

# Premium healthcare investment opportunity.

## POSITIONED WITHIN A PROVEN HEALTHCARE CORRIDOR

A medical commercial asset positioned in the heart of Meadowbrook's established healthcare precinct, designed to support long-term healthcare demand, specialist operators and resilient investment performance.



Healthcare focused asset



Long term demand drivers



Premium medical positioning



Strategic connectivity

Modern healthcare space designed for long term investment confidence.

# Three opportunities. One destination.

A snapshot of the available healthcare investment opportunities within Meadowbrook Health Hub, bringing together secure long-term income, established healthcare operators and future value-add potential within one integrated medical destination.

# Essential healthcare. Enduring investment performance.

Healthcare assets combine resilient demand, long-term leases and established operators to deliver enduring investment confidence.



**PURPOSE BUILT**  
Designed for long-term healthcare performance



**LONG LEASES**  
Secure income from established leases



**90+ BAYS**  
Exceptional parking for patients and staff



**ADJECENT TO**  
Logan Hospital & medical precincts



**INVESTMENT CHOICE**  
Multiple opportunities across healthcare assets



**GROWING DEMAND**  
Driven by population growth and ageing demographics



**DEFENSIVE ASSET**  
Essential services support resilient long-term performance

| STATUS   | TENANCY  | TENANT              | LEASE TERM        | SPACE SIZE M <sup>2</sup> | LEASE START DATE | CURRENT LEASE \$/SQM | ESCALATION              | PARKING BAYS | CURRENT PARKING RATE PER DAY PER MONTH | FIT-OUT OWNERSHIP     | TOTAL RENT INC PARKING |
|----------|----------|---------------------|-------------------|---------------------------|------------------|----------------------|-------------------------|--------------|--|-----------------------|------------------------|
| FOR SALE | Lot 2 T1 | MSH                 | 10 years          | 930                       | 1 March 2026     | 785                  | 4% pa                   | 54           | 250                                    | Landlord              | <b>\$892,050</b>       |
| FOR SALE | Lot 2 T2 | Vacant              | -                 | 374                       | -                | 850                  | -                       | 10           | 260                                    | Landlord (warm shell) | <b>\$349,100</b>       |
| FOR SALE | Lot 3    | Lumus               | 10 years          | 803                       | 13 June 2025     | 781.20               | 3.5% or CPI (higher of) | 20           | 260                                    | Tenant                | <b>\$689,795</b>       |
| FOR SALE | Lot 4 T1 | Ben Stoner Pharmacy | 10 Years          | 163                       | October 2026*    | 1000                 | CPI +1.5%               | 5            | 250                                    | Landlord              | <b>\$178,000</b>       |
| FOR SALE | Lot 4 T2 | QML Pathology       | 10 years 6 months | 65                        | 1 Feb 2026       | 1200                 | 3.5% or CPI (higher of) | 3            | 250                                    | Landlord              | <b>\$87,000</b>        |

# In the heart of Logan's healthcare ecosystem.

**CONNECTED. ACCESSIBLE. ESTABLISHED.**

Meadowbrook Health Center is strategically positioned within one of Logan's most established healthcare precincts, surrounded by major medical infrastructure, specialist providers and a growing healthcare community.

With direct access to key transport corridors and proximity to essential services, the asset is ideally positioned to support long-term healthcare demand and specialist healthcare operators.

This is a proven location for healthcare investment, delivering strong fundamentals, ongoing infrastructure growth and enduring demand for medical and allied health services.

## HEALTHCARE FACILITIES & HOSPITALS

- Meadowbrook Medical Centre **1 MIN**
- Sullivan Nicolaides Pathology **1 MIN**
- Logan Hospital **2 MINS**
- Qscan Logan Hospital **2 MINS**
- Queensland X-Ray Logan **2 MINS**
- Logan Specialist Centre **2 MINS**
- TAFE Health Training Facilities **3 MINS**
- Sunnybank Private Hospital **18 MINS**
- Princess Alexandra Hospital **25 MINS**



25 mins  
Brisbane CBD



30 mins  
Brisbane Airport



45 mins  
Gold Coast



30 mins  
Ipswich



10 mins  
Logan Central



# A resilient investment class built for the future.

Healthcare property has consistently outperformed traditional commercial real estate, underpinned by essential services and powerful demographic tailwinds.



**ESSENTIAL SERVICES WITH ONGOING DEMAND**  
Healthcare is a non-discretionary need with structural, long-term demand.



**LONG-TERM TENANCIES REDUCE VACANCY RISK**  
Healthcare tenants typically sign longer leases, providing income stability.

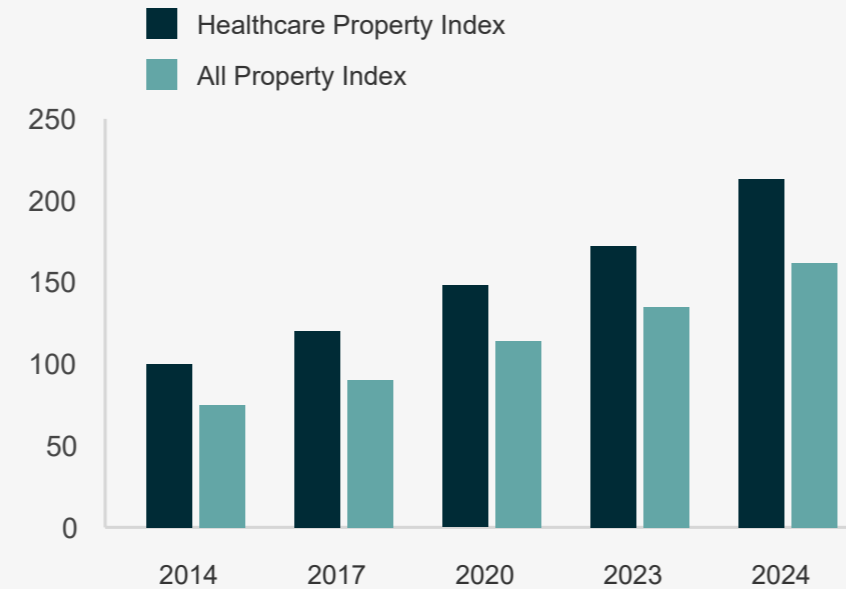


**OPERATOR STICKINESS SUPPORTS RETENTION**  
High fit-out costs and operational integration drive long-term tenant retention.



**LOWER VOLATILITY & DEFENSIVE INCOME**  
Healthcare real estate has historically shown lower volatility through market cycles.

## HEALTHCARE PROPERTY OUT-PERFORMANCE\*



Healthcare property has delivered higher total returns with lower volatility over the long term.

\* Source: MSCI Australia Annual Property Index

# Built for care. Backed by demand.

Essential healthcare services continue to benefit from increasing utilisation, population growth and ongoing infrastructure investment.

Healthcare demand continues to grow, driven by population growth, increasing service utilisation and ongoing investment in healthcare infrastructure.

Demand for medical consulting, diagnostics, pathology, pharmacy and allied health services continues to strengthen, supporting both healthcare operators and the assets they occupy.

Underpinned by essential services and long-term demographic trends, healthcare property remains one of Australia's most resilient commercial asset classes.



**\$25B+**  
Health infrastructure pipeline Australia-wide



**90%+**  
Occupancy in medical assets nationally



**2.5x**  
Population growth 65+ vs overall population



**25%**  
Increase in GP attendances in 10 years



### INVESTMENT TAKEAWAY

Healthcare real estate is underpinned by essential services and powerful demographic tailwinds delivering durable income and long term capital growth.

# Meadowbrook Health Centre is built for today & tomorrow.

Completed in 2025, Meadowbrook Health Hub is a purpose-built healthcare facility located within one of Logan's established medical precincts.

Positioned adjacent to Logan Hospital, the facility combines modern medical infrastructure, flexible tenancy configurations and patient-focused environments.

Home to a growing mix of healthcare providers, the building supports an integrated healthcare ecosystem focused on collaboration, accessibility and quality patient care.

With modern facilities, abundant parking and lift access throughout, Meadowbrook Health Hub is designed to support medical, diagnostic and allied health operators.

## KEY HIGHLIGHTS

- Purpose-built healthcare facility
- Located within Logan's established health precinct
- Adjacent to Logan Hospital
- Home to leading healthcare operators
- Modern medical infrastructure throughout
- Flexible healthcare tenancy opportunities
- Abundant on-site parking for patients and staff
- Lift access and DDA-compliant design
- Premium presentation and patient experience



**A DESTINATION FOR MODERN HEALTHCARE DELIVERY.**

Bringing together healthcare providers, specialist services and supporting infrastructure within one integrated healthcare environment.

# Three opportunities within one integrated healthcare location.



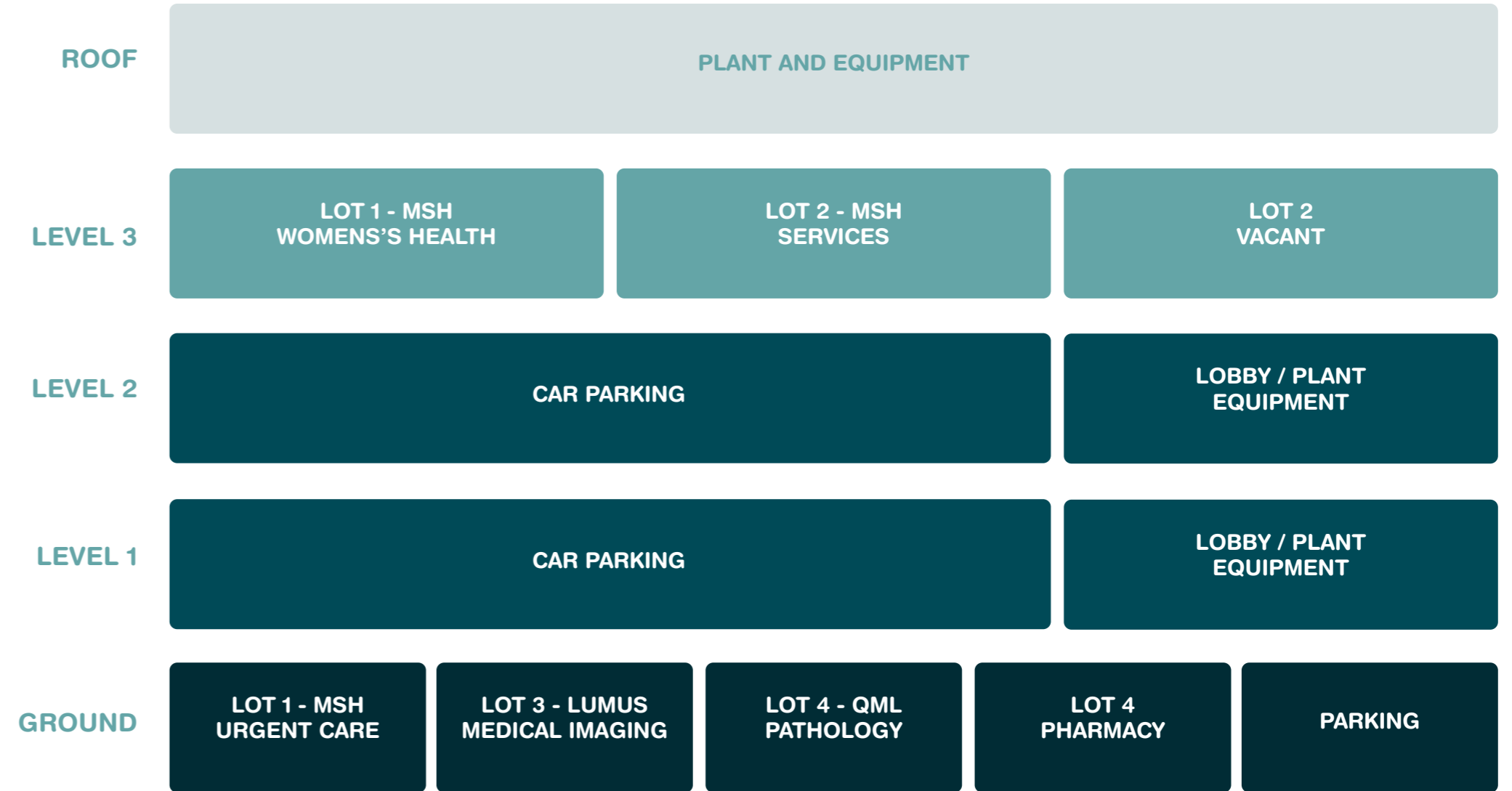
GROUND LEVEL

LEVEL 3

SOLD  FOR SALE



# Stacking plan



# Lot 3

## EXISTING MEDICAL IMAGING TENANT

Lot 3 presents an opportunity to acquire a fully leased medical imaging investment underpinned by a secure 10-year lease and an established healthcare operator.

Purpose-built for imaging services, the tenancy includes specialised medical infrastructure, reporting facilities, consulting areas and advanced diagnostic equipment accommodation. The long-term lease provides immediate income certainty while benefiting from strong referral networks and ongoing healthcare demand.

- Secure 10-year lease in place
- Established medical imaging operator
- Immediate income-producing asset
- 15 exclusive parking bays
- Fixed annual rental growth
- Essential healthcare service



FULLY FITTED OUT WITH FIT OUT OWNED BY LANDLORD



| LOT | TENANT | AREA M <sup>2</sup> | PARKING BAYS  | CURRENT LEASE | FIT-OUT       | LEASE RATE SQM                                  | PARKING RATE          | ESCALATION               | TOTAL RENT INC PARKING |
|-----|--------|---------------------|---------------|---------------|---------------|---|-----------------------|--------------------------|------------------------|
| 3   | LUMUS  | 800                 | 20 with lease | 10 years      | Full landlord | \$800 - starting rent for lease and car parking | \$250 PER BAY / MONTH | 3.5% or CPI (highest of) | <b>\$689,795</b>       |

# Lot 3 - 3D floorplan

## PURPOSE-BUILT MEDICAL IMAGING FACILITY

Lot 3 features a purpose-built medical imaging layout designed to support specialist healthcare delivery, efficient patient movement, and streamlined clinical workflows.

The layout has been carefully configured to support patient access, staff workflow, and seamless day-to-day operations across reception, consultation, imaging, and reporting functions.

With specialist infrastructure already in place, the tenancy offers a practical and highly efficient environment suited to modern diagnostic healthcare services.

- Purpose-built imaging layout
- Efficient patient circulation
- Functional diagnostic workflow
- Specialist healthcare fit-out
- Large-scale tenancy configuration

*3D floorplan shown is conceptual only and is not intended to represent an exact reflection of the tenancy, fit-out or final built form.*



A woman in blue scrubs is running through a hospital hallway, looking determined. Another person in blue scrubs is visible in the background, also running. The hallway has large windows and a clean, modern appearance.

# HEALTHCARE DOESN'T STOP DURING A DOWNTURN.

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PEOPLE DON'T STOP NEEDING QUALITY HEALTHCARE WHEN MARKETS SLOW,  
MAKING ESSENTIAL MEDICAL SERVICES ONE OF THE MOST RESILIENT  
SECTORS OF THE ECONOMY.

# Lot 2 - T1 & T2

## EXISTING PHARMACY & QML TENANTS

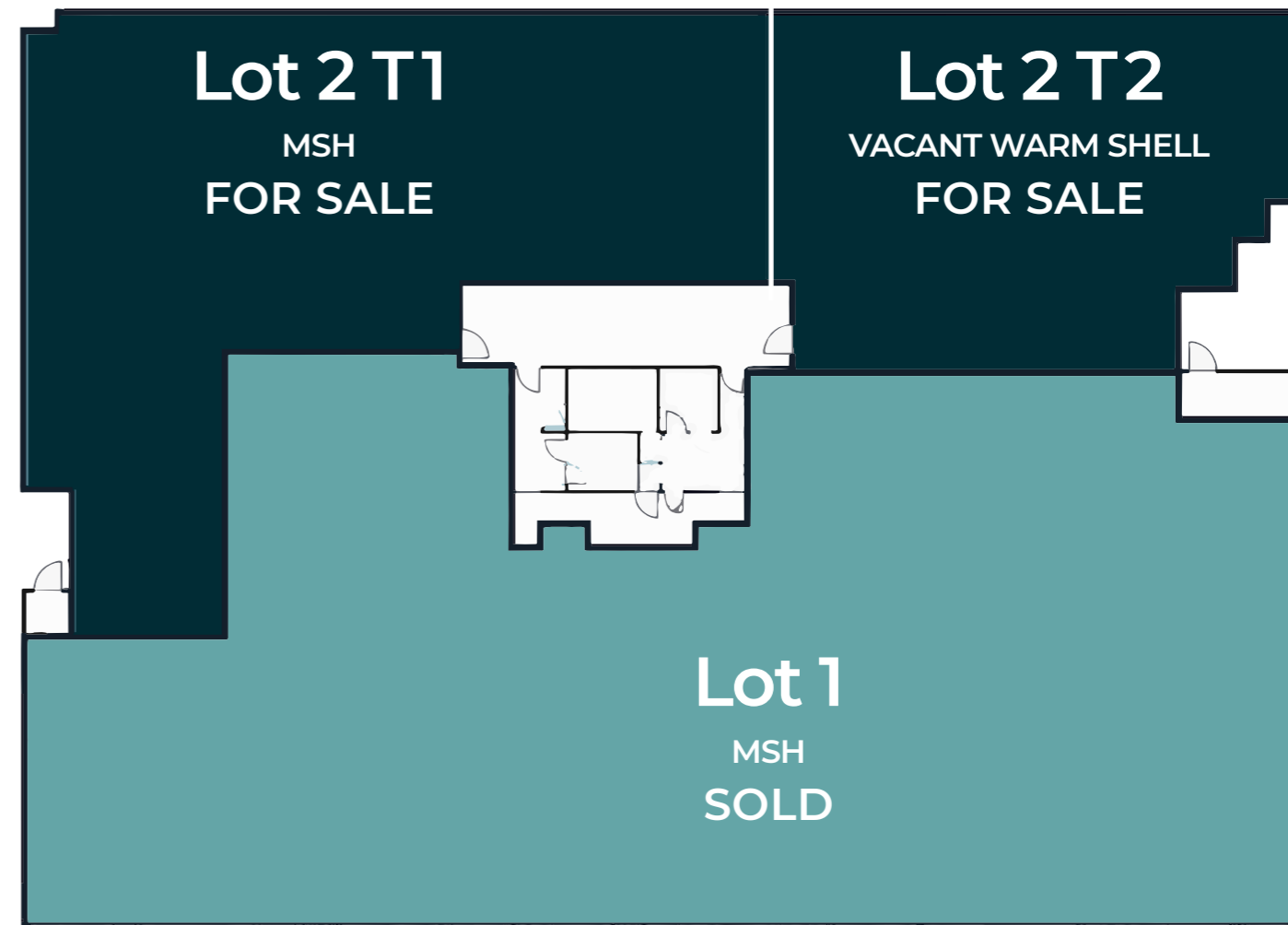
Lot 2 presents a rare opportunity to secure a substantial healthcare tenancy holding comprising both an established leased investment and a vacant tenancy ready for occupation.

The property provides immediate income security through the existing long-term lease while offering flexibility to lease, occupy or further enhance the vacant tenancy. Suitable for a range of healthcare, allied health and professional service operators, the opportunity combines stable cashflow with future growth potential.

- Secure 10-year leases in place for T1
- Established Metro South Health tenant
- Immediate income-producing asset



FULLY FITTED OUT WITH FIT OUT OWNED BY LANDLORD



| LOT  | TENANT | AREA M <sup>2</sup> | PARKING BAYS | CURRENT LEASE | FIT-OUT       | LEASE RATE SQM                                  | PARKING RATE          | ESCALATION               | TOTAL RENT INC PARKING |
|------|--------|---------------------|--------------|---------------|---------------|---|-----------------------|--------------------------|------------------------|
| 2-T1 | MSH    | 930                 | 54           | 10 years      | Full landlord | \$785 - starting rent for lease and car parking | \$250 PER BAY / MONTH | 3.5% or CPI (highest of) | <b>\$892,050</b>       |
| 2-T2 | vacant | 374                 | 10           | -             | Warm landlord | \$850 - starting rent for lease and car parking | \$260 PER BAY / MONTH | -                        | <b>\$349,100</b>       |

# Lot 2 - 3D floorplan

## FLEXIBLE DUAL-TENANCY OPPORTUNITY

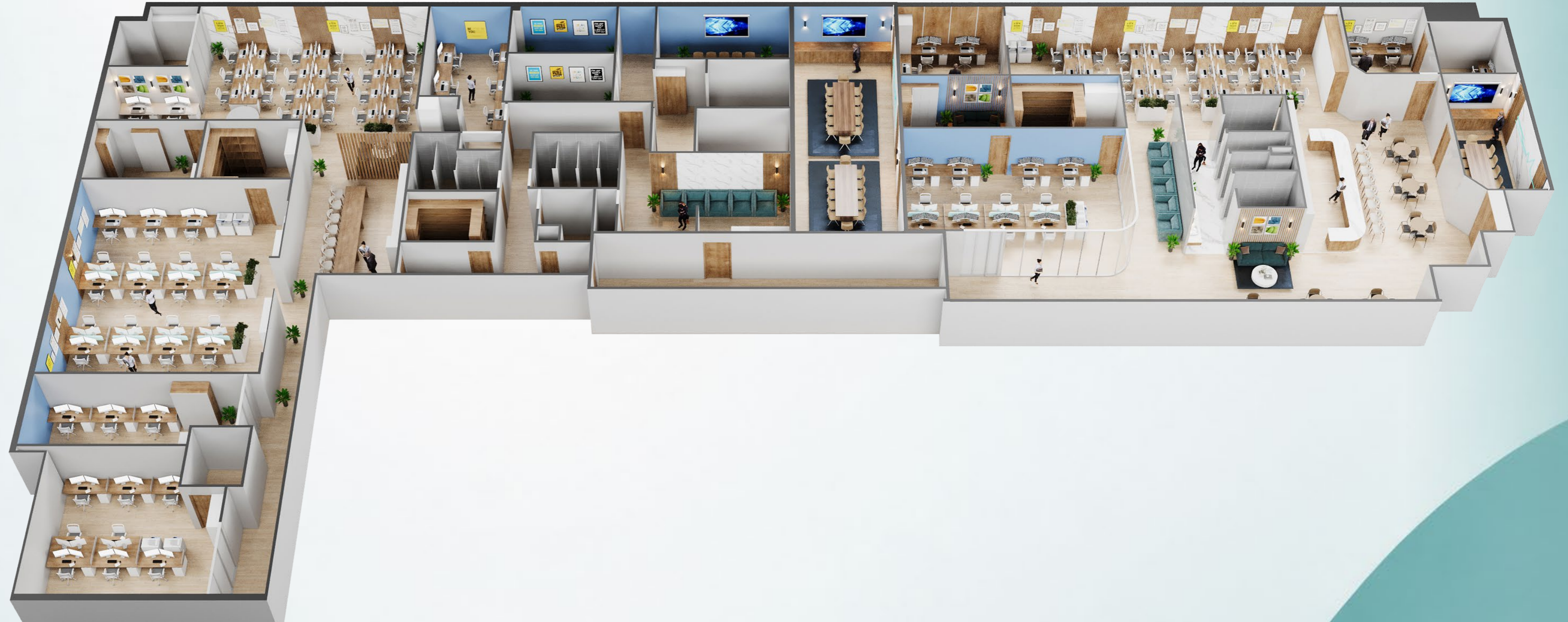
Lot 2 offers a highly functional dual-tenancy configuration combining secure existing income with future leasing or owner-occupier flexibility.

The floorplan provides large, efficient floorplates with strong accessibility and practical internal layouts suited to healthcare, allied health, professional services, or specialist medical operators.

With both established occupancy and vacant space ready for fit-out or immediate activation, Lot 2 presents a highly versatile opportunity within the broader healthcare precinct.

- **Dual tenancy configuration**
- **Large flexible floorplates**
- **Strong accessibility and circulation**
- **Occupy, lease or reposition potential**
- **Suitable for healthcare or commercial use**
- **Essential healthcare service**

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A photograph of a doctor in a white lab coat and glasses, with a stethoscope around her neck, sitting on a grey sofa. She is pointing at a tablet held by a woman with long dark hair wearing a bright yellow top. They are in a modern office or clinic setting with a large window in the background showing a person in a white lab coat. A potted plant is visible to the left of the sofa.

# DESIGNED FOR CARE. BUILT FOR INVESTMENT.

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PURPOSE-BUILT HEALTHCARE FACILITIES ATTRACT SPECIALISED OPERATORS,  
SIGNIFICANT FIT-OUT INVESTMENT AND LONG-TERM OCCUPANCY THAT SUPPORTS  
ENDURING ASSET PERFORMANCE.

# Lot 4 - T1 & T2

## EXISTING PHARMACY & QML TENANTS

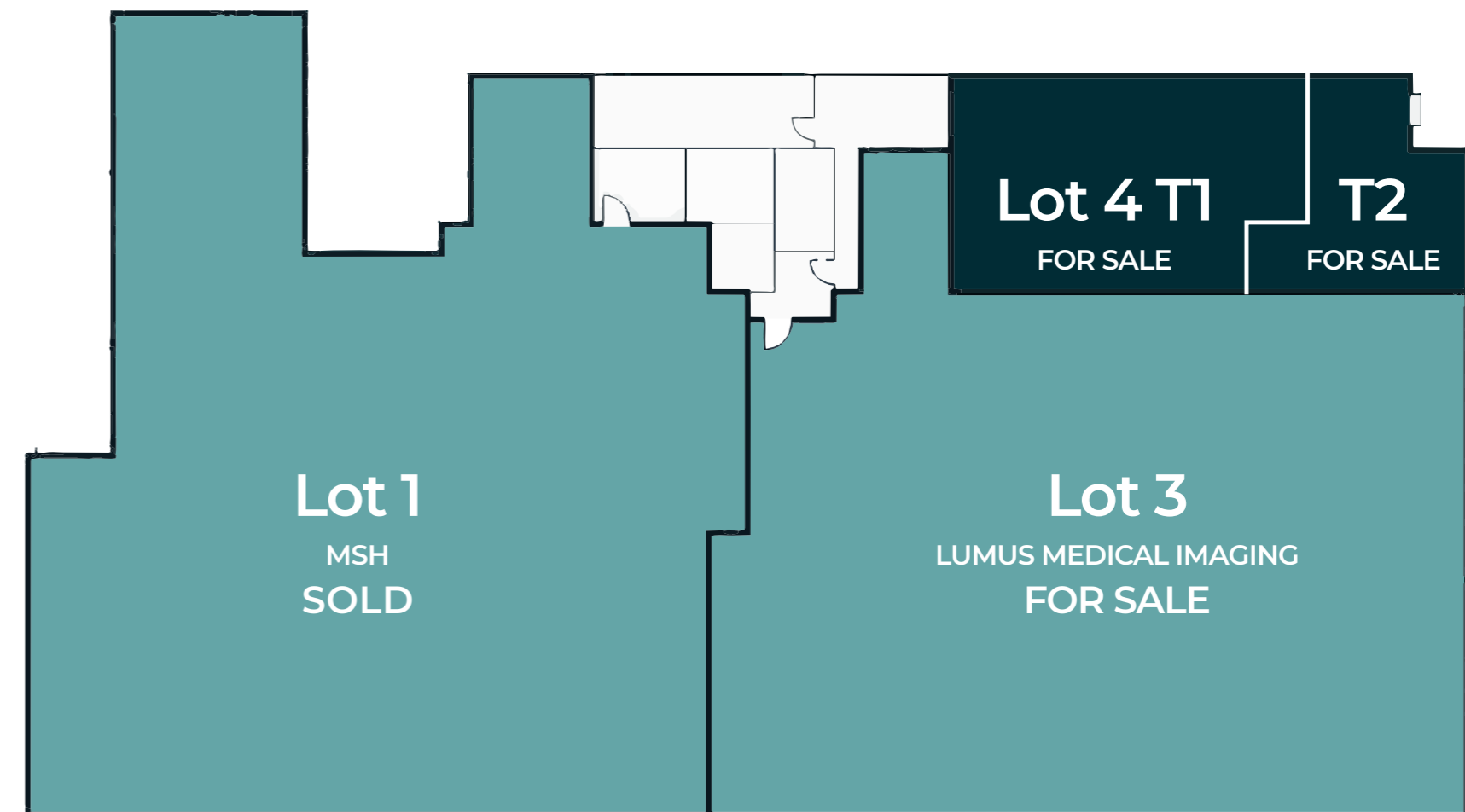
Lot 4 presents an opportunity to acquire two fully leased healthcare tenancies underpinned by secure long-term lease agreements.

Comprising a purpose-built pharmacy and pathology suite, the tenancies benefit from complementary healthcare services, established patient demand and modern landlord-funded fit-outs designed specifically for healthcare use.

- Secure 10-year leases in place
- Established pharmacy & pathology operators
- Immediate income-producing asset
- Full landlord fit-outs completed
- Strong patient referral environment
- Essential healthcare service offering



FULLY FITTED OUT WITH FIT OUT OWNED BY LANDLORD



| LOT  | TENANT | AREA M <sup>2</sup> | PARKING BAYS | CURRENT LEASE | FIT-OUT       | LEASE RATE SQM                                   | PARKING RATE          | ESCALATION               | TOTAL RENT INC PARKING |
|------|--------|---------------------|--------------|---------------|---------------|--|-----------------------|--------------------------|------------------------|
| 4-T1 | LUMUS  | 163                 | 8            | 10 years      | Full landlord | \$1000 - starting rent for lease and car parking | \$250 PER BAY / MONTH | CPI + 1.5%               | <b>\$178,000</b>       |
| 4-T2 | QML    | 65                  | 3            | 10 years      | Full landlord | \$1200 - starting rent for lease and car parking | \$250 PER BAY / MONTH | 3.5% or CPI (highest of) | <b>\$87,000</b>        |

# Lot 4 - 3D floorplan

## COMPLEMENTARY HEALTHCARE TENANCIES

Lot 4 combines pharmacy and pathology services within a highly efficient dual-tenancy layout, creating a complementary healthcare offering designed to support strong patient convenience and operational efficiency.

The floorplan has been carefully configured to allow both tenancies to operate independently while benefiting from close proximity within the broader healthcare precinct.

Purpose-built internal layouts, practical customer access, and modern fit-outs provide functional healthcare environments designed for efficient day-to-day operations and long-term tenancy performance.

- Dual tenancy configuration
- Efficient customer access
- Functional healthcare layouts
- Purpose-built fit-outs
- Strong complementary tenancy mix

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# ESSENTIAL TODAY. ESSENTIAL TOMORROW.

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POPULATION GROWTH, AGEING DEMOGRAPHICS AND EXPANDING MEDICAL SERVICES CONTINUE TO STRENGTHEN THE LONG-TERM OUTLOOK FOR QUALITY HEALTHCARE PROPERTY.

# Why healthcare operators choose Meadowbrook

## AN INTEGRATED HEALTHCARE ECOSYSTEM

Meadowbrook Health Centre has been designed to bring together complementary healthcare services within a single destination, creating a connected environment that supports patients, practitioners and healthcare operators alike.



### DIRECT ADJACENCY TO LOGAN HOSPITAL

Positioned within one of South East Queensland's most established healthcare precincts.



### COMPLEMENTARY HEALTHCARE TENANTS

Medical imaging, pathology, pharmacy and healthcare services operating from one location.



### ESTABLISHED PATIENT CATCHMENT

Servicing the growing Logan, Redlands and Scenic Rim communities.



### PURPOSE-BUILT HEALTHCARE ENVIRONMENT

Designed specifically for medical, consulting and allied health uses.



### STRONG REFERRAL NETWORKS

Healthcare operators benefit from proximity to related healthcare services.



# Ready to discuss the opportunity?

Whether you're seeking a secure healthcare investment, owner-occupier opportunity or future growth asset, Meadowbrook Health Centre offers a rare opportunity within one of Logan's most established healthcare precincts.

Arrange an inspection, request lease documentation or discuss available opportunities with the exclusive marketing agents.



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