



EXPRESSION OF INTEREST

# CATEGORY 3

Connecting Community Groups, NFP's & Commercial  
Enterprises with Council Property Leasing Opportunities



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# The Portfolio

## Category 3 Opportunities

There are currently seven commercial properties available for lease. These properties vary in size, location, and potential use, offering flexible opportunities for both commercial businesses or community groups.

Whether used to support local enterprise, creative industries, or community-focused services, these sites are well-positioned to contribute to the economic vitality and social wellbeing of the City of Darebin



### 152-154 St Georges Road, Northcote

An exceptional opportunity to secure a versatile function space of approximately 90sqm, perfectly positioned at 152-154 St Georges Road, Northcote. Located on the corner of St Georges Road and Arthurton Road and directly adjoining the popular Batman Park,

This property offers outstanding exposure in one of the inner north's most vibrant and bustling precincts.

The open-plan layout provides flexibility for a variety of uses and set in a high-profile position with excellent access to public transport, major arterials, and the Northcote shopping strip, the property benefits from constant foot and vehicle traffic.

Key features include:

- Approx. 90sqm of adaptable internal space
- Adjoining Batman Park
- Prominent corner location with strong visibility
- Easy access to trams, trains, and major roadways
- Surrounded by thriving local amenities and lifestyle offerings



### 8 Robinson Road, Reservoir

#### Outstanding Turn-Key Commercial Kitchen & Dispatch Facility

8 Robinson Road offers the chance to secure a fully equipped commercial kitchen and dispatch facility. Set on a substantial landholding of 1,859sqm\*, the property features a versatile building of 477sqm\* perfectly suited for food production, catering, and distribution operations.

This facility is ideal for operators seeking a streamlined move-in process, with high-quality infrastructure already in place to support a wide range of culinary and food service businesses.

Key features include:

- Total building area: 477sqm\*
- Land area: 1,859sqm\*
- Turn-key commercial kitchen facilities
- Well-appointed preparation, cooking, storage and dispatch areas
- Extensive onsite parking and loading access
- Prime industrial location with excellent connectivity to major arterials
- Suits food manufacturers, caterers, meal delivery services and more

Rarely does a facility of this calibre, with significant land, become available in such a well-connected location.



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### 15-17 Ralph Street, Reservoir

A Marquee opportunity to secure approximately 1,000sqm\* of highly functional commercial space at 15-17 Ralph Street, Reservoir. Formerly home to the Reservoir Library, this expansive property offers a predominantly open-plan layout ideal for a wide range of commercial, community, or creative uses.

Situated in a well-established pocket with excellent access to major transport links and adjoining on-site parking, this versatile facility presents endless possibilities for businesses, organisations, or service providers seeking a unique and accessible premises.

Key features include:

- Building area of approx. 1,000sqm\*
- Expansive open-plan floor plate with excellent natural light
- Direct access to adjoining car parking facilities
- Flexible configuration to suit a variety of commercial uses
- Excellent access to public transport, including Reservoir Train Station and bus networks
- Surrounded by established residential and commercial developments

A rare chance to secure a large, adaptable building in a prime Reservoir location with outstanding accessibility and exposure



### 42 Quinn Street, Preston

A rare offering of vacant industrial land in a prime inner-north location:

Key features include:

- Land area: 641sqm\*
- Industrial 3 Zone (IN3Z)
- Clear, level site
- Suitable for a variety of industrial or commercial uses (STCA)
- Easy access to major arterials including Bell Street and the M80 Ring Road



# The Portfolio

## Category 3 Opportunities

### 59B Roseberry Avenue, Preston

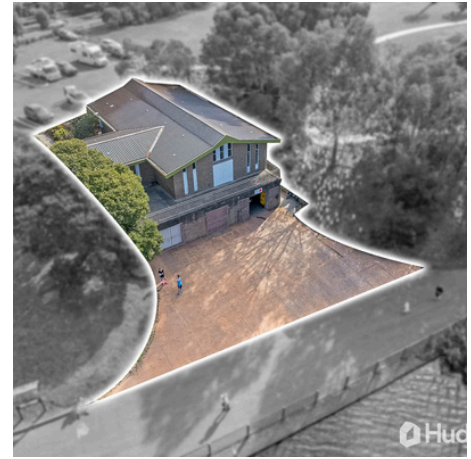
A substantial and versatile property in one of Preston's most accessible and connected locations. Set on a generous 1,500sqm\* landholding, the property features a 288sqm\* former police station building, offering a range of possibilities for creative, community, or commercial uses (STCA).

The property enjoys close proximity to key transport links, retail hubs, and green spaces, providing an outstanding environment for a variety of future occupants.

Key features include:

- Land area: 1,500sqm\*
- Building area: 288sqm\*
- Expansive grounds offering outdoor activation possibilities
- Close to public transport, major arterials, and Preston Market
- Suited for creative industries, community organisations, education, or boutique businesses (STCA)

With its character, space, and unbeatable location, 59B Roseberry Avenue offers an inspiring canvas for those seeking something beyond the ordinary



### 200A Edwardes Street, Reservoir

Set in a picturesque location adjoining Edwardes Lake Park, 200a Edwardes Street offers a rare chance to secure a versatile open-plan space of approximately 235sqm\*.

The property provides a flexible layout suited to a range of potential uses (STCA) and benefits from excellent access to surrounding public parking and the expansive parklands, making it an ideal setting for community, hospitality, or commercial ventures.

Key features include:

- Building area: 235sqm\* (approx.)
- Open-plan layout with high ceilings
- Prime position alongside Edwardes Lake Park
- Ample public parking nearby
- Excellent exposure and accessibility
- Ideal for hospitality, retail, recreational or community uses (STCA)

A truly unique setting offering lifestyle, convenience and versatility – an opportunity not to be missed.





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## Category 3 Opportunities



### 43 James Street, Northcote

Here is the chance to occupy a character-filled, multi-level building in the heart of one of Melbourne's most vibrant inner-north precincts. Formerly the Northcote Police Station, this beautiful property features a series of partitioned office spaces, combining functionality with striking period charm.

Adjoining the Northcote Civic Square and surrounded by a range of lifestyle amenities, the property offers an inspiring setting for a variety of office, community or creative uses (STCA).

Key features include:

- Character-filled multi-level building
- Partitioned offices with flexible configurations
- Stunning heritage features throughout
- Prime position next to Northcote Civic Square
- Easy access to High Street retail and hospitality, trams, and Northcote Train Station

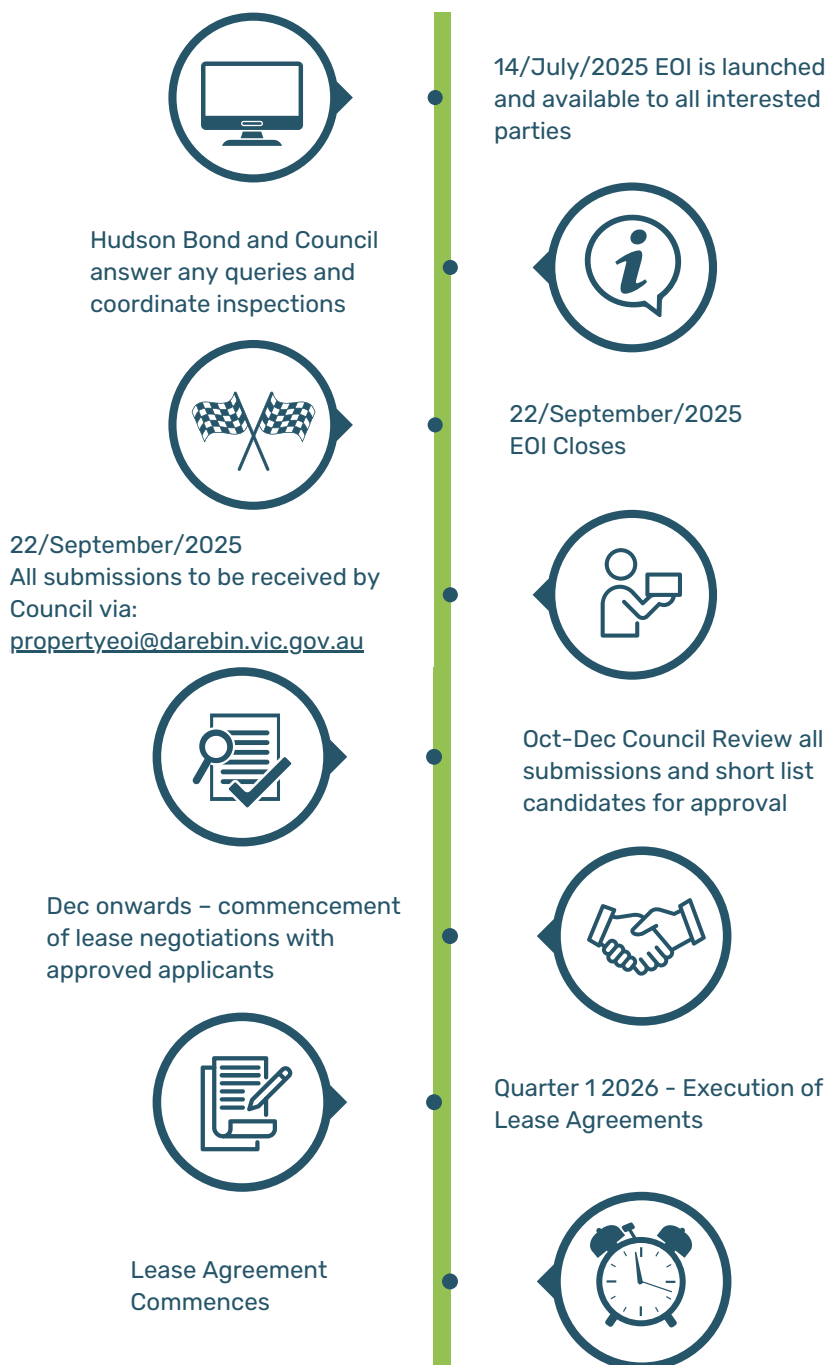
A unique opportunity to establish your business or organisation in an iconic Northcote location steeped in history and charm.



# The Process

## Expression of Interest

Each property is offered for Lease by **Expression of Interest** closing 22 September. Briefings and inspections can be arranged by appointment upon contacting Council (community organisations) and Hudson Bond (commercial organisations).



**14  
JULY**  
**EOI  
COMMENCES**

**22  
SEP**  
**EOI CLOSSES**

**OCT-  
DEC**  
**EOI ASSESSMENT  
& COUNCIL  
DECISION**

# Contact Us



## Community Organisations

 **Contact** [Yogeeta Silva](#)

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## Commercial Organisations

 **Website** [www.hudsonbond.com.au/commercial](http://www.hudsonbond.com.au/commercial)

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