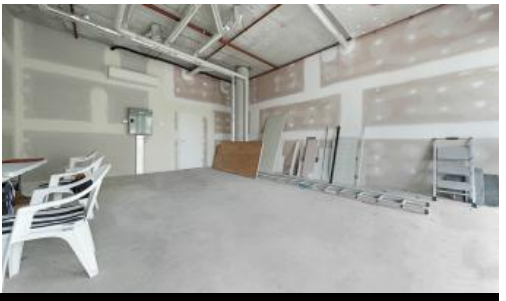






# Ground Shop 4/269 Stewart Street, Brunswick East

## PROMINENT BRUNSWICK EAST OFFICE & RETAIL

NSL Property Group are pleased to present Ground Shop 4 / 269 Stewart Street Brunswick East for Lease and Available Now.

This inner-city office/retail ground floor premises sits within a premier residential precinct and is ripe for the astute occupier.

Positioned in an established and exclusive precinct of Brunswick East close to Nicholson Street, St Georges Road, Eastern Freeway (M3), Lygon Street and Merri Creek Trail this property offers flexible Comprehensive Commercial 1 Zone (C1Z).

Located adjoining the CERES Community Environment Park which boasts foot traffic in excess of 500,000 per year. Ceres is a landmark environmental education centre, community garden, urban farm and social enterprise hub. Also part of the award-nominated STEWART COLLECTIVE PROJECT which was completed in July 2023, making Ground Shop 4 / 269 Stewart Street the 1st Occupant in a new build.

Key Features include:

- Total Building Area: 42 sqm
- Includes Open Plan Offices/Retail
- Retail/Café Potential
- One Secure Car Space
- Commercial 1 Zone (C1Z)
- Available Now – Occupy or Re-Purpose

1 42m2

| | |
|---|---|
| **Price** | Contact Agent |
| **Property Type** | Commercial |
| **Property ID** | 187 |
| **Land Area** | 42 m2 |
| **Office Area** | 42 m2 |

### AGENT DETAILS

Guy Naselli - 0413 750 744
Jackson Brenchley - 0431 286 661

### OFFICE DETAILS

NSL Property Group
597 Gilbert Rd Preston, VIC, 3072 Australia
0413 750 744

NSL PROPERTY GROUP