

PROMINENT STATE-OF-THE-ART MEDICAL COMPLEX
JOIN KNOX HEALTH PRECINCT

MEDICAL SUPER CLINIC • DENTAL • RADIOLOGY • PHARMACY • ALLIED HEALTH • SPECIALIST CONSULTING SUITES • DAY SURGERY HOSPITAL

KNOX HEALTH

538 MOUNTAIN HIGHWAY | BAYSWATER
(CNR STUD ROAD)



Mountain Highway

Permit Approved for
33 Practitioners | Tenancy options ranging from
150sqm* - 4,500sqm*

ARTIST IMPRESSION

HEALTHCARE AND
SOCIAL INFRASTRUCTURE

FOR LEASE BY EXPRESSIONS OF INTEREST

CBRE

Building 1:

The ground floor is split into 5 tenants, which proposed will include a café, pharmacy, allied health, and potentially 2 general practices.

GROUND LEVEL

Tenancy 1	295sqm* (Potential Pharmacy)
Tenancy 2	150sqm* (Allied Health)
Tenancy 3	45sqm* (CAFÉ.)
Tenancy 4	590sqm* (proposed use general practice) Main Super Clinic. Pathology Collection Centre will just use one or two of the consulting rooms within the Super Clinic tenancies
Tenancy 5	145sqm* (proposed use general practice) After Hours GP Clinic or Allied Health

Total ground floor area 1,225sqm*

FIRST FLOOR

Tenancy 6	395sqm* - Dental
Tenancy 7	520sqm* – Allied Health, Physio, Suitable for integrated chemotherapy/oncology centre, dialysis or consulting suites. This area can also be converted with minimal effort into Day Surgery/Procedure (ie conversion to class 9 building) for cosmetic surgery or similar.

Total first floor 960sqm* (includes the lobby) on the basis of a single tenant for the whole floor

Total ground and first floor 2,185sqm*

Basement parking 25* single and 10 tandem car spaces



EXAMPLE FITOUT



EXAMPLE FITOUT



ARTIST IMPRESSION

MULTIPLE TENANCY OPTIONS AVAILABLE RANGING FROM 150SQM* -4,500SQM* ACROSS TWO (2) SEPARATE BUILDINGS.

PERMIT APPROVED FOR 33 PRACTITIONERS WITH PARKING FOR 134* CAR SPACES ACROSS BOTH BASEMENT AND OPEN-AIR SPACES

Building 2:

The ground floor is split between Tenancy 1 and 2, each are provided with individual and amenities (male/female/disabled toilets).

GROUND LEVEL

Tenancy 1 (Eastern section)	Specialist Consulting Suites – 11 consulting rooms with two separate receptions (381sqm*)
Tenancy 2 (Western section)	535sqm* proposed use Radiology- consists of 3 ultrasound rooms, CT, MRI, Xray, OPG, waiting area, reception, staff room, etc.

FIRST FLOOR

Day Hospital – LEASED to Direct Endoscopy Day Hospital
Comprehensive Day Hospital facilities and surgical lists available – would suit urology, plastic/cosmetic surgery, ophthalmology, gynaecology/IVF, general surgery, vascular (varicose veins), dental extractions and others

Tenancy 3 998sqm*

Basement parking 25* single car spaces (which includes a garage for 1 car)

74* external car parks for the entire complex. These are for public use.

UNPRECEDENTED HEALTHCARE OPPORTUNITY ALLOWING FOR GP, SPECIALIST, DENTAL, PHARMACY, ALLIED HEALTH, DAY SURGERY OR FULL SERVICE OFFERING

Anchored by Direct Endoscopy Day Hospital - multiple existing facilities across both metro Melbourne and the Mornington peninsula.



ARTIST IMPRESSION



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Striking internal design features and an abundance of natural light

+ Positioned within the VPA planned Wantirna Health Precinct and less than 3 minutes* from the **Knox Private Hospital**, one of the largest private hospitals in Australia and Wantirna Health.



Westfield Knox Shopping Centre only 2.6km* away

+ Favourable demographic trends with the Bayswater population expected to **increase by 46% by 2041**



Knox Private Hospital 1.8km* away



Under construction due for completion May 2021

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.

