PITCH.

Shop 1, 238 Flinders Street, Melbourne

FOR LEASE - GROUND FLOOR RETAIL

Let's put you on Flinders Street.

Inspections are by appointment, worked around trading hours. Bring your shopfitter — there is no substitute for visiting in person.



SHOP 1 MARKED — FLINDERS STREET STATION OPPOSITE



SCAN FOR THE LISTING

ADDRESS

1/238 Flinders St,
Melbourne

AREA

57 m²* lettable

FRONTAGE

4.675 m* glazed front
+ 3.80 m* roller-door
side, both to the
footpath

INSPECTIONS

By appointment



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*Approximate/indicative only. Patronage, visitation, pedestrian and market figures: Victorian Department of Transport and Planning, City of Melbourne open data, Melbourne Arts Precinct Corporation, The Art Newspaper, Fitzroys (2025–26); source sheet available on request. All areas and distances are approximate and to be confirmed; uses are subject to landlord consent and all necessary approvals.

Details of the neighbouring Town Hall Place development are drawn from public planning records and media reports as at 13 August 2026 and remain subject to planning outcomes and change without notice.

All information provided is general in nature and does not form part of any contract, representation or warranty; interested parties must make their own enquiries. Pitch Real Estate, 99 Grattan Street, Carlton VIC 3053.