



## THE NICHOLAS BUILDING - ICONIC INVESTMENT AND REPOSITIONING OPPORTUNITY

### Description

- ICONIC RETAIL & COMMERCIAL TROPHY ASSET
- PRIME MELBOURNE CBD LOCATION
- NEIGHBOURING NEW TOWN HALL TRAIN STATION

Allard Shelton & Colliers are proud to offer for sale the Nicholas Building, 31-41 Swanston Street, Melbourne.

The 11-level retail and commercial building stands out as one of Melbourne's most iconic buildings. The commanding structure features a stunning terracotta façade, vertical retail podium including Cathedral Arcade and upper level office accommodation.

The timing of the sale coincides with the scheduled 2025 completion of the new Metro Tunnel and directly neighboring Town Hall Train Station. The \$9 billion public transport infrastructure project is the biggest in Australia, and the biggest upgrade to Melbourne's public transport system since the 1985 City Loop project was completed.

Key attributes of the offering include:

- \* Diversified holding income stream of \$3,678,081\* (fully leased basis)
- \* Gross Building Area: 9,560.20 sqm\*
- \* Land Area: 1,011 sqm\* with three(3) extensive street frontages)
- \* Striking 11-Level Building with high level of occupancy
- \* Dynamic Value add and reposition investment opportunity
- \* High volume pedestrian exposure between Flinders Street and Collins Street
- \* Prime Melbourne CBD location - corner Swanston Street & Flinders

**Area m<sup>2</sup>:** 9,560.20

**Land Area m<sup>2</sup>:** 1,011.00

**Asking Price:** Contact Agent

**Parking:**

**Sale Method:** For Sale  
Thursday, 19 August 2021  
12:00 PM

**Contact:** **Joseph Walton**  
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\* New \$9 billion Melbourne Metro Tunnel - Scheduled for completion 2025

\* Four level vertical retail podium including Cathedral Arcade

<http://nicholasbuilding.com.au/>

For further information or to arrange an inspection, please contact the sales team.

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In conjunction with Colliers

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