

# SOUTHWEST

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MEDICAL  PRECINCT

NEW MULTI-LEVEL FACILITY IN  
A HIGH DEMAND MEDICAL AND  
HEALTH PRECINCT EXPRESSIONS  
OF INTEREST

**FOR LEASE**

12 - 16 Logandowns Drive, Meadowbrook

# SOUTHWEST MEDICAL PRECINCT

Be part of a integrated health and medical centre precinct servicing a rapidly expanding region.

Situated within the dedicated Meadowbrook Health and Wellness Precinct, the centre is located directly adjacent to the Logan Hospital, a strong performing Woolworths supermarket and major public and private transport networks.

The Southwest Medical Precinct will provide available tenure configurable to demand, up to 5,300 Net Lettable Area (subject to council approval) with opportunities starting from 150 sq.m. The centre will be suitable for large medical and allied health operators, medical imaging services, health professionals and specialists, commercial office users and retailers.

## FAST FACTS

- Situated within a Health and Wellbeing Precinct designated by Logan City Council
- 200 metres from the Logan Hospital, currently under planning for capacity upgrade
- 300 metres to Logan Motorway
- Convenient access and car parking
- Significant gaps in hospital (private and day), specialist, integrated health care centres and imaging/radiology centres
- Identified Workforce Shortage District for GPs and Specialists
- Logan is not currently serviced by a Private Hospital
- Strong population growth and growth in health and medical demographic drivers are forecast
- Strong private health care coverage
- Flexible spaces available with individual specialist suites and full floor and opportunities available



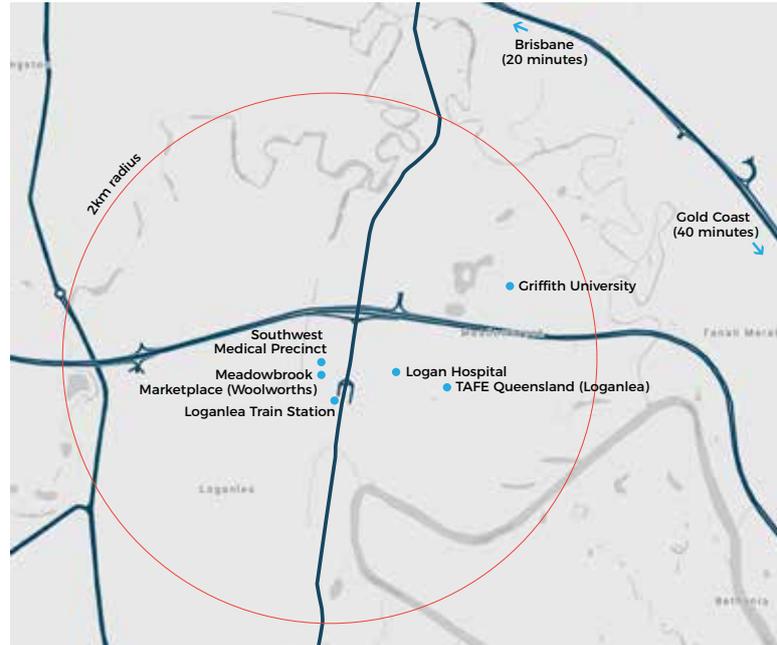
## KEY DEMAND DRIVERS

### Logan Hospital | Metro South Health

Located 200 metres from the Southwest Medical Precinct, the Logan Hospital is the major health centre for one of the fastest growing regions in Queensland, providing a range of specialty services for children and adults.

The hospital has a maximum capacity of 448 beds. The projected demand for hospital care to service the rapidly expanding population indicates a shortage of more than 600 beds by 2020.

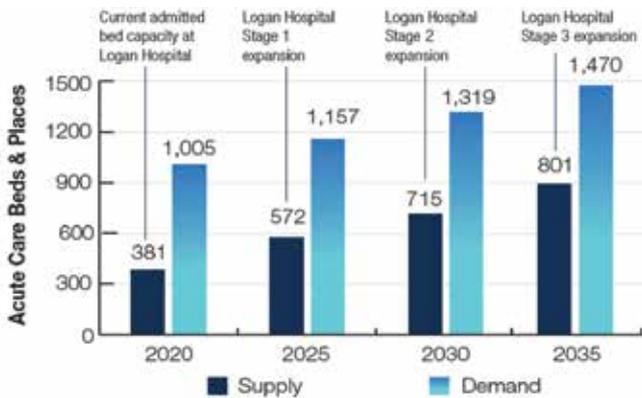
The Queensland Government has committed \$281 million to expand the hospital to increase bed capacity, improve existing services (including maternity) as well as adding chemotherapy services.



## MARKET OPPORTUNITIES

### Acute Hospital Care

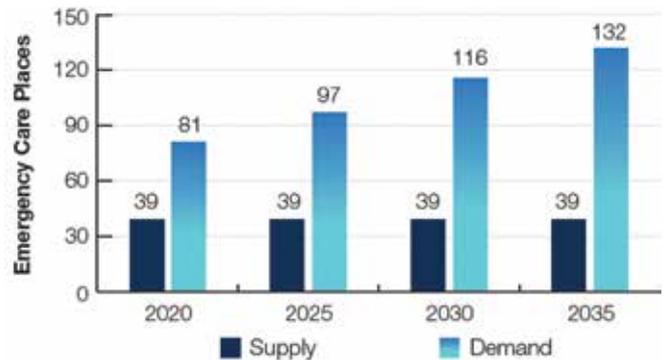
624 bed shortage by 2020



Acute Overnight and Same Day Beds and Places (2020-2035)

### Emergency and Urgent Care

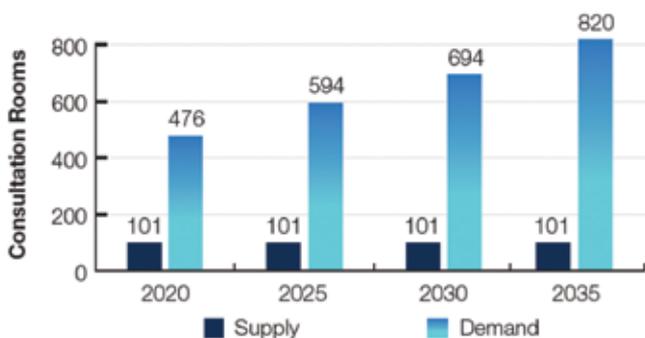
42 beds/places by 2020



Emergency and Urgent Care Places (2020-2035)

### Specialist Outpatient Care

375 consultation rooms by 2020



Specialist Outpatient Consultation Rooms (2020-2035)

## IDENTIFIED HEALTH AND MEDICAL OPPORTUNITIES

- Private Hospital
- Day Hospital
- Specialist Medical Suites
- Specialist Outpatient Care
- Integrated Care Centre
- General Practice & Allied Health
- Medical Imaging and Radiology



## SOUTHWEST MEDICAL PRECINCT

### EXPRESSIONS OF INTEREST - FOR LEASE

The Southwest Medical Precinct is situated adjacent to the Logan Hospital, a strong performing Woolworths supermarket and major public and private transport networks.

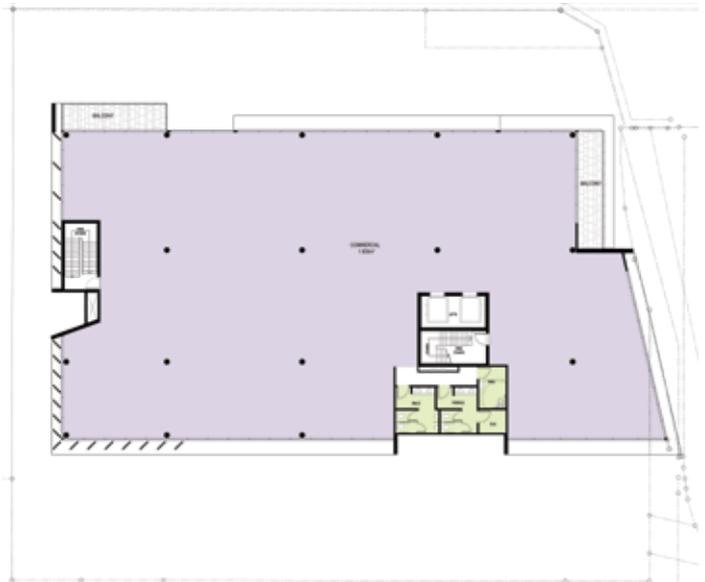
The centre will be suitable for large medical and allied health operators, imaging services, health professionals and specialists, commercial office users and retailers.

- Areas from 150 sq.m to 1,500 sq.m
- Upper level opportunities for specialist and commercial suites
- Convenient access to the building with undercover walk ways
- Ample covered and walk in grade car parking
- Part of whole floors available
- Signage opportunities
- Land zoning supportive of medical and commercial uses

### INDICATIVE GROUND FLOOR PLAN



### INDICATIVE UPPER LEVELS



To discuss the potential opportunities within the Southwest Medical Precinct please contact:

**Ewen Burg**  
**Senior Leasing Executive**  
**DMA Partners**  
**M: 0415 339 103**

 **dma partners**  
Property solutions delivered.

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