



**CITY**  
73 London Circuit

119 sqm

## Exceptional Leasing Opportunity in Iconic Melbourne Building

**\$90,000 per annum**

Place your business front and centre in a Canberra landmark – the iconic Melbourne Building – located squarely in the heart of the CBD!

The Sydney and Melbourne Buildings form the gateway to the Canberra City precinct. Their stretching collonades are lined with quality restaurants, retail shops and bars. These highly prominent and recognizable buildings are rich in history and heritage value. The historic Sydney and Melbourne buildings have a special place in the hearts of Canberrans. Built in the early stages of Canberra's formation, the buildings sit right in the heart of the city centre on either side of the main approach road into the national capital.

These premises form part of the iconic Melbourne Building. Formerly occupied by Big & Tall Menswear, the property presents a rare opportunity to locate your business in Canberra's most recognized CBD landmark, providing a ground floor area of 119sqm with wide street frontage and a range of allowable uses.

Neighbouring occupiers comprise several well-known restaurants and retailers including

Property ID	L19306374
Property Type	Retail
Building / Floor Area	119

### AGENT

**Mark Nicholls**

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Mezzalira Italian Restaurant, Charcoal Restaurant, Lemon Grass Thai Restaurant, Bar Rochford, Bleachers Sports Bar & Molly's Cocktail Bar.

Due to the importance these buildings hold in the physical and social history of Canberra, in addition to preparing for the construction of the Stage Two Light Rail (City to Woden), the ACT Government are currently upgrading and extending the verges and internal laneways of the Sydney and Melbourne Buildings, providing additional space for retailers, cyclists and pedestrians. Key elements of the project include reclaiming of a section of road verge, removal of stepped thresholds at the building colonnades, upgrade of stormwater infrastructure, construction of vaulted tree pits, planting of mature street trees, high end granite paving, architectural street furnishings, raised cycle lanes, LED feature lighting and traffic signal upgrades.

If you would like further information on this rare opportunity, or to arrange a private inspection, please contact the exclusive leasing agent, Mark Nicholls of Raine & Horne Commercial on 0417 239 551.