

Nangari Street x Rabaul Lane

Garage Eats

**Spaces for lease in a
new street-level food
and retail strip.
Ranging from 25 to 192 sqm**

**Street Food, Beverage
and Retail Vendors**

Apply Now

Molonglo is building a new car park at 221 London Circuit to address an immediate urban problem. To bring new life and flavour to this pocket of City East, Molonglo is inviting street food and beverage vendors to apply for spaces along the street level of the parking garage, along with convenience retail, forming a new food and retail precinct titled Garage Eats.

Operators should email Ash at leasing@molonglo.com to discuss their proposal.



ABOUT GARAGE EATS

Garage Eats will bring together diverse vendors with a rich array of cuisines and world-flavours. The concept draws on the successful examples of eateries inside car parks around the world, including Soi38 in Melbourne. The street food offering will be complemented by convenience retail. Applications are now open for street food and beverage vendors and retailers who are interested to establish themselves in this part of the CBD. Spaces will be ready by Q2 2025.

ABOUT THE SITE

Construction has commenced on a new multi-storey above ground car park featuring brand new commercial tenancies. This new car park will offer over 280 spaces to the area and includes EV charging.

221 London is located in City East, an evolving area undergoing transformation with extensive government and private investment.

The area sees a high level of foot traffic and is surrounded by successful eateries, including popular Indonesian and Japanese street food vendors.

This all tells a story of a city pocket in healthy transition. City East is fast becoming the most desirable place to locate business, serviced by excellent transport connectivity, including an extension of the Canberra Light Rail.

leasing@molonglo.com

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Yianni 0414 304 010



molonglo.com/spaces/garage-eats

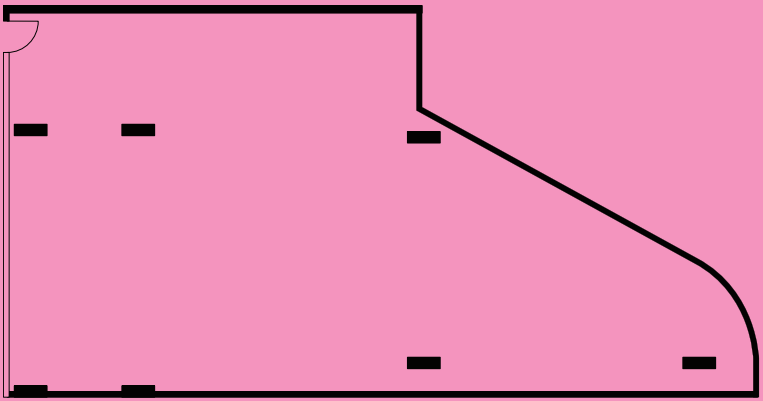
Garage #1

NLA 194 sqm

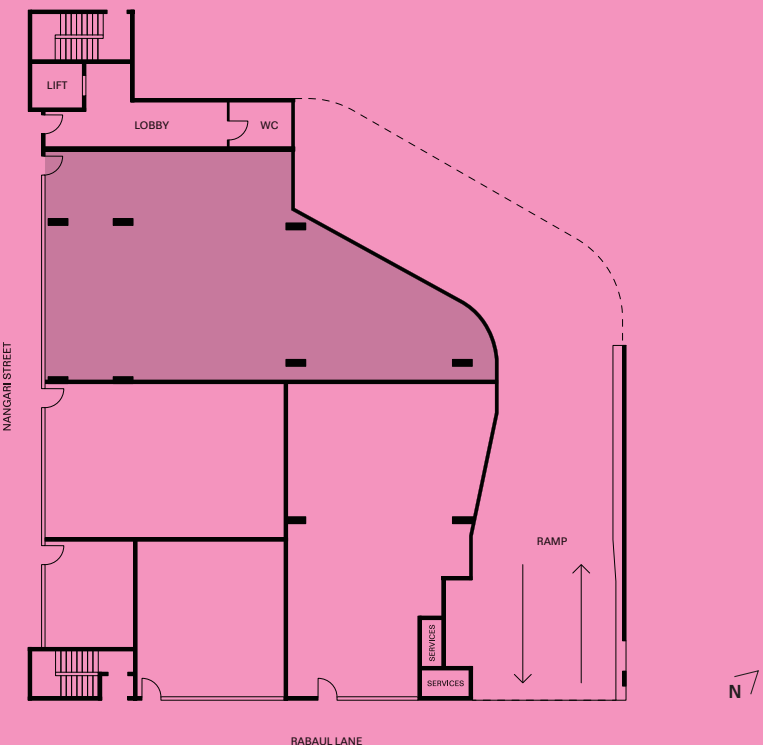
This large, open-plan shopfront faces onto Nangari Street. Suitable for a number of uses, including retail, this cold shell is ready for a custom fit-out.

FEATURES

- Double-glazed shopfront
- 11 m street frontage
- Concrete floors and block work to internal walls
- 3.6 m exposed concrete ceiling
- 2,000 L grease trap
- Cold water supply
- Internet provision
- Utility board connection
- Provision for kitchen exhaust, floor waste & sewer drainage
- Power from 63 amp upwards



#1 FLOOR PLAN



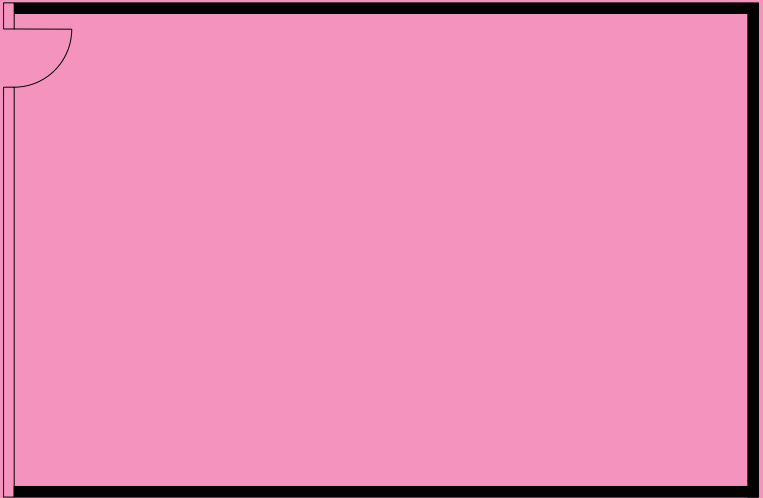
Garage #2

NLA 92 sqm

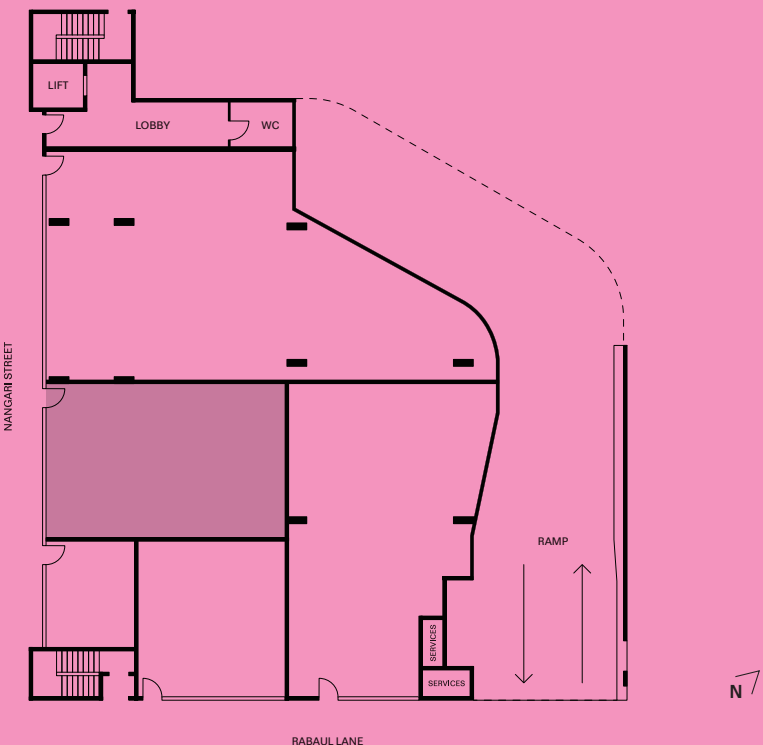
This shopfront faces onto Nangari Street. Suited to a retail or hospitality business, this space is available for a custom fit-out.

FEATURES

- Double-glazed shopfront
- 7.4 m street frontage
- Concrete floors and block work to internal walls
- 4 m exposed concrete ceiling
- Shared access to 2,000 L grease trap
- Cold water supply
- Internet provision
- Utility board connection
- Provision for kitchen exhaust, floor waste & sewer drainage
- Power from 63 amp upwards



#2 FLOOR PLAN



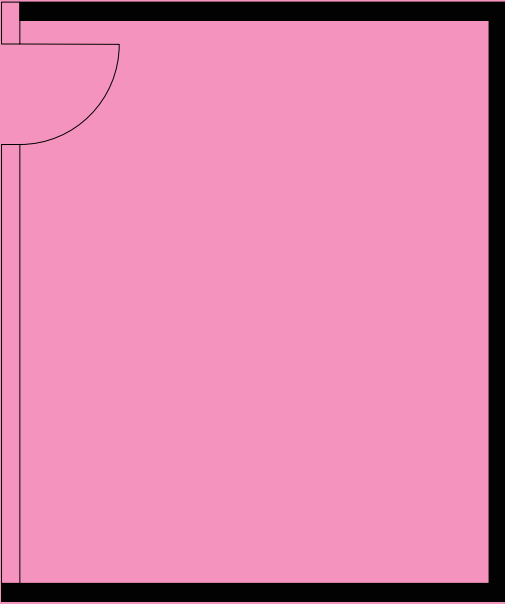
Garage #3

NLA 24 sqm

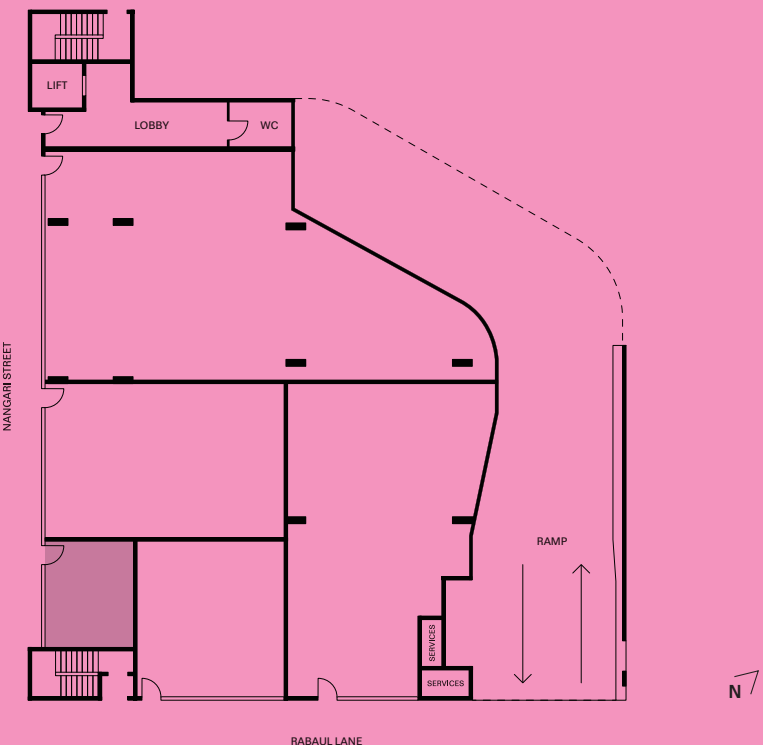
This shopfront faces onto Nangari Street. Suited to a tidy retail or hospitality space.

FEATURES

- Double-glazed shopfront
- 5 m street frontage
- Concrete floors and block work to internal walls
- 4.3 m exposed concrete ceiling
- Shared access to 1,500 L grease trap
- Cold water supply
- Internet provision
- Utility board connection
- Provision for kitchen exhaust, floor waste & sewer drainage
- Power from 63 amp upwards



#3 FLOOR PLAN



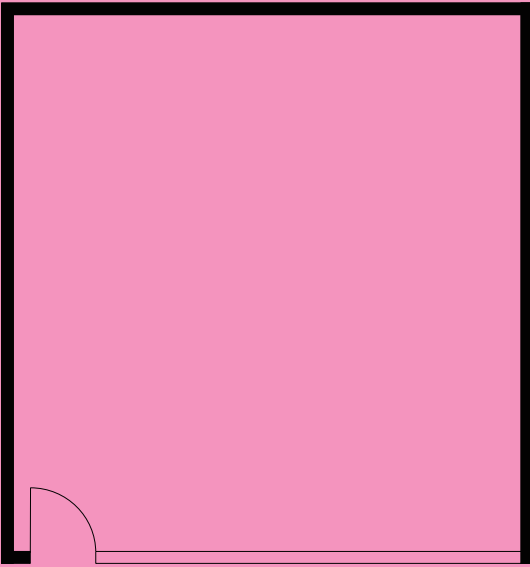
Garage #4

NLA 57 sqm

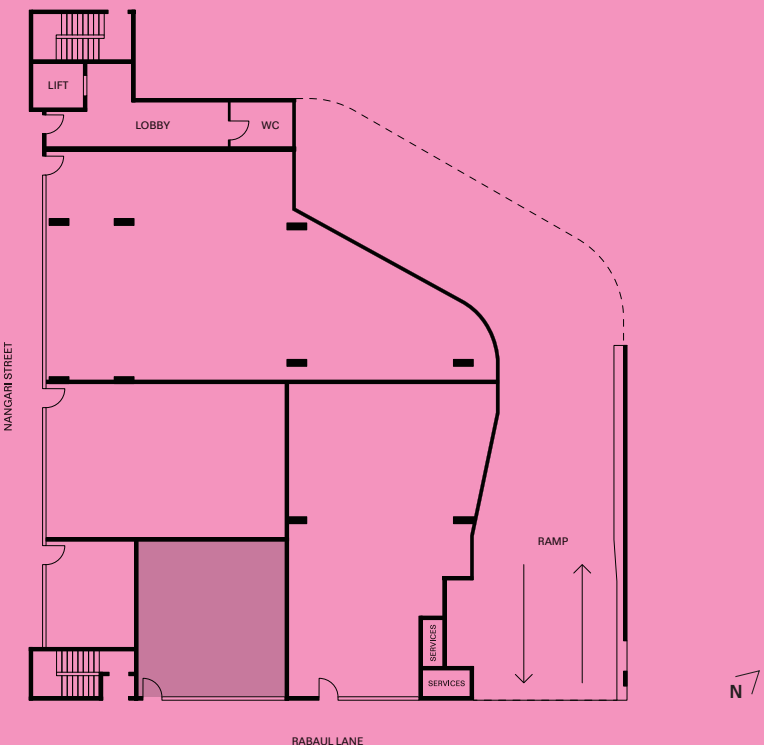
This shopfront faces directly onto Rabaul Lane. Suited to a retail or hospitality business, this space is available for a custom fit-out.

FEATURES

- Double-glazed shopfront
- 7.3 m street frontage
- Concrete floors and block work to internal walls
- 4.7 m exposed concrete ceiling
- Shared access to 1,500 L grease trap
- Cold water supply
- Internet provision
- Utility board connection
- Provision for kitchen exhaust, floor waste & sewer drainage
- Power from 63 amp upwards



#4 FLOOR PLAN



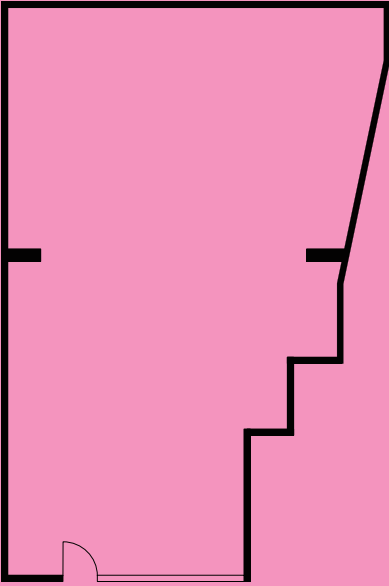
Garage #5

NLA 137 sqm

This large, open-plan shopfront faces directly onto Rabaul Lane. Suited to a retail or hospitality business, this space is available for a custom fit-out.

FEATURES

- Double-glazed shopfront
- 4.6 m street frontage
- Concrete floors and block work to internal walls
- 4.8 m exposed concrete ceiling
- Shared access to 2,000 L grease trap
- Cold water supply
- Internet provision
- Utility board connection
- Provision for kitchen exhaust, floor waste & sewer drainage
- Power from 63 amp upwards



#5 FLOOR PLAN

