

An aerial photograph of Garden City Office Park at sunset. The image shows a large, modern office complex with multiple buildings, surrounded by lush green trees and a parking lot. The sky is a mix of orange, yellow, and blue, indicating the time is either dawn or dusk. The overall scene is well-lit and vibrant.

GOVERNMENT BACKED INCOME. LONG-TERM SECURITY.

BUILDING 5

Garden City Office Park
Eight Mile Plains, Queensland

A premium office investment leased to
Metro South Health (Queensland Health)

EXECUTIVE SUMMARY

Building 5 at Garden City Office Park presents an opportunity to acquire a premium office investment fully leased to Metro South Health (Queensland Health), one of Queensland's largest public healthcare providers.

Positioned within one of South-East Queensland's most established commercial precincts, the asset combines secure government-backed income, built-in rental growth and excellent connectivity to Brisbane's major transport infrastructure.

Underpinned by a long-term lease to an essential healthcare occupier, Building 5 offers investors a compelling balance of income security, defensive sector exposure and future performance.



Premium asset.
Exceptional positioning.

OPPORTUNITY HIGHLIGHTS

100%

Leased Investment

969 SQM

Gross Building Area

41

Onsite Car Parks

8 Years

Lease Term

\$607,539

Annual Net Income

MSH

Tenant Covenant

3.75% / CPI

Annual Reviews



GOVERNMENT-BACKED ESSENTIAL SERVICES.

Metro South Health is one of Queensland's largest public healthcare services, delivering essential healthcare services across Brisbane's southern metropolitan region.

As part of Queensland Health, Metro South Health supports a substantial network of hospitals, healthcare facilities and community services, providing critical healthcare delivery to a large and growing population base.

Its occupation of Building 5 reflects a long-term operational commitment to the location and reinforces the asset's strong covenant profile.



COVENANT DRIVERS

Security

Backed by Queensland Government

Sector

Essential healthcare infrastructure

Stability

Long-term operational commitment

Quality

Institutional-grade tenant profile

Resilience

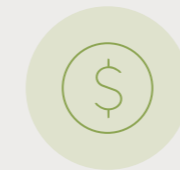
Defensive through market cycles

Necessity

Healthcare doesn't stop in a downturn

INVESTMENT HIGHLIGHTS

A secure, long-term investment underpinned by a government-backed tenant, essential service demand and a high-quality office asset in a strategic location.



Income

Secure day-one cash flow from settlement



Lease

Strong tenure supporting reliable returns



Reviews

Built-in annual rental escalation



Parking

Generous onsite parking allocation



Location

Established Eight Mile Plains office precinct



Access

Connected to major transport corridors



Asset

Premium office with modern fit-out



Amenity

Strong surrounding retail and lifestyle



Scale

969sqm of high-quality office space

OPPORTUNITY OVERVIEW

Building 5 presents a premium office investment within Garden City Office Park, fully leased to Metro South Health (Queensland Health) and underpinned by secure long-term income.

The building offers a highly functional workplace environment with strong natural light, excellent accessibility and significant onsite parking, providing a compelling investment opportunity within a tightly held office market.

Its combination of tenant quality, strategic positioning and defensive healthcare exposure creates a rare opportunity to secure an institutional-grade commercial asset backed by essential government services.



**SECURE.
PREMIUM.
INVESTMENT.**



SPACE

969 SQM



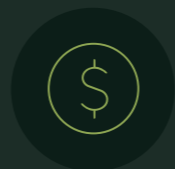
PARKING

36 on-grade - 5 undercroft



LEASE

8 years + options



INCOME

\$607,539 Net income from Jan 2026



RENTAL GROWTH

3.75% / CPI - Annual escalation Greater of both

BUILDING 5 FLOORPLANS

Ground floor

First floor



Layout

Efficient floorplates across two levels

Flow

Logical circulation throughout both floors

Workspace

Balanced mix of open and private

Flexibility

Adaptable to evolving occupier needs

Function

Designed for operational efficiency



HEALTHCARE DOESN'T STOP
DURING A DOWNTURN.

The need for high-quality healthcare space continues to grow as population expansion and healthcare demand accelerate across South-East Queensland.

Premium medical office accommodation within established precincts remains increasingly valuable, supported by strong demand and limited availability.

GARDEN CITY OFFICE PARK



Garden City Office Park has established itself as one of South-East Queensland's most highly regarded office park environments, offering occupiers a premium workplace setting within a mature and well-established commercial precinct.

The park combines quality office accommodation, landscaped surrounds and a professional business environment designed to support long-term operational requirements.

Its campus-style setting creates a workplace experience that balances functionality, accessibility and amenity, making it highly attractive to government, healthcare and corporate occupiers seeking quality accommodation in a proven commercial location.

With a strong reputation for tenant retention and long-term occupation, Garden City Office Park continues to attract organisations seeking stability, quality and a professional workplace environment.



PREMIUM.
ESTABLISHED.
ENDURING.



Campus

Low-rise office configuration with open surroundings



Grounds

Established landscaping across the entire precinct



Presentation

High-quality buildings with strong visual appeal



Parking

Generous onsite and undercroft bay allocation



Community

Diverse mix of established long-term occupiers



Retention

Proven history of stable long-term occupancy



STRATEGIC LOCATION

Building 5 at Garden City Office Park benefits from a highly strategic location within Eight Mile Plains, one of Brisbane's most established commercial precincts.

Positioned within Brisbane's southern corridor, the asset offers immediate access to major motorway infrastructure, strong surrounding amenity and excellent connectivity to key business, logistics and population centers.

Supported by significant infrastructure investment and sustained population growth across South-East Queensland, the location continues to attract strong occupier demand from both government and private enterprise.



15 MINS
Brisbane CBD



45 MINS
Gold Coast



2 MINS
Pacific Motorway



3 MINS
Gateway Motorway



20 MINS
Brisbane Airport



Walk to
Train station

SOUTH EAST QUEENSLAND ECONOMIC OUTLOOK

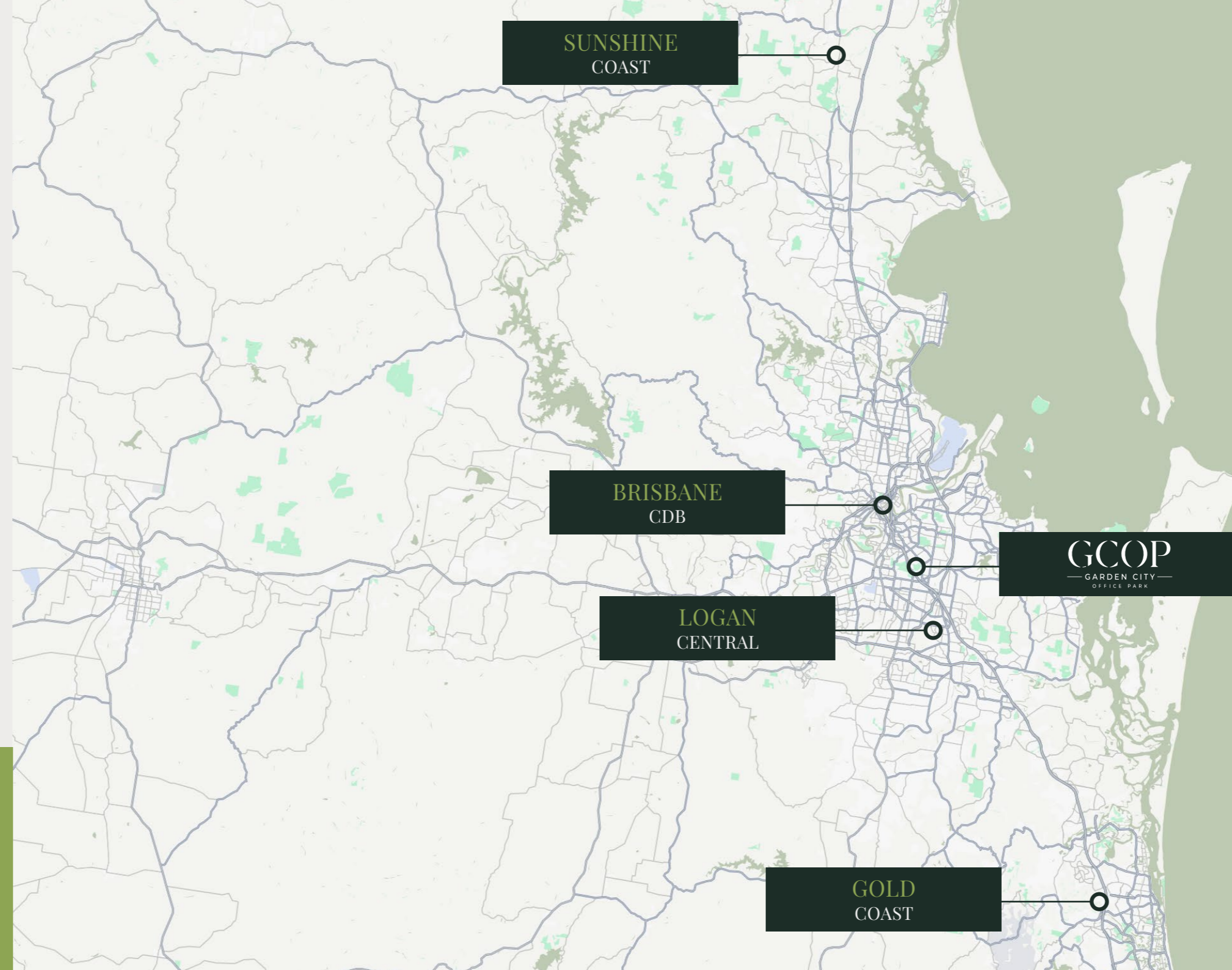
South-East Queensland continues to strengthen as one of Australia's most dynamic economic regions, supported by sustained population expansion, major infrastructure investment and increasing demand across essential service sectors.

These macroeconomic drivers continue to support long-term demand for high-quality commercial assets positioned within established employment and healthcare corridors.

Located within Brisbane's southern corridor, Building 5 benefits from strong regional fundamentals that underpin long-term occupier demand and investment performance.



A region of scale.
A future of opportunity.



4.1M+
Residents across South-East Queensland

\$107B+
Major infrastructure investment pipeline

2032
Olympics accelerating regional transformation

16%
Contribution to national economic output

1.6M+
Job supported across key industries



STRONG TENANT. PRIME ASSET. SECURE FUTURE.

A tightly held investment opportunity anchored by essential healthcare services.

With a long-term lease to Metro South Health, annual income growth and a strategic location within Garden City Office Park, Building 5 offers investors certainty, resilience and enduring value.



Ready to discuss the opportunity?

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