

**GOOD IS
TRANSFORMING
BROWNFIELDS**

CRAFT

RESTAURANT

**GREAT IS
WHAT YOU DO
FROM HERE**

Port Central
520 Graham Street
Port Melbourne, VIC

MAKING
SPACE
FOR
GREATNESS

Goodman

PORT MELBOURNE

REIMAGINED.

Welcome to Port Central.

A unique space offering traditional and converted warehouse spaces suitable for big ideas and big ambitions.



RECLAIMED REPURPOSED REIMAGINED.

As a former hub of warehousing and distribution, Port Central has been given a new lease on life through considered refurbishment and a design that celebrates the site's unique heritage.

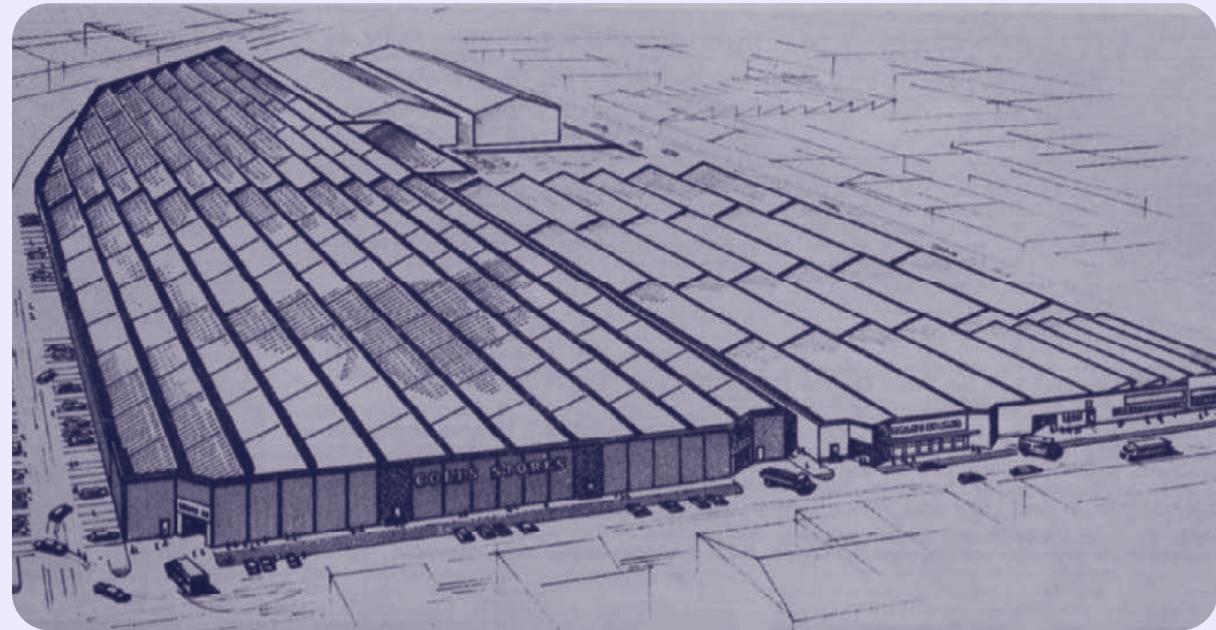
Soaring sawtooth ceilings, retained timber and metal framework and red brick façade ensures the former industrial site spirit lives on.



WHERE HISTORY WAS MADE, THE FUTURE WILL BE FORGED.

With a rich history, the site has served various industrial and distribution purposes over the decades.

Originally constructed in 1956, Port Central has housed a number of Australian brands across a range of uses. Historically industrial, this versatile space is looking to create the next chapter in Port Melbourne's story.





INSPIRED BY LIFESTYLE, SHAPED FOR TOMORROW.

An opportunity for curated, bespoke spaces, grounded in authenticity and designed for a modern, leisure-driven experience.





A NEW CREATIVE AND CULTURAL EPICENTRE FOR MELBOURNE.

Historically Melbourne's port and industrial district, Port Melbourne is quickly evolving into a trendy hub just minutes from the CBD.

Connectivity via CityLink, West Gate Freeway and Bolte Bridge, with close proximity to the CBD.

AMENITIES



MELBOURNE CBD

South Wharf DFO

West Gate Freeway

ETU Stadium

Williamstown Road

Station St Trading Co.

North Port Hotel

Railway Club Hotel

Starward Distillery & Bar

Bunnings

CBCo Brewing

Coe & Coe Cafe

Heart Bakes Cafe

Bridge Street

Port Central

B2 Cafe

Plummer Street

Port Park Cafe

Graham Street

Woolworths/Dan Murphy's

UNLOCKING POTENTIAL.



Port Melbourne offers a diverse range of amenities. For coffee lovers, ST ALi Coffee Roasters is a local favourite, while Dan Murphy's provides a well-stocked selection for all your beverage needs. Woolworths makes everyday shopping easy and Bunnings caters to home improvement projects. JL Reserve and Port Melbourne Beach also offer recreational spaces for leisure.

The neighbourhood benefits from close proximity to some

of Melbourne's most exciting districts. Enjoy seamless access to Southbank's range of dining options, entertainment at the Docklands and the bustling energy from the CBD.

Port Central offers space to contribute to Port Melbourne's growing cultural scene. Make the most of this excellent opportunity to join well-known names and local legends in one of Melbourne's most vibrant, up-and-coming neighbourhoods.



KEY AREA STATISTICS

 **4.2m**
TOTAL POPULATION

 **1.5m**
TOTAL HOUSEHOLDS

 **\$204.0bn**
TOTAL PURCHASING POWER

TOTAL SPEND ON

 **\$5.6bn**
CLOTHING

 **\$19.3bn**
FOOD + BEVERAGE

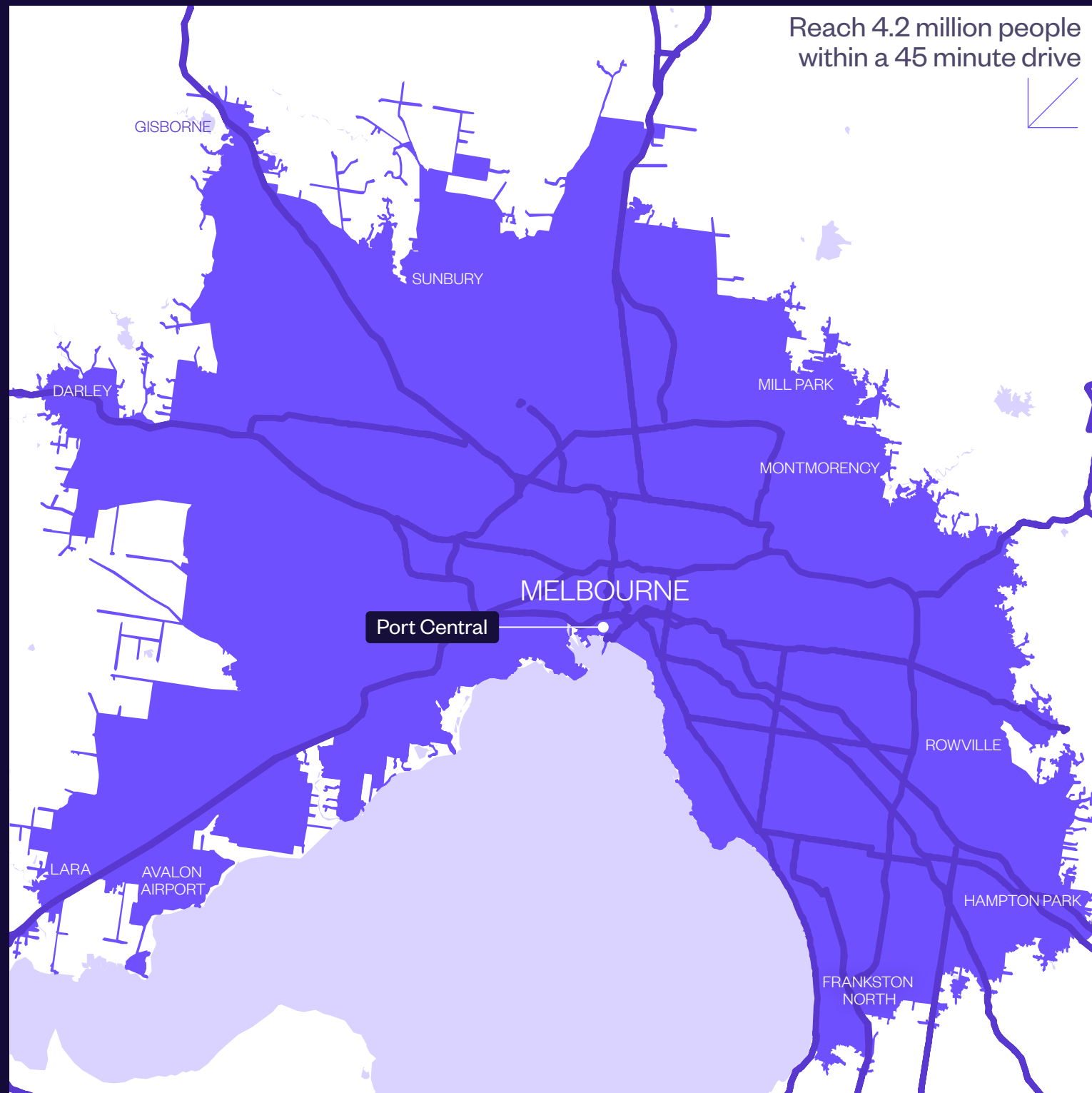
 **\$4.7bn**
PERSONAL CARE

 **\$1.3bn**
ONLINE SHOPPING

Reach 4.2 million people
within a 45 minute drive



Source: Esri and Michael Bauer Research



WITHIN
45 MINUTE
DRIVE TIME

SCALE UP AND SPREAD OUT.

Spanning 45,279 sqm, Port Central offers a large-scale, single-storey floorplate in an enviable location in close proximity to Melbourne CBD.

Featuring versatile spaces designed to accommodate warehousing, creative, sporting, recreational and retail needs.



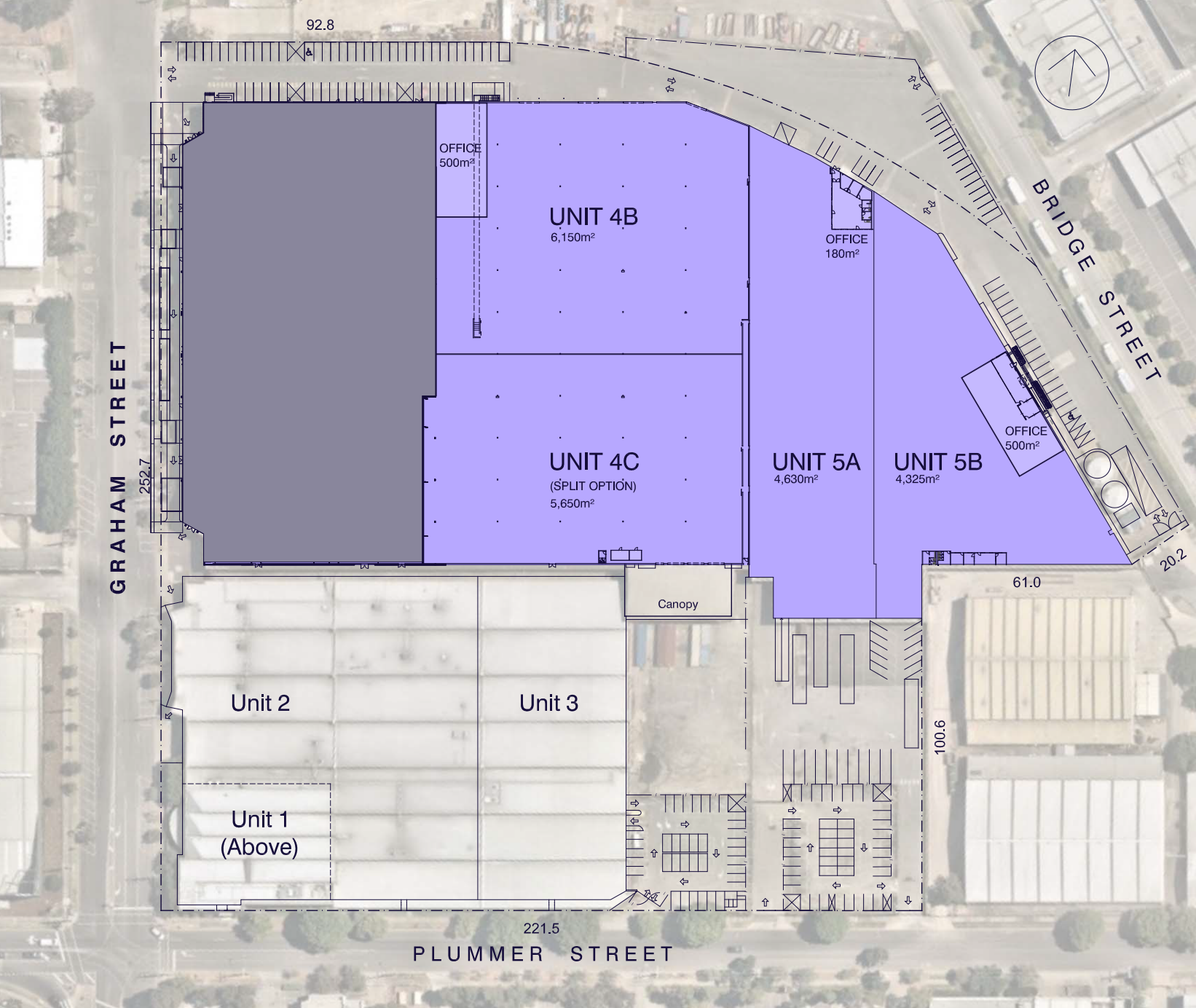


SPACE AND FLEXIBILITY.

- + Flexible, refurbished warehouse and offices spaces from 4,778–21,734 sqm
- + Abundance of natural light through sawtooth roof structure and skylights
- + Ability to split units
- + Internal clearances up to 9.6m
- + Ample on-site parking
- + On-grade roller doors
- + 3km to Melbourne CBD.

MASTERPLAN

With options up to 21,734 sqm, Port Central offers a unique, large-scale space in a strategic inner-city location.



■ FOR LEASE

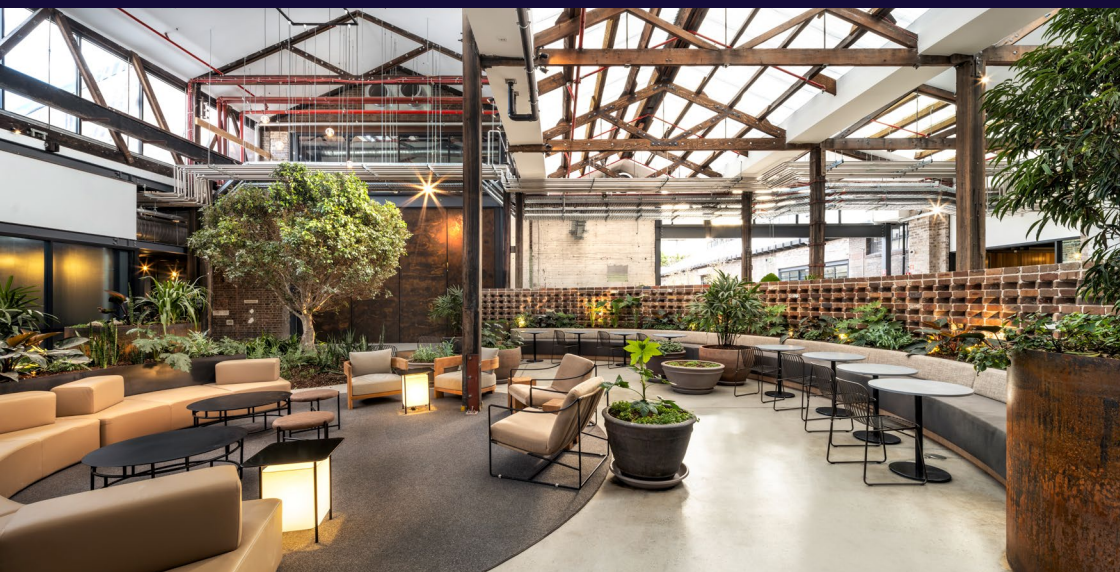


CREATING SPACE FOR INNOVATION AT GOODMAN'S ROSEBERY ENGINE YARDS.

Rosebery Engine Yards breathes new life into a former industrial site in Sydney's south. Originally home to Westinghouse in the 1920s, this heritage site has been reimagined for an era of creativity and innovation.

Now complete, Rosebery Engine Yards is artfully designed mixed-use retail and lifestyle precinct, set on 1.9 hectares.

Home to premium retailers including Lune Croissanterie, Orotton, Cadillac, Gelato Messina, Aje, Zimmermann and many more.



CREATING SPACE FOR INNOVATION AT GOODMAN'S SYDNEY CORPORATE PARK.

Sydney Corporate Park is a dynamic 14.4-hectare mixed-use estate, home to over 100 thriving businesses. Situated on O'Riordan Street in Alexandria, it is one of South Sydney's most diverse estates, offering a wide range of opportunities for retail, sport and leisure, events, catering, office, and warehouse businesses. The estate fosters creativity and innovation, making it ideal for various types of customer usage.

The estate features an active entertainment hub, with popular tenants such as All Sorts Indoor Sports Centre, Crunch Fitness, 9 Degrees Climbing Gym, NSW Fencing, Indoor Padel, Holey Moley, Archie Brothers Cirque Electriq, Rocks Brewery, and more.



Sydney Corporate Park
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Alexandria NSW

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