



## FOR LEASE

**Bring Your Café Vision to Life in the Heart of Geelong**

An outstanding opportunity to lease a high-exposure, blank canvas space ideal for an all-day café. Located in one of Geelong's most dynamic precincts, this space is ready to be transformed into a buzzing food & beverage destination – from early morning espresso through to evening share plates.

Situated in the heart of Geelong's most vibrant cultural and culinary precinct, The Custodian Building at 2 James Street offers a prime opportunity for a forward-thinking hospitality operator. This beautifully unique property sits among the city's most popular eateries and bars in the iconic Little Malop Street and in close proximity to the arts precinct.

### EXPOSURE



### LOCATION



### UNIQUE



## KEY HIGHLIGHTS

- Size - 263 m2 (approx) of high exposure space.
- Blank canvas – Design and fit out to suit your brand and concept
- Street-facing hospitality space - Excellent visibility and signage opportunity
- High Foot Traffic Zone – Surrounded by popular eateries, bars, and cultural venues, ensuring consistent pedestrian flow throughout the day and evening.
- Excellent Connectivity - Easy access to the train station, shopping precincts and all that Central Geelong has to offer.

# GROUND FLOOR CAFE FLOOR PLANS

