

GREATER SPRINGFIELD MEDICAL & OFFICE SUITES

INFORMATION MEMORANDUM - SALE / LEASE

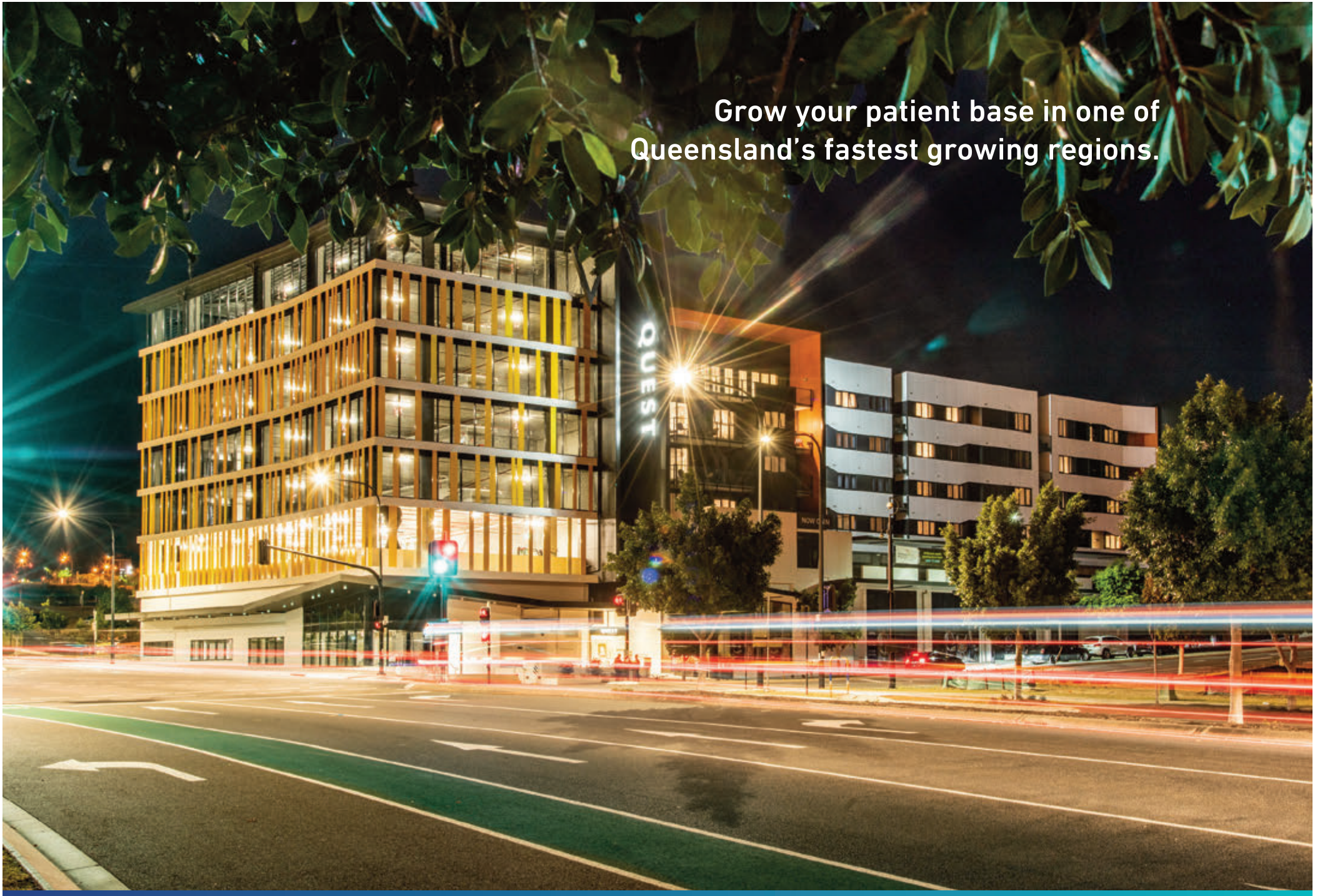


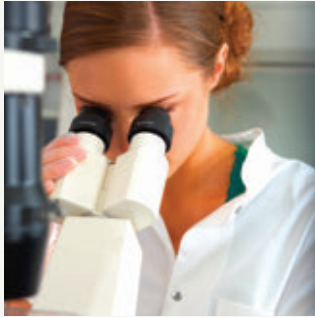
**GREATER
SPRINGFIELD**

By
Springfield
City Group

 **HealthCity**
Springfield Central

Grow your patient base in one of
Queensland's fastest growing regions.





GREATER SPRINGFIELD MEDICAL & OFFICE SUITES

Be part of Australia's largest integrated health and wellness precinct. Lease, purchase or invest in your own medical or commercial suite in the heart of Health City.

Located within Health City Springfield Central, this facility is directly adjacent to the Mater Private Hospital Springfield as well as AVEO Springfield, Quest Serviced Apartments and childcare.

Greater Springfield Medical & Office Suites will be suitable for health professionals, specialists, commercial office users and ground floor retail.



HEALTH CITY SPRINGFIELD CENTRAL

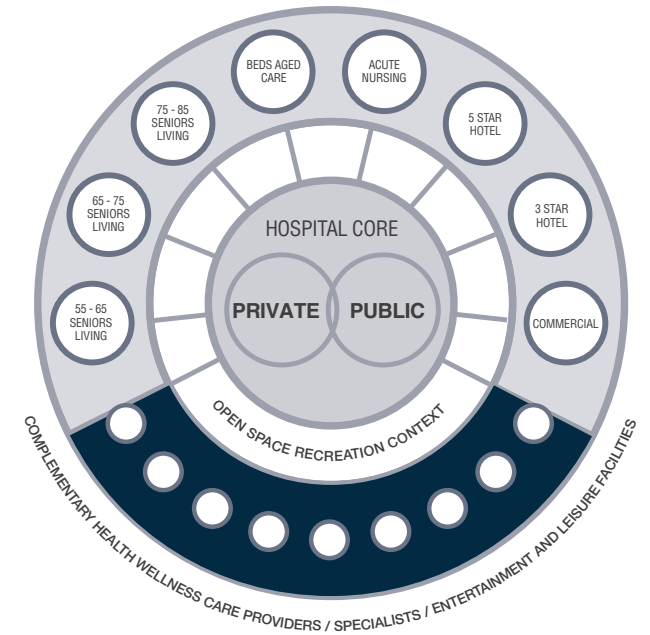
Health City in Springfield Central is totally dedicated to all forms of human health in one spot. It is unique to Australia and set to become a world renowned integrated health precinct underpinned by health promotion and wellness, whilst serving as a major global medical, research and innovation hub.

This unique health precinct is designed to ultimately provide a comprehensive line-up of medical and allied health services along with wellness facilities, in a fully integrated e-medical and population health model that will grow exponentially to meet the projected needs of the region's community.

Health City will be a vibrant, lively precinct, well designed for integrated and multi-generational living never seen before, providing a rich environment for collaboration. It will be a place where residents can truly live, learn, work, play, share and thrive.

The founding partners of Health City Springfield Central include Mater Health Services, Aveo and Springfield City Group. New partnerships will continue to be developed to progress this one-of-a-kind, world class health precinct, especially in the area of primary and community health, education, research, technology and digital innovation as these aspects will play a vital role in the development of wellness outside the hospital, the development of a healthy, vibrant community.

Health City is the central core of the health and wellness offering in Greater Springfield.





Brisbane CBD
32 minutes drive

Brookwater
Golf Course

Springfield Central
Train Station

Orion Springfield
Central

Robelle Domain

University of
Southern
Queensland

Health City
(Future stages)

Greater Springfield
Medical & Office Suites

Mater Private
Hospital Springfield

Mater
(Future Stages)

AVEO Springfield
(Stages 2 & 3 under construction)

Idea City

Recreation
Sports Fields
(Opening mid 2019)

St Peters
Lutheran College



MATER PRIVATE HOSPITAL SPRINGFIELD

Mater Private Hospital Springfield is a truly innovative, unique and contemporary hospital providing holistic healthcare to the Greater Springfield community.

Located in Health City, in Springfield Central the stage one development offers an 80 bed, \$85 million hospital with medical and surgical services for overnight and day patients, including a dedicated day oncology service.

Mater has a master plan for the hospital precinct within Health City Springfield Central, which incorporates a number of expansion stages which will be rolled out to meet the demands of the region. Mater Private Hospital Springfield offers an innovative, unique and contemporary model of holistic care and provides patients exceptional acute and sub-acute treatment and care, while also promoting wellness and illness prevention.

Mater applauds Springfield City Group for the establishment of the medical suites adjacent to Mater Private Hospital Springfield. The hospital is looking forward to productive conversation and partnerships with doctors who move into this facility.

Justin Greenwell
Director, Mater Private Hospital Springfield



EVOLUTION IN RETIREMENT AND AGED CARE LIVING

In May 2015, AVEO Group Ltd (formerly FKP Property Group) entered into an agreement with Springfield Land Corporation to develop 2500 new seniors housing units within Health City.

The development agreement for a 15 year period will see Aveo develop a fully Integrated seniors living community, known as AVEO Springfield, adjoining the Mater Private Hospital Springfield.

The Grand Opening of Aveo Springfield stage one took place in 2017. Stage one includes 66 independent living units, there are now open and selling while construction on stage two is now advancing. Aveo Springfield is setting a new standard in retirement living. It will be an intergeneration precinct featuring a vast array of living options and services in the heart of Greater Springfield.

Health City Springfield Central sets the benchmark in health and integrated facilities providing Aveo with a platform to develop Australia's first integrated seniors living community which will redefine care in retirement in this world class development.

Geoff Grady
Executive Director and Chief Executive Officer
AVEO Group



Greater Springfield Medical & Office Suites



GREATER SPRINGFIELD MEDICAL & OFFICE SUITES - SALE / LEASE / INVEST

Located within Health City in Springfield Central, this facility is directly adjacent to the Mater Private Hospital Springfield as well as AVEO Springfield, Quest Serviced Apartments and childcare.

Greater Springfield Medical & Office Suites will be suitable for health professionals, specialists, commercial office users and ground floor retail.

- Areas from 40m² to whole floors of 475m² available for purchase or lease
- 5 levels of medical and commercial suites sitting above ground floor retail and car parking
- Directory signs and corporate office presentation
- 34 carparks within building and additional customer / patient parking on ground close to building
- The building will be strata titled for both leasing and purchase opportunities
- Part or whole floors available
- Quest Apartments now open
- Completed – June 2018

**GREATER SPRINGFIELD MEDICAL & OFFICE SUITES
FLOORPLANS AND FINISHES**

GROUND FLOOR PLAN

Tenancy	Area
Tenancy 1	40m ²
Tenancy 2	74m ²
Tenancy 3	196m ²

All tenancy areas are subject to final survey



Please note: Floor plan is indicative only. Subject to change.

LEVEL 1 CAR PARK

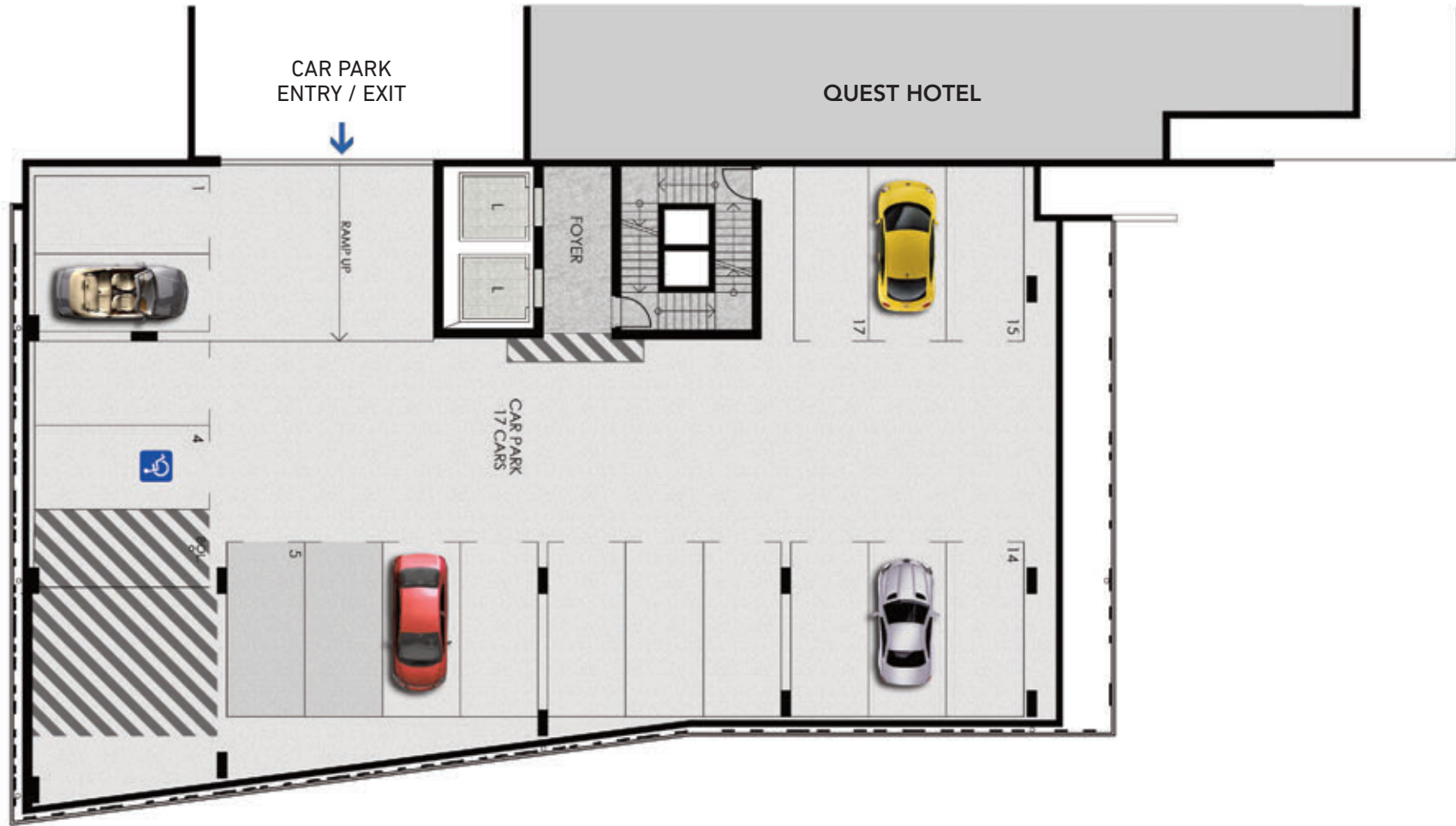
17 CAR PARKS



Please note: Floor plan is indicative only. Subject to change.

LEVEL 2 CAR PARK

16 CAR PARKS + 1 X DISABLED BAY



Please note: Floor plan is indicative only. Subject to change.

LEVELS 3, 4, 5 & 7 FLOOR PLAN



Tenancy	Area
Tenancy 1	66m ²
Tenancy 2	98m ²
Tenancy 3	76m ²
Tenancy 4	109m ²
Tenancy 5	65m ²
Tenancy 6	42m ²

All tenancy areas are subject to final survey



Please note: Floor plan is indicative only. Subject to change.

LEVEL 6 FLOOR PLAN



Tenancy	Area
Tenancy 1	168m ²
Tenancy 2	131m ²
Tenancy 3	161m ²

All tenancy areas are subject to final survey

Please note: Floor plan is indicative only. Subject to change.

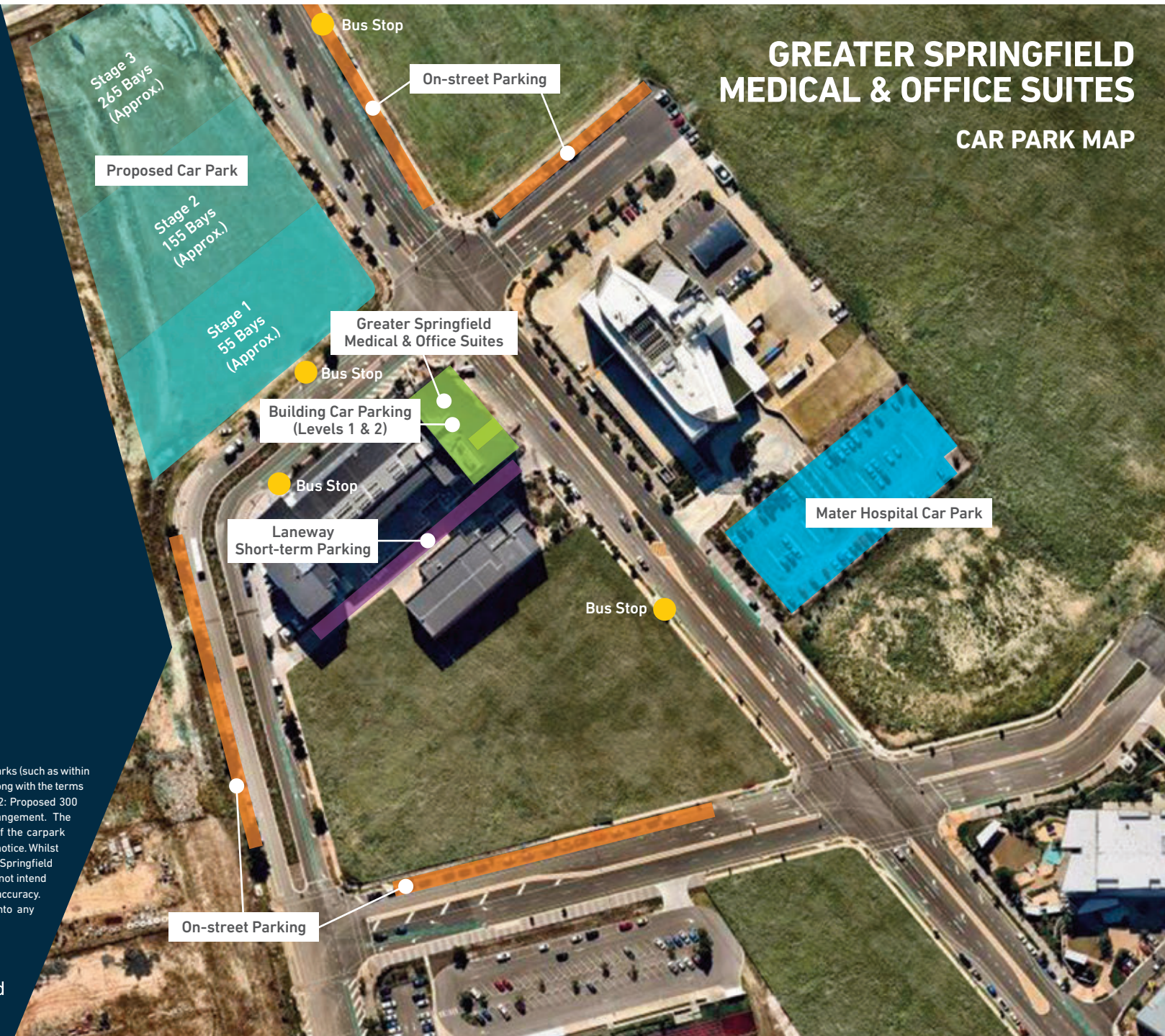
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INTERNAL FINISHES & SERVICES

Commercial Tenancies: Levels 3, 6, 7	Medical Tenancies: Levels 4, 5	Common Area & Amenities: Levels 3, 6, 7
Flooring	Flooring	Flooring
Carpet Tiles	Carpet Tiles	Carpet Tiles
		Tiles to lift lobby, kitchenette, bathrooms
Ceiling	Ceiling	Ceiling
Suspended Grid Ceiling	Suspended Grid Ceiling	Set Plasterboard Ceiling
Walls	Walls	Walls
Full height slab to slab tenancy walls as per tenancy layout	Full height slab to slab tenancy walls as per tenancy layout	Plasterboard
Acoustic Insulation	Acoustic Insulation	Tiles to bathroom walls
Doors	Doors	Toilet Partitions
Full height glass doors with aluminium frame	Full height glass doors with aluminium frame	Laminate
Full height glass sidelight per door	Full height glass sidelight per door	
Privacy frosting to glass doors	Privacy frosting to glass doors	Signage
		Directory Board
Electrical	Electrical	Electrical
Tenancy Distribution Board	Tenancy Distribution Board	Recessed warm lighting
Open Plan LED Lighting	Open Plan LED Lighting	
Phone & comms connection point from riser	Phone & comms connection point from riser	
Mechanical	Mechanical	Lifts
A/C connection points	A/C connection points	Stretcher Capacity
Hydraulic	Hydraulic	
Water and sewer connection points	Water and sewer connection points	
Fire Services	Fire Services	
Fire sprinklers to open plan	Fire sprinklers to open plan	
Fire exit light to open plan	Fire exit light to open plan	

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CAR PARK MAP



Disclaimer: Note 1: On-street Parking and privately operated car parks (such as within the Mater Hospital Car Park) is subject to change without notice, along with the terms and conditions of the relevant car park operator/authority. Note 2: Proposed 300 bay public carpark that will be privately run on a user pays arrangement. The number of bays will be subject to final design and the owner of the carpark reserves its rights to redevelop the land at a future stage without notice. Whilst every care has been taken in the preparation of this information, Springfield City Group Pty Limited (and its related and associated entities) do not intend it to be relied upon in any way and accept no responsibility for its accuracy. Independent legal advice should be sought prior to entering into any agreement/document. Plan is current as at 1st June 2018.



Mater Private Hospital
Springfield

Greater Springfield
Medical & Office Suites

Quest Apartment Hotel
(Childcare on ground floor)

Proposed Car Park

LOCATION



GREATER SPRINGFIELD FAST FACTS

- > Access to 86% of Brisbane's metropolitan workforce in a 32 minute drive*
- > Population of over 585,385 within a 22 minute drive of the CBD
- > Two train stations - Springfield Central and Springfield
- > Represented by six suburbs - Springfield Central, Augustine Heights, Brookwater, Springfield, Springfield Lakes and Spring Mountain
- > Planned 2030 equivalent population - 138,000 people
- > Job creation target for 2030 - 52,000 (one for every three residents)

*Estimated drive times and kilometres - Source: RACQ Trip Advisor





For more information or to register your interest:

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**GREATER
SPRINGFIELD**
By Springfield City Group

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