

123

FITZROY STREET ST KILDA

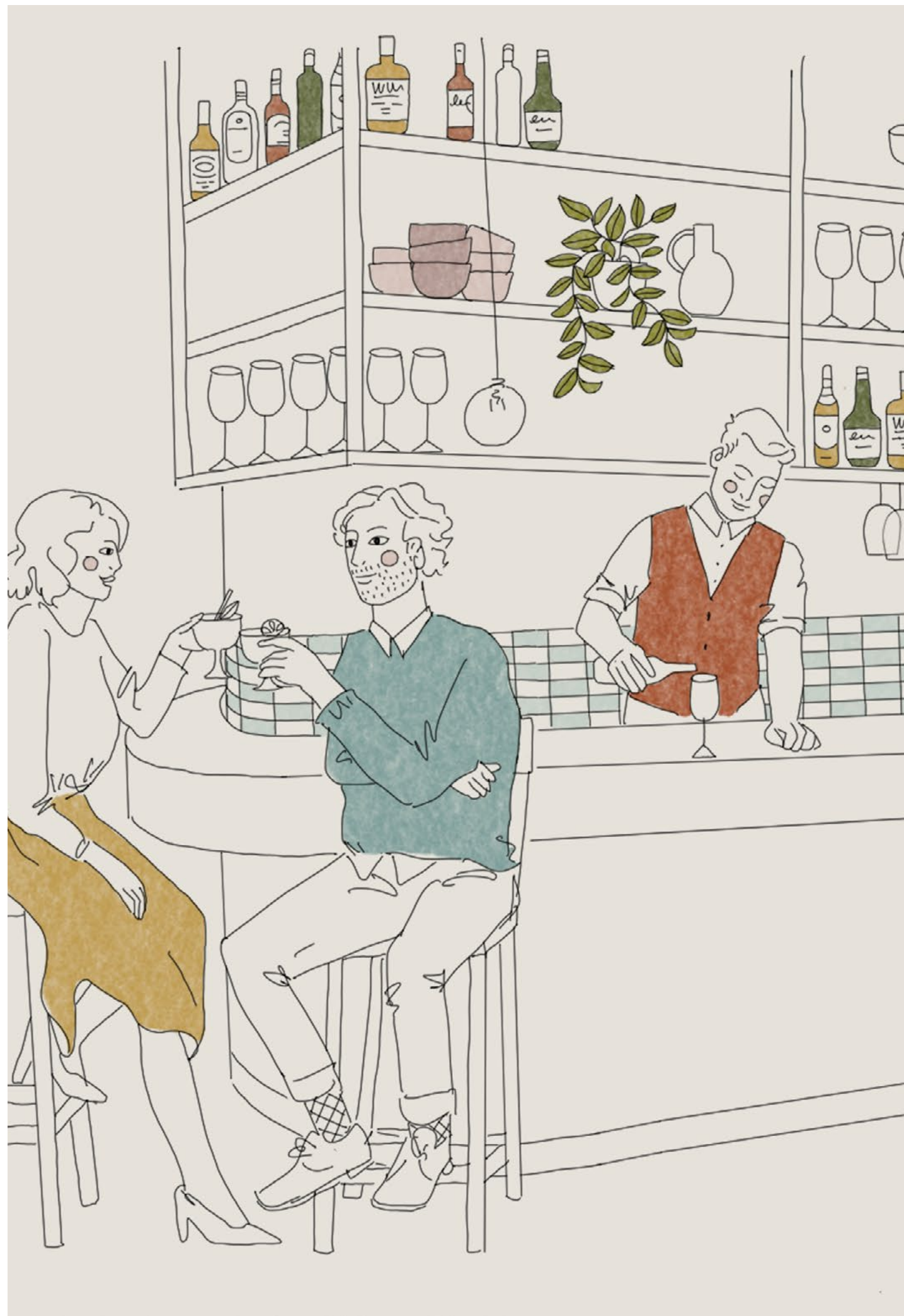


A Curated Retail Space

Pre leasing now. Boutique retail opportunities.

the Hive.
MILTON HOUSE

teskacarson



High Exposure Retail

@ the Hive.
MILTON HOUSE

Taking pride of place in one of St Kilda's most prized and renowned world-wide locations, Milton House sits at the axis of all the delights the culturally rich and cosmopolitan community holds. A stunning, heritage building being fully restored and renovated with a nod to the elegance of its past in modern ways.

The iconic building is located on the corner of Fitzroy Street and Grey Street, with Ground Floor retail offerings anchoring leading co-working network the Hive across Levels 1, 2 and 3.

Dimensions

Total Area	179.52m ²
Tenancy 1	119.16m ²
Tenancy 2	60.38m ²
Frontage	7.62m x 30.48m

Property Features

- New floor to ceiling windows
- Abundance of natural light throughout
- High ceilings
- Commercial 1 Zoning
- Signage Rights
- Highly exposed corner
- Flexible floorplates
- Easy access to major arterials and public transport, providing tenants with plenty of options when commuting to and from work

Base Building Specifications

- Three (3) phase power
- Separate meters
- Soffit to entire street frontage
- Grease trap allowance
- Fire sprinklers
- Concrete floors
- Rubbish / storage
- Services

Project Completed by

- Therefore Architects
- Jack Merlo Landscaping



Build on Fitzroy Street's Location

Located within one of Melbourne's most vibrant and lively entertainment, commercial and residential precincts, ideally positioned in the centre of Fitzroy Street just across from the iconic George Hotel and only 800 metres from St Kilda Beach, a major tourist hub and drawcard for the area.

St Kilda has evolved into a highly sought after and prosperous bayside location, with popular retail and entertainment precincts, Carlisle & Acland Street in close proximity.

St Kilda annually attracts over 2 million domestic and international visitors together with a young and professional demographic.

St Kilda beach provides significant amenities to the local area and includes the St Kilda Sea Baths, St Kilda Pier, the Foreshore and Luna Park, all major attractions for the area.

The Hive Milton House benefit from access to exceptional public transport amenities including tram routes 3/3a, 16, Light Rail route 96 and bus route 606 at its doorstep, whilst only being within 7 kilometres from Melbourne CBD.

In addition, the immediate area has seen significant gentrification and growth in recent years, as well as a number of high-profile residential, hotel and commercial developments in the immediate area, the most notable projects being the Victorian Pride Centre as well as Gurner TM in partnership with Barana Groups redevelopment of the Novotel St Kilda Hotel and the recently proposed # and the # in Fitzroy Street, between the site and the beach.





FOOD & DRINK

- 1 Stokehouse
- 2 Donovans
- 3 Cicciolina
- 4 Café Di Stasio
- 5 Milk the Cow
- 6 The Village Belle Hotel
- 7 Republica
- 8 Prince Hotel
- 9 Hotel Barkly
- 10 Ichi Ni
- 11 Machi
- 12 Baker D. Chirico
- 13 Hotel Esplanade
- 14 The George
- 15 Coffee Palace Backpackers
- 16 Acland Cellars

CULTURE & ENTERTAINMENT

- 17 Luna Park
- 18 Palais Theatre
- 19 The Astor Theatre

LANDMARKS

- 20 Catani Gardens
- 21 St Kilda Peir
- 22 Royal Melbourne Yacht Squadron
- 23 Williamstown Ferry

RECENT DEVELOPMENT PROJECTS

- 24 Saint Moritz by GURNER
- 25 Club Maison by GURNER
- 26 Beach House by GURNER
- 27 The Boulevard
- 28 Rydges Hotel

Build on Fitzroy Street's Lifestyle Hub



Food & Culture

- Mr Wolf, Prince of Wales, The George, Supernormal Canteen, Di Stasio, Ichi Ni, all a mere stroll away
- Close to Albert Park and on the doorstep of the CBD—enjoy the same quality amenity and a richer cultural lifestyle
- Close to culturally rich, vibrant Acland Street



Events

- Formula 1 Grand Prix
- Comedy Festival
- Pride walk
- Best of the comedy festival at the comics lounge
- St Kilda Festival
- St Kilda Film Festival
- St Kilda Twilight market
- Listen out



Surrounding Developments

Be a part of St Kilda’s recent and ongoing developments:



Club Maison
99 Fitzroy Street, St Kilda

DEVELOPER: GURNER
The \$35 million boutique hotel, designed by Warren and Mahoney, will span six levels and will comprise 25 guest rooms.



Beach House
1 Wellington Street, St Kilda

DEVELOPER: GURNER
The development will comprise 300 apartments set across two buildings rising 12 and 28 storeys respectively, on a 2,353 sqm site at 3-7 Wellington St.



Victoria Pride Centre
71-81 Fitzroy Street, St Kilda

Multi-level \$38 million permanent hub for members and allies of the LGBTQI+ community.



Rydges Hotel
99-105 Fitzroy Street, St Kilda

The new 130-room hotel will be topped with a rooftop sky-deck bar for soaking up St Kilda’s beachy vibes.



Saint Moritz
14-16 The Esplanade, St Kilda

DEVELOPER: GURNER
Gurner’s aspirational three-building complex houses 133 apartments that offer an unprecedented level of luxury.



The Boulevard
61-73 Fitzroy Street, St Kilda

DEVELOPER: FORTIS
A brand new mixed use project coming to market in 2023, designed by Woods Bagot, and being delivered by national development firm Fortis.



Prince of Wales Hotel
29 Fitzroy Street, St Kilda

A jack of all trades, evolving and reincarnating itself to satisfy the ever changing hospitality landscape.



Hotel Esplanade
11 The Esplanade, St Kilda

The twelve bars, three live music stages, and two restaurants are packed to the rafters, day and night.

Join the Coworking Community at the Hive.

MILTON HOUSE

We are very excited to announce Fitzroy Street's newest coworking property, **The Hive Milton House**, partnering with **The Hive Coworking Australia**, part of **The Flexi Group**.

The Hive at Milton House will be opening mid 2023 as a boutique coworking space at 123 Fitzroy Street, with views across Fitzroy to the Bay and city skyline from the rooftop deck.

Over **525** people per week are expected to utilise the spaces.

Membership at the Hive Milton House gives you access to coworking across three levels, high-tech meeting rooms, a member's kitchen, our garden events terrace designed by Jack Merlo, community events and dedicated end of trip facilities including showers and bike storage.

The Hive Coworking Australia is part of Australia & Asia's largest boutique coworking organisation, The Flexi Group, with over 42 properties across 12 cities in 9 countries markets, including three in Melbourne: the Hive Collingwood, The Cluster in the CBD and the soon to be open Hive Abbotsford.



Build on Fitzroy Street's History

A description of the building appeared in the *Telegraph St Kilda, Prahran and South Yarra* guardian on 15th December 1883:

Amongst the large number of public and private buildings lately erected in the Borough of St. Kilda, none is more conspicuous than the large three storied building recently completed on corner of Fitzroy and Grey streets, immediately opposite the St. Kilda Railway Station.

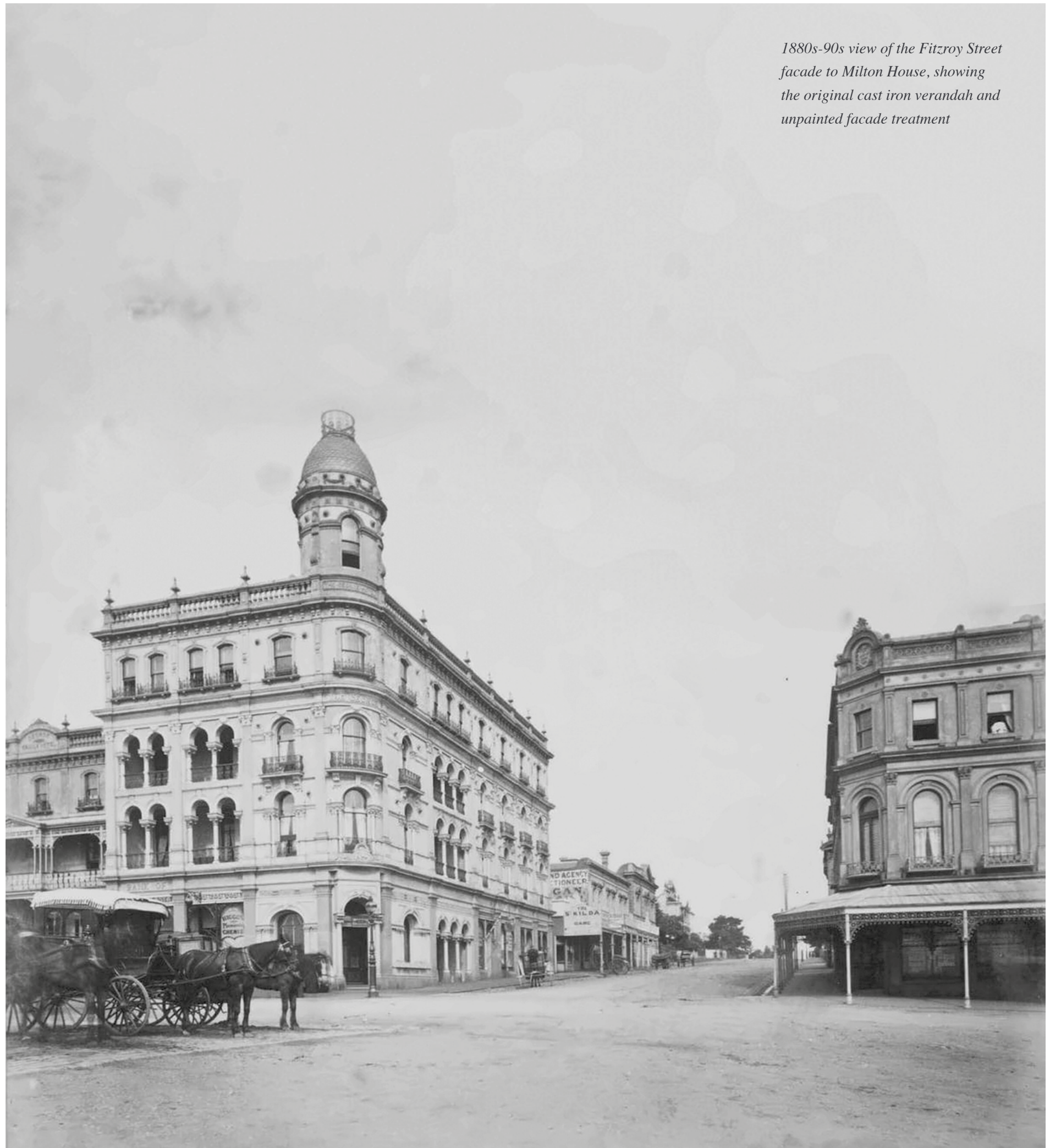
The ground floor is occupied by Mr Huyser as a first-class perfumer's and hairdresser's establishment. In addition to the shop, there are separate gentlemen's and ladies' haircutting rooms, workshop, and private residence, with nice coal cellar thereto.

The first floor is a suite of rooms fitted in the Parisian style as a private residence, having drawing rooms, dining room, bedrooms, bathroom, kitchen, and other conveniences. A separate front entrance hall and staircase leads from Grey-street, whilst another private entrance for tradesmen gives access from a right-of-way, the whole being so arranged that a family occupying these rooms is entirely separate and independent of any other portion of the building; thus securing the utmost privacy for the inmates.

The top floor is occupied by eleven bedrooms, many of which are already let. There is a separate staircase to these; rooms, and a bathroom and other accommodation for boarders. The views from the windows on all sides are very fine, and their proximity to the railway station, beach, and sea baths will doubtless ensure their being always occupied. Great care has been taken to ventilate every room and insure the entrance of fresh air.

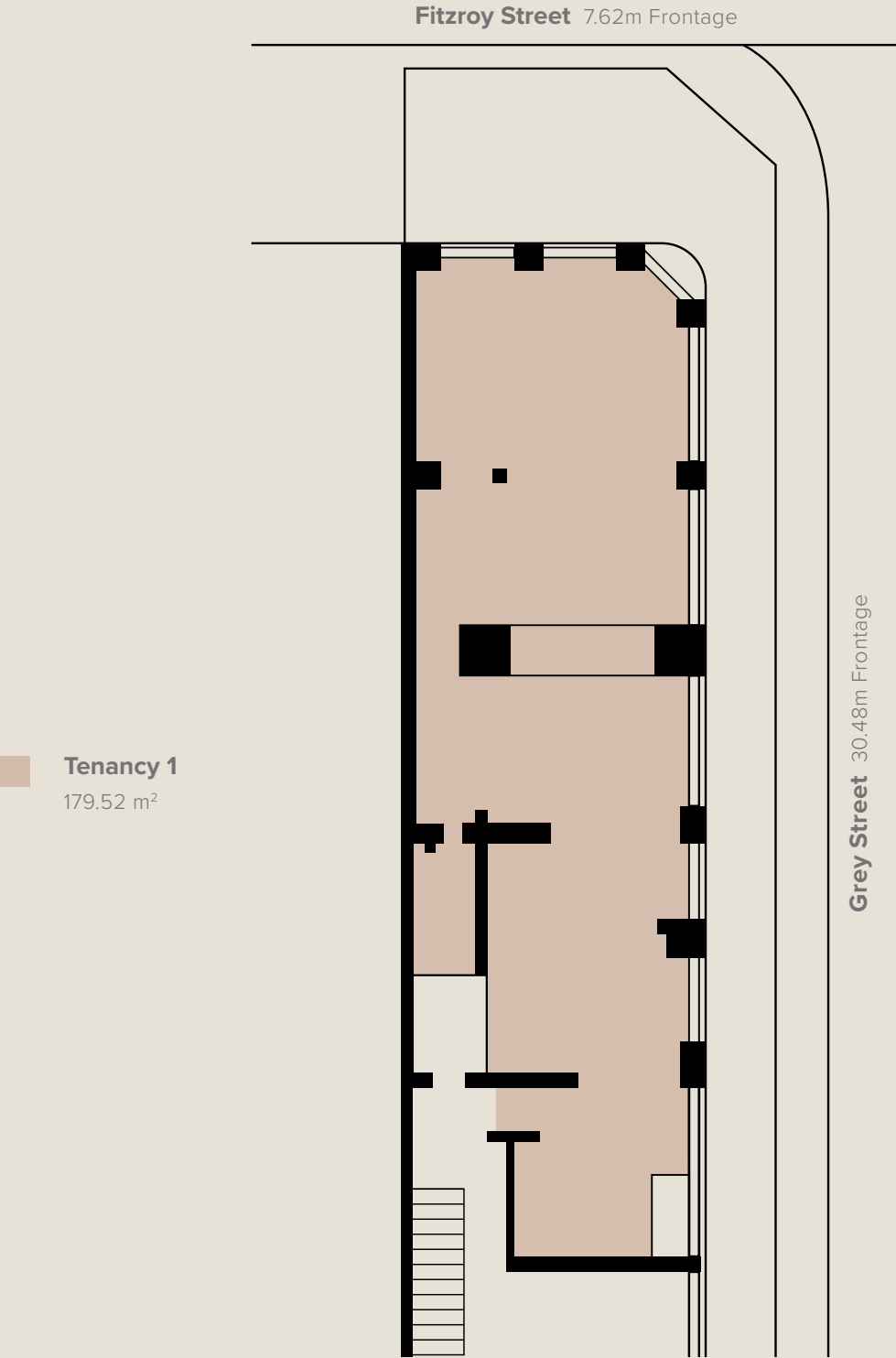
We must not forget to mention that the late Mayor of St. Kilda (Cr. G. Shaw), who is a very old friend of Mrs. Schuhkrafft, laid the top or cope stone of the building on the 7th of last August, and in drinking Mrs. Schuhkrafft's health the Mayor congratulated that lady on her enterprise.

1880s-90s view of the Fitzroy Street facade to Milton House, showing the original cast iron verandah and unpainted facade treatment

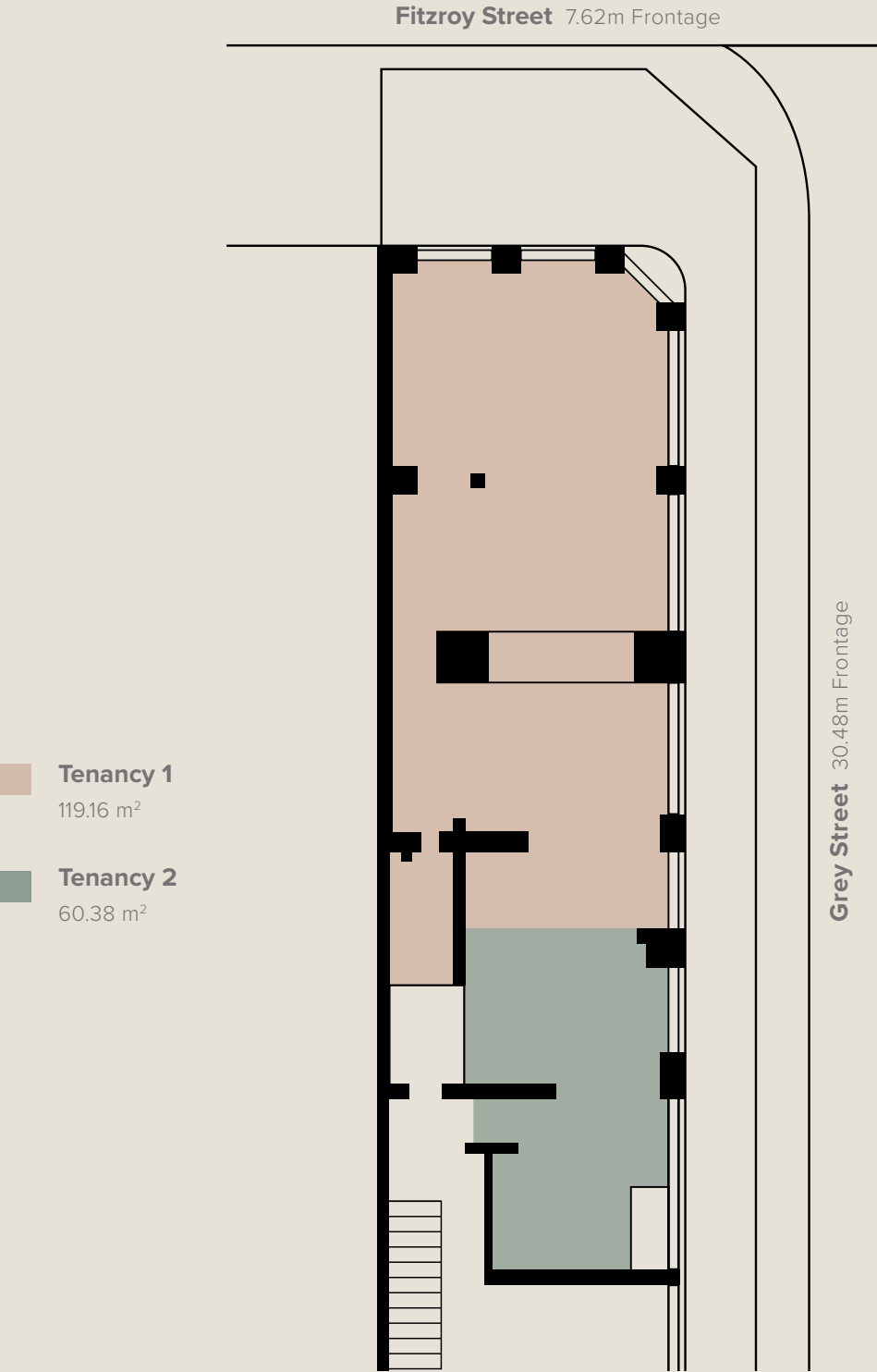


Take one or both

1 tenancy



2 tenancies





Disclaimer:

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