



RayWhite®

INFORMATION MEMORANDUM

6 NORTH LAKES DRIVE,
NORTH LAKES QLD 4509

Prepared by Ray White Commercial

CONTENTS

THE OPPORTUNITY	1
EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	4
BUILDING SERVICES	5
LOCATION	6
EXISTING SPECIALIST TENANTS	8
TENANCY AVAILABILITY	13
FLOOR PLANS	14
LEASE PROCESS	16
MEDICAL TRACK RECORD	17
LEGAL INFORMATION	19
SOURCES OF INFORMATION	20
AGENT CONTACT DETAILS	21
INTENTION TO LEASE	22

THE OPPORTUNITY

North Lakes Specialist Medical Centre (NLSMC) is situated at the entry to one of Southeast Queensland's fastest growing master planned communities and adjacent to the Westfield Shopping Centre. NLSMC presents an opportunity to be part of a uniquely specialised medical centre home to some of Queensland's most respected specialists, health care providers and auxiliary support services. These include I-Med Radiology, Northlakes Doctors, Moreton Day Hospital as well as North Lakes Dental group. North Lakes Specialist Medical Centre responds to patient's needs, giving access to quality medical care and the provision of complementary health care services in a community location.

The offices are easily located with the touch screen directory, facilities are modern, clean and well maintained with plenty of parking on site.

The Centre Features: (88% occupied)

- Day hospital now open
- Fitted clinics available on site from 94sqm*-114sqm*
- High quality, state of the art medical suites, already home to more than 20 specialists (see page 8)
- 200+ car parks over 4 levels including undercover basement parking
- General Practice, Chemist, Radiology & Pathology onsite
- Full lift access to foyers and lobbies on all levels
- Disability access
- Secure storage spaces onsite available for lease
- Back-up generator
- Café onsite for staff and visitors
- NBN ready
- Public transport, bus and rail at the doorstep
- Adjacent to Queensland's Health precinct and 120 bed Opal Aged Care Facility



EXECUTIVE SUMMARY

Address	North Lakes Specialist Medical Centre 6 North Lakes Drive, North Lakes QLD 4509
Location	Approximately 28km from Brisbane CBD
Land Area	5,373 sqm*
Total NLA Available	72 - 808 sqm*
Real Property Details	L102, L307, L401, L402, L510, L511 SP283306
Title Reference	51063213, 51063229, 51063234, 51063235, 51063239
Zoning	Commercial – Professional Suites
Local Authority	Moreton Bay (South)
Method of Sale	This property is available for lease in the office of Ray White Commercial TradeCoast. A Commercial Tenancy Agreement for the lease of the property will be prepared and available on request.

* Approximately



FRANZ STAPELBERG

Ray White Commercial TradeCoast
Sales & Leasing Executive
0430 655 676
franz.stapelberg@raywhite.com

PROPERTY OVERVIEW

YOUR ONE STOP HEALTHCARE CENTRE

on Brisbane's Northside



Home to a range of specialists,
health care professionals and
auxiliary medical services

THE OPPORTUNITY



MODERN, STATE OF THE ART
CENTRE DESIGNED FOR SPECIALIST
HEALTH CARE FUNCTIONALITY



HOME TO A RANGE OF SERVICES
INCLUDING GP'S, CHEMIST,
RADIOLOGY, PATHOLOGY & A CAFE



LOCATED IN BUSY NORTH LAKES
AREA, OPPOSITE WESTFIELD AND
1 MINUTE TO BRUCE HIGHWAY



EASY ACCESS FROM NORTH LAKES
DRIVE AND MEMORIAL DRIVE, AND
AMPLE PARKING ONSITE



THE MORETON BAY REGION IS ONE
OF THE FASTEST GROWING REGIONS
IN AUSTRALIA, WITH A 51% POPULATION
GROWTH ESTIMATED BY 2041



CONVENIENT PUBLIC TRANSPORT
ACCESS, ONLY A SHORT
DISTANCE TO BUS & TRAIN

BUILDING SERVICES



Modern, well-presented and
maintained common facilities



Male, female and disabled
amenities on each level



Security cameras
and monitoring



NBN & high speed fibre
options available for data



Two large hospital grade
lifts providing access
to all 6 levels



Ample onsite parking with
secure basement parking and
exclusive use spaces



Air-conditioning included
for base build open plan
layout in each tenancy



Turnkey fit out solutions
available to suit a variety
of health care professionals

LOCATION | NORTH LAKES



LOCATION

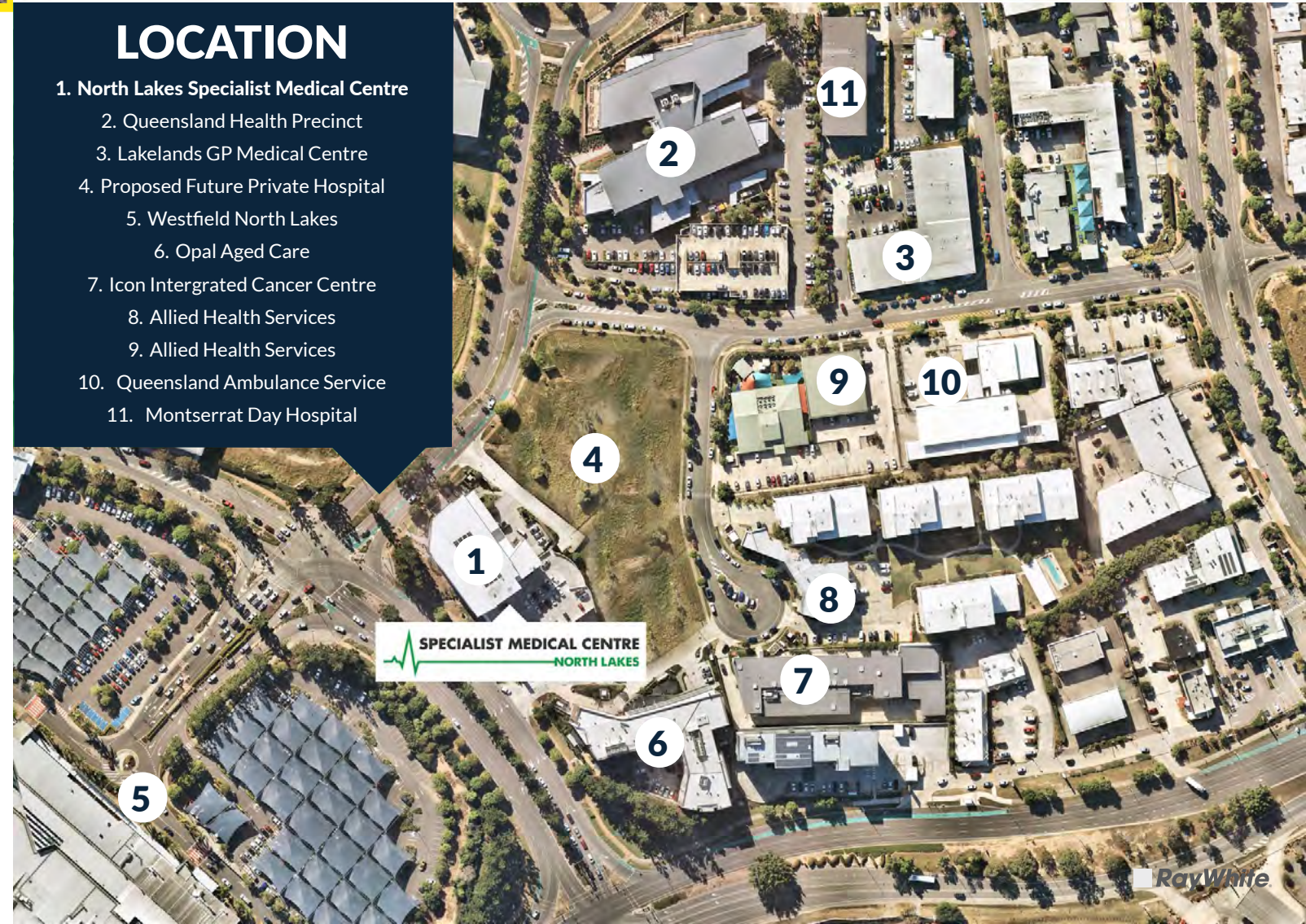
North Lakes is one of Australia’s leading Master Planned Communities being developed by renowned ASX listed developer, Stockland. North Lakes incorporates a vibrant mix of residential, commercial, retail, health, education and community facilities. North Lakes is located 25 kilometres north of the Brisbane CBD, 25 minutes from the Brisbane Airport and 45 minutes from the Sunshine Coast.

With an established population of 15,000 residents and growing, North Lakes is designed to accommodate 25,000 residents and create over 13,000 jobs. North Lakes is situated in the Moreton Bay Regional Council Local Government Area, which has enjoyed the second strongest population growth within South East Queensland, increasing by over 11,100 people and demanding over 2,750 additional dwellings per annum (2011).

North Lakes is one of South East Queensland’s fastest growing communities with international companies such as Ikea, Costco and Westfield making their home within the estate. With an estimated population growth between Mango Hill and North Lakes of around 60,000 within the coming years, North Lakes is the place to be!

LOCATION

1. North Lakes Specialist Medical Centre
2. Queensland Health Precinct
3. Lakelands GP Medical Centre
4. Proposed Future Private Hospital
5. Westfield North Lakes
6. Opal Aged Care
7. Icon Intergrated Cancer Centre
8. Allied Health Services
9. Allied Health Services
10. Queensland Ambulance Service
11. Montserrat Day Hospital



EXISTING SPECIALIST TENANTS

LEVEL 1



I-MED RADIOLOGY

At I-MED Radiology, we have a vision – to be the most respected and trusted medical imaging specialists in the world. That’s our vision, underpinned by our purpose – to save lives and reduce uncertainty.



TERRY WHITE CHEMIST

TerryWhite Chemmart is one of Australia’s leading retail pharmacy networks delivering frontline healthcare. With more than 450 community pharmacies across Australia, we are committed to delivering real chemistry to every community across Australia.



NORTHLAKES DOCTORS

We are a general practice attending to the needs of a wider community with support of a multi- disciplinary team. We use Best Practice software to record patient information. North Lakes Doctors has maintained its accreditation as a centre of excellence.

LEVEL 2



MORETON EYE GROUP

Moreton Eye Group has provided high-quality eye care to North Brisbane for over 30 years. We are one of the leading providers of specialist ophthalmic care in SE Queensland.



MORETON DAY HOSPITAL

Moreton Day Hospital is an independent private hospital that provides state-of-the-art facilities for surgeons and quality care for those seeking medical services in Northern Brisbane and the Sunshine Coast.



SULLIVAN NICOLAIDES PATHOLOGY

Sullivan Nicolaides Pathology is one of Australia’s largest and most respected diagnostic testing laboratories, regarded for our expertise in esoteric as much as routine testing. We are a member of the Sonic Healthcare group, a global company with a reputation for excellence.



ENTIRE HEALTH

Entire Health has been the premier Physiotherapy practice in Redcliffe since 1992. All Entire Health’s team members are committed to the professional delivery of health services and assisting you to maximise your health and lifestyle potential. Our team are constantly upgrading their knowledge ensuring the latest technology and techniques are utilised in your recovery/ improvement.



ETERNAL YOUTH AUSTRALIA

Eternal Youth Australia are specialists in offering revolutionary treatments that can help you look 5 – 10 years younger without surgery.



QUEENSLAND CARDIOVASCULAR GROUP

At QCG, we have been committed to providing comprehensive and compassionate cardiac services since 1993. Our team are experts at providing a holistic approach to each individual’s cardiovascular health.



NORTH LAKES DENTAL GROUP

We pride ourselves in looking after the oral health of our patients as well as doing the best we can to ensure that their requests are met.



BLOSSOMS CAFÉ

A Hidden Gem Cafe with a Passion for Food, Coffee, Service & Community. A true safe haven found on Level 2 in The North Lakes Specialist Medical Centre opposite Westfield in North Lakes. Cafe is open during weekdays, but catering, private function and venue hire is possible any time of the week or weekend.

LEVEL 3



FRESENIUS MEDICAL CARE

Fresenius Medical Care is the world's leading provider of products and services for individuals with renal diseases of which around 3.7 million patients worldwide regularly undergo dialysis treatment. We care for more than 344,000 patients in our global network of more than 4,000 dialysis clinics.



JP MEYER UROLOGY

Jon-Paul has worked at Redcliffe Hospital since 2009. His interests include general urology, all urological cancers, stone disease, benign prostate disease and female urology.



MYMIND PSYCHOLOGY

MyMind Psychology is a Psychology Practice providing psychological treatment and support for people of all ages, including children, adolescents and adults. Our psychologists work alongside General Practitioners, providing a collaborative approach to your mental health and wellbeing.



NORTH LAKES PAEDIATRIC DENTAL CARE

We are a specialist children's dentist in North Brisbane providing a full scope of paediatric dental care for infants, pre-schoolers, kids, teenagers and children with special needs throughout Brisbane and Queensland since 2007.



NORTHSIDE GENERAL SURGEONS

Dr Kasra Raufian
Dr Roderick Borrowdale
Dr Hugh McGregor



MORETON BAY ANAESTHESIA

Moreton Bay Anaesthesia is a group of fully qualified Specialist Anaesthetists providing services to Brisbane and surrounding areas. We provide the highest quality, safe and caring services to all our patients. We work with excellent surgeons and provide services to all major hospitals in Brisbane.



NORTH LAKES ENDOCRINOLOGY

NorthLakes Endocrinology provides a comprehensive outpatient clinical assessment and management of all aspects of endocrinology (diseases that affect your hormone glands) and diabetes related illnesses, both adult and paediatric.

LEVEL 4



ETHOS ORTHODONTICS

At ethos, we combine the latest orthodontic treatments for adults, teens and children, with a unique, tailored approach to patient care.



COMPLETE ENT

CompleteENT are a team of leading otolaryngologists who are proudly delivering outstanding care to adults and children with ear, nose and throat conditions in Queensland.

LEVEL 5



CARDIOVASCULAR CLINICS

CVC CardioVascular Clinics has been established to provide comprehensive quaternary cardiac care by a highly experienced team of Cardiologists.



LIFE FERTILITY CLINIC

Life Fertility is one of Australia's leading fertility clinics, based in Brisbane but also offering telephone and Skype consultations throughout Queensland and further afield. We create new life stories by bringing together world-leading science, the latest technology and human insight.



PSI BALANCE PSYCHOLOGY

Psi Balance Psychology's team of qualified psychologists offer a range of therapeutic services for adults, teenagers, children, couples and families.



DR TONY ALLWORTH

Dr Tony Allworth is an Infectious Diseases Physician and Microbiologist who trained in Sydney, Newcastle and Adelaide before moving to Brisbane in 1986. He has worked as Director Infectious Diseases, Infection Control, and Sexual Health & HIV Service at Royal Brisbane and Women's Hospital, and as a Visiting Medical Officer at a number of private hospitals in Brisbane.



BRISBANE PLASTIC & COSMETIC SURGERY

Dr. Philip Richardson is proud to serve his community. Through his work with Brisbane Plastic & Cosmetic Surgery in Hamilton and North Lakes, Dr. Richardson and his warm and caring staff are able to help patients from throughout South East Queensland achieve the look of their dreams.



TENANCY AVAILABILITY

AVAILABILITIES

Establish your practice within the North Lakes Specialist Medical Centre and become part of a uniquely specialised medical centre.

Ideally positioned to service the North Lakes area and surrounding growing Moreton Bay Region.

LEVEL 1
Tenancy 102B
150m²

LEVEL 2
Full Capacity

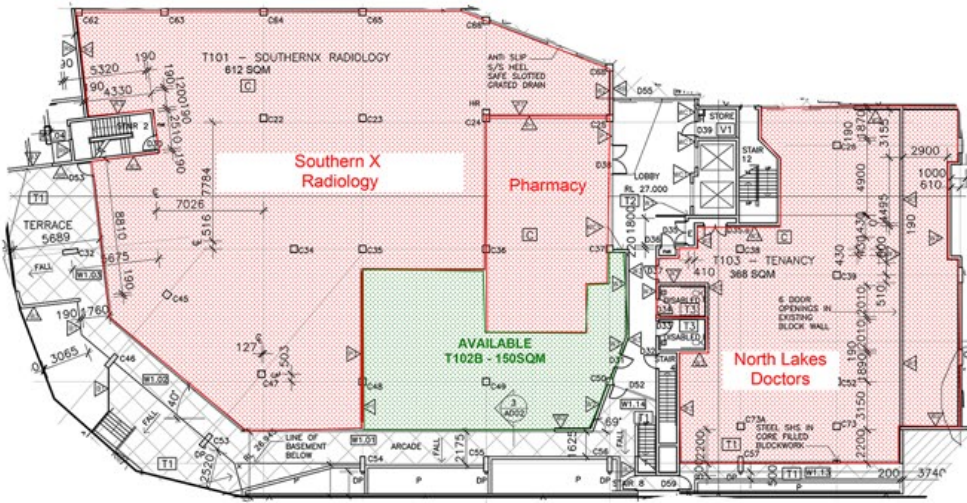
LEVEL 3
Tenancy 307
144m²

LEVEL 4
Tenancy 403-407
72m² -355m² options

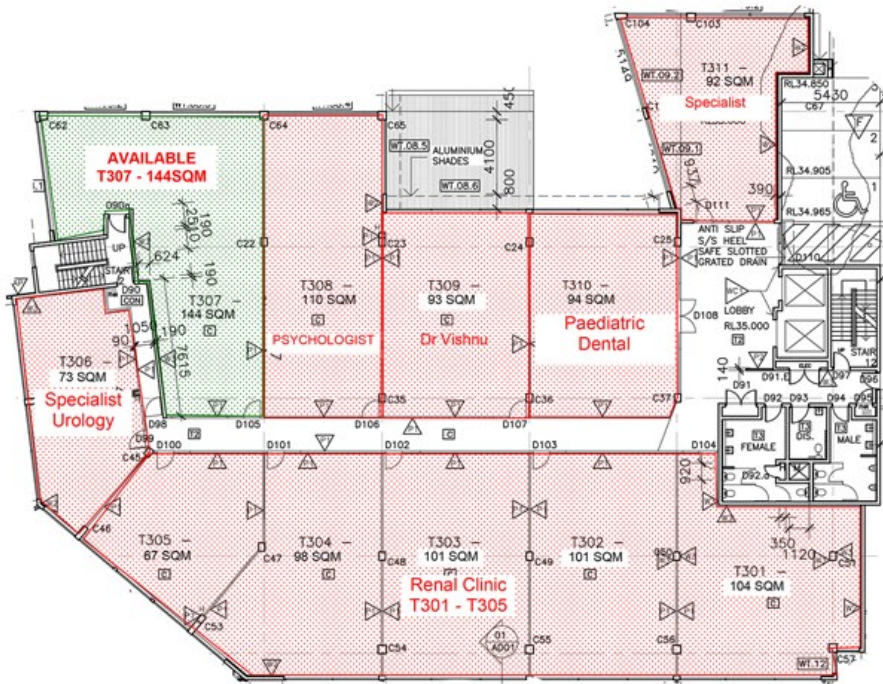
LEVEL 5
Tenancy 504
100m²



FLOOR PLANS



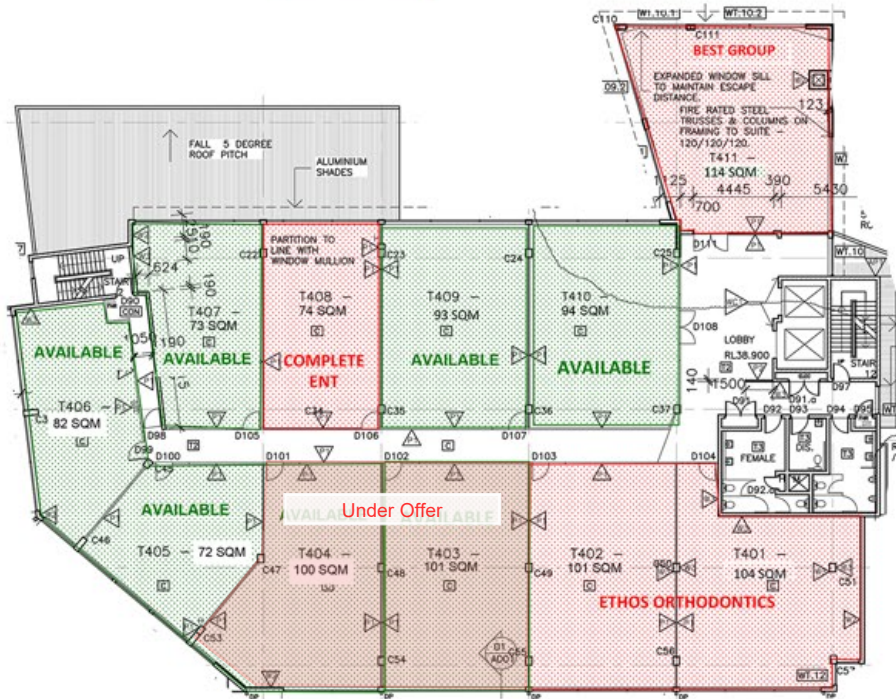
LEVEL 1



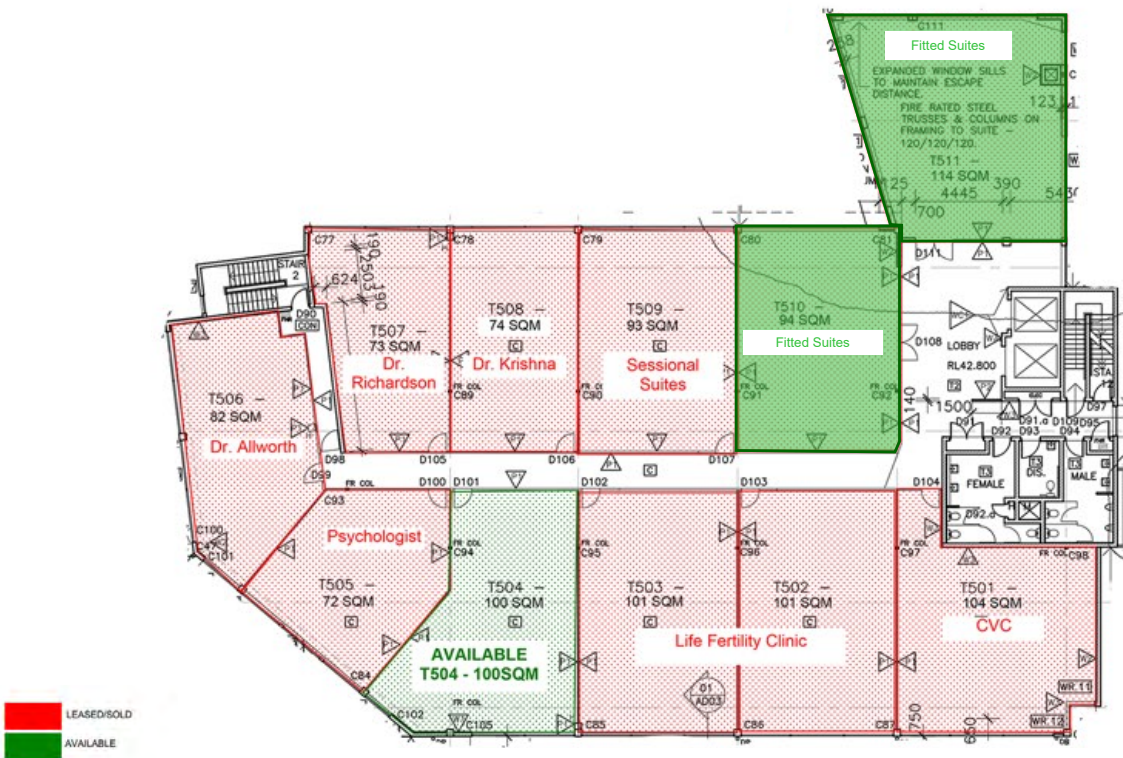
LEVEL 3

LEASED/SOLD
AVAILABLE

FLOOR PLANS



LEVEL 4



LEVEL 5

LEASE PROCESS

6 North Lakes Drive, North Lakes is available for lease in the office of Ray White Commercial TradeCoast.

A Commercial Tenancy Agreement for the lease of the property will be prepared and available on request.

Enquiries

All enquiries regarding information and requests for inspections are to be directed to the marketing agent below.

Contact Agent



FRANZ STAPELBERG

Ray White Commercial TradeCoast
Sales & Leasing Executive
0430 655 676
franz.stapelberg@raywhite.com

MEDICAL TRACK RECORD

Over the past 18 months.

1808 LOGAN ROAD, UPPER MOUNT GRAVATT

- One Care Family Practice
- I-Med Radiology
- Ramsay Health Pharmacy
- Psychology
- Lung Specialist
- IVF Specialist

MONTAGUE MARKETS WEST END

- Top health doctors
- Revive physiotherapy
- Psychologist

10 BRISBANE STREET, IPSWICH

- DVA
- Limestone Medical
- ChemPro Pharmacy

2-4 JUERS STREET, KINGSTON

- Wellcare Medical Centre

100 HOLMEAD RD, EIGHT MILE PLAINS

- Holmead Road Medical Centre

11A MUSGRAVE RD, INDOOROOPILLY

- Healthcare Doctors Indooroopilly

GREENSLOPES HOSPITAL

- Specialist suite Sale (orthopedics)

SUNNYBANK PRIVATE HOSPITAL

- Specialist suite (cardiologist)

215 JACKSON ROAD, SUNNYBANK

- Bodysmart Physio

724 IPSWICH ROAD, ANNERLEY

- Childcare and medical centre



MEDICAL TRACK RECORD

8 STUART STREET, BULIMBA

- OCD clinic
- Brighter Futures Child Psychology

APOLLO 7 BULIMBA

- 3 Psychologists
- 1 Chiropractor

PIPELINE (PRE-COMMITTED)

SPRINGWOOD HEALTH HUB

- GP Clinic
- Radiology
- IVF
- Day Hospital
- Physiotherapy

MT WARREN PARK VILLAGE

- Wellness Centre
- Childcare 120 Place
- Drive-Thru
- Psychology

YARRABILBA SPECIALIST CENTRE

- Radiology
- Cardiology
- Pharmacy

HIGHGATE HILL SPECIALIST CENTRE

- GP Clinic

CLONTARF

- GP Clinic

NORTHLAKES HEALTHHUB

- GP Clinic
- Radiology
- Pharmacy



LEGAL INFORMATION

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property (“Information”) is provided to the recipient (“you”) on the following conditions:

- 1.Brisbane Trade Coast Pty Ltd ABN 130 840 096 trading as Ray White Commercial TradeCoast and or any of its officers, employees or consultants (“we, us”) make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
- 2.All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
- 3.The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
- 4.You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
- 5.We are not valuers and make no comment as to value. “Sold/ leased” designations show only that stock is “currently not available” – not that the property is contracted/ settled. If you require a valuation, we recommend that you obtain advice from a registered valuer.
- 6.The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
- 7.Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
- 8.We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
- 9.No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
- 10.To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
- 11.You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
- 12.The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

SOURCES OF INFORMATION

Page	Content	Source
6	Location Particulars	ABS 2016
7	Location Particulars	ABS 2016
8	Location Map	Google Maps

Suite 3 / 28 Metroplex Avenue
MURARRIE QLD 4172
Phone: (07) 3899 5888
Fax: (07) 3899 5777
Email: franz.stapelberg@raywhite.com

, 2021

INTENTION TO LEASE

6 NORTH LAKES DRIVE, NORTH LAKES QLD 4509

We refer to your recent discussions with Franz Stapelberg concerning the above-mentioned property and list the following terms and conditions as a basis for the Formal Lease Agreement.

1.	Lessor	
2.	Lessee	ACN - Address – Contact –
3.	Property / Premises	6 North Lakes Drive, North Lakes QLD 4509
4.	RPD	L SP
5.	Area	Approximately sqm
6.	Lease Commencement Date	
7.	Primary Term	
8.	Option Terms	
9.	Commencing Annual Rent:	\$
10.	Rental Reviews:	Annually at CPI increases whichever is the greater on the anniversary of the lease commencement date and a market review at the beginning of the option term.
11.	Outgoings:	
12.	Permitted Use:	
13.	Lessee Signage	The Lessee shall have unrestricted right of access to install signage on the front façade of the building in accordance with any necessary body corporate approval. All signage is subject to final Lessor Approval.
14.	Rental Guarantee	A Cash Security Bond or Bank Guarantee equal to two (2) months gross rental made in favour of the Lessor will be required to guarantee the performance of the Lessee and if a Cash Bond, will be held throughout the lease term by the Lessor or the Lessor's Property Manager.

INITIALS

Lessee

Lessor



FRANZ STAPELBERG

Ray White Commercial TradeCoast
Sales & Leasing Executive
0430 655 676
franz.stapelberg@raywhite.com

Ray White Commercial TradeCoast
3/28 Metroplex Avenue
Murarrie QLD 4173

www.raywhitecommercialtradecoast.com

15.	Deposit	<p>In consideration of the Lessor accepting this offer, the Lessee agrees to transfer to the Ray White Commercial TradeCoast Trust Account the amount representing two (2) month rental.</p> <p>Upon commencement of the lease, this amount will be appropriated in full towards the payment of the first two (2) month's rental including GST.</p>
16.	Lessee Solicitor	<p>Name / Company:</p> <p>Phone:</p> <p>Address:</p> <p>Email:</p>
17.	Lessor Incentive	
18.	Special Conditions	

Should the above terms and conditions be acceptable to you, please sign where indicated on this Intention to Lease and return it to this office and arrange the transfer of the deposit to the Lessor's Agent's trust account. Your execution will constitute an offer by the Lessee to the Lessor to lease the above-mentioned premises on the terms and conditions herein set out. It is also hereby agreed that provided the Lessor accepts this offer, the terms and conditions herein contained shall then constitute a binding agreement between the Lessor and the Lessee until the Formal Lease Agreement is signed.

Accepted and Agreed:

The Lessee

Date

Witness

Date

The Lessor

Date

Witness

Date

INITIALS

Lessee

Lessor