

## Market Brief

- » Melbourne Western Suburbs - Refer below
- » Showroom Premises
- » Ready for Opening 2021

Tenancy Size 350-450sqm

Premises Type Showroom Premies

Target Suburbs

- Maribyrnong - Rosamond Road
- Moonee Ponds
- Caroline Springs
- Taylor Lakes

Preferred Precincts

- Homewares/Prime furniture retail heartland

Site Attributes

- Ground Floor or Level 1 with Ground Floor access (similar to Fitzroy Store)
- Main Road & open plan
- Floor - Raw/Painted or Polished Floors
- Painted White Ceilings (or ability to do so)
- Air Conditioning
- Male Female & Accessible toilets (can be shared/common)

Car Parking • Ample Parking

Usage • Retail furniture store

Signage Generous exteneral signage opportunities

Lessee *Brosa Design Pty Ltd*

Lease Term

- Three years or longer for the right site + 3 years
- No demo clause

Timing Now!

Links [Brosa Website](#)  
[Brosa Instagram](#)  
[Press Release](#)

Other Info Tenant Leasing Group is retained by Brosa

Contact Phil Reichelt  
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On behalf of: **Brosa**

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Brosa is a new breed of direct-to-consumer brand that is disrupting the \$14 billion Australian home and living retail industry - [Press Release](#).

Brosa is backed by Australia's leading Venture Capital funds including [AirTree Ventures](#) (>AUD \$275 million of funds under management) and [Bailador](#) (ASX:BTI).

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# BROSA



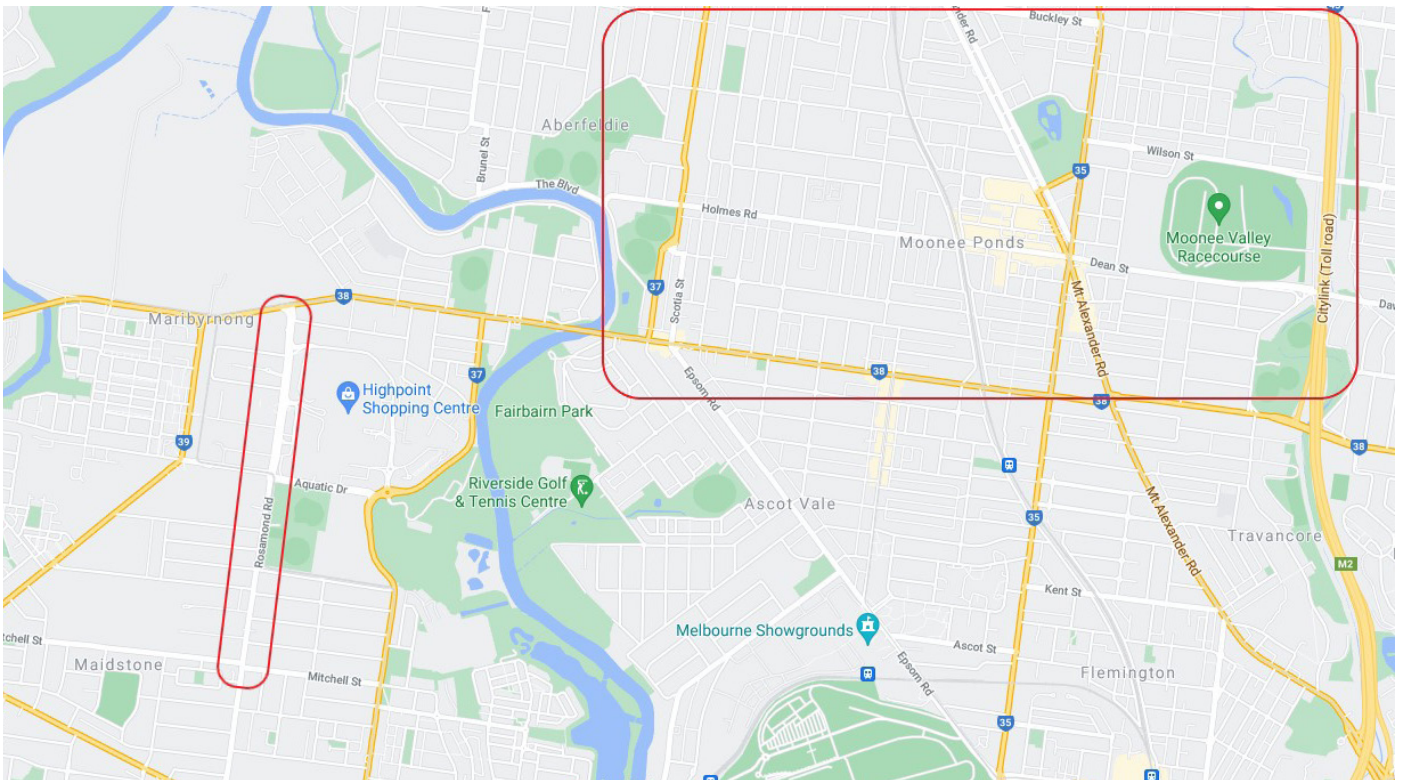
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Tenant Leasing Group are independent, tenant-only representatives & commercial leasing specialists.  
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## » Market Brief

### » Maribyrnong - Rosamund Road and Moonee Ponds Map



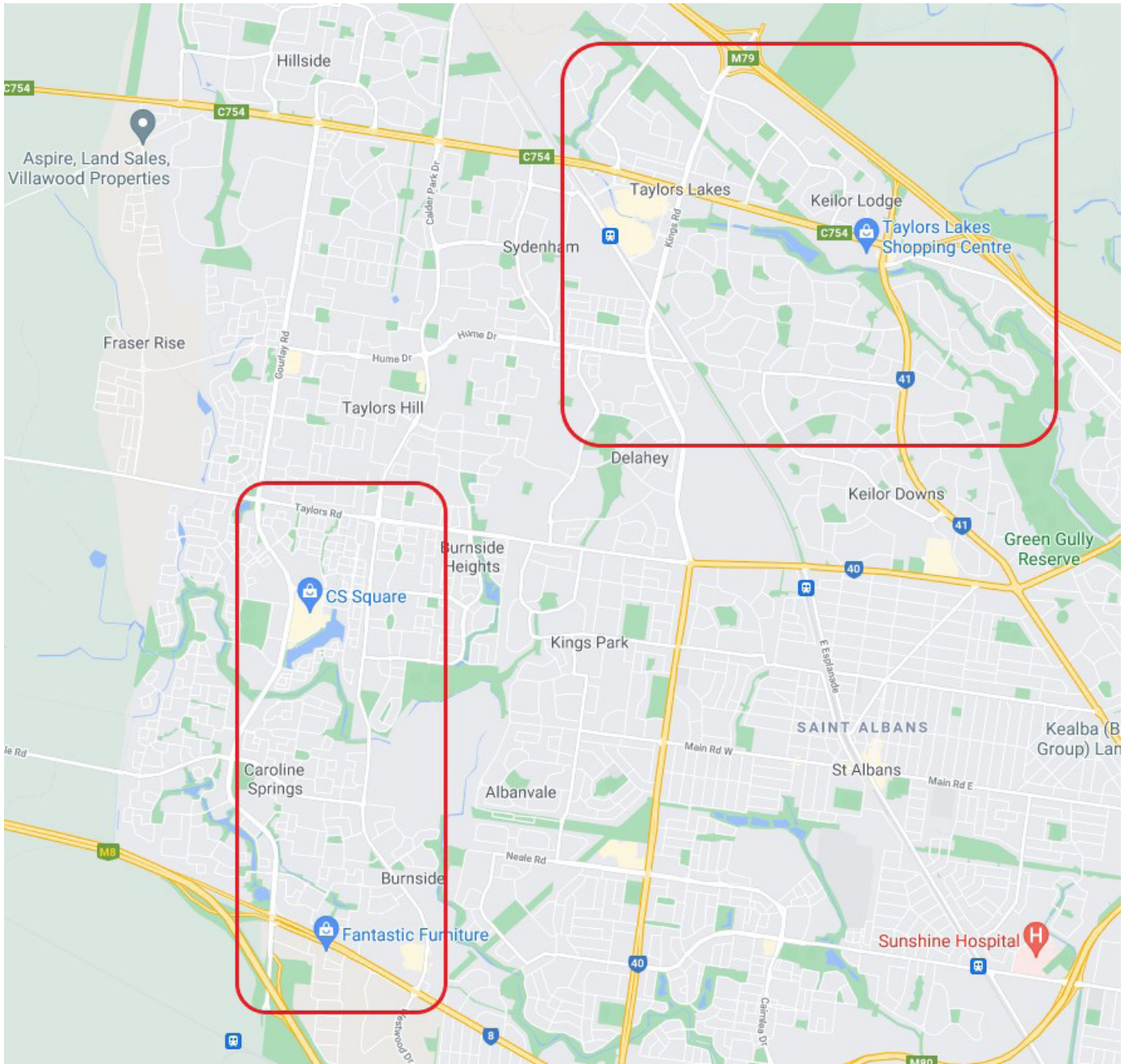
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### » Caroline Springs and Taylors Lakes Map



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