



State of the Art Medical Precinct

44 John Rice Avenue, Playford SA 5112

The Playford Health Hub is being developed by Vital Healthcare Property Trust, an NZX listed fund, managed by NorthWest Healthcare Properties. Together, Vital and NorthWest have over 25 years' experience in the Australian healthcare property sector

The health & wellness precinct will include a state-of-the-art Medical & Specialist Centre, built in co-location with Lyell McEwin public hospital. A retail and multi-deck car park will also begin construction shortly, while designs and feasibility workshops are underway for a private hospital to complete the precinct.

Highlights



State-of-the-art

High quality and architecturally designed multi-level medical consulting building.



Purpose Built

Designed to house a high standard of comprehensive medical services, from consulting rooms to pathology and radiology departments.



Premium Location

Located directly opposite Lyell McEwin public hospital in a significant growth corridor.



Future Expansion

Future development of the precinct to include a new private hospital.



Advantageous Co-location

Proximity of healthcare providers to benefit patients by providing a convenient setting.



Strong Partnerships

Pre-commitment from SA Health and planning underway with Calvary Health Care.



Overall Development

The Playford Health Hub was envisioned to meet the health needs of North Adelaide's expanding population. The state-of-the-art health & wellness precinct is to be constructed across 3 stages.



STAGE ONE Retail & Multideck Carpark

To contain 450 bays across 5 levels and a range of retail tenancies.

Est. construction commencement:
Oct 2020



STAGE TWO Medical & Specialist Centre

To house a variety of medical practitioners and health specialists & services

Est. construction commencement:
Oct 2021



STAGE THREE Private Hospital

A 75-100 patient-private hospital with up to 8 theatres to service the growing population and demand for health services.

Est. construction commencement:
July 2022

Location



Exceptional Proximity

Directly opposite Lyell McEwin public hospital



Unsurpassed Exposure

Prime corner plot on north eastern corner of John Rice Avenue and Haydown road



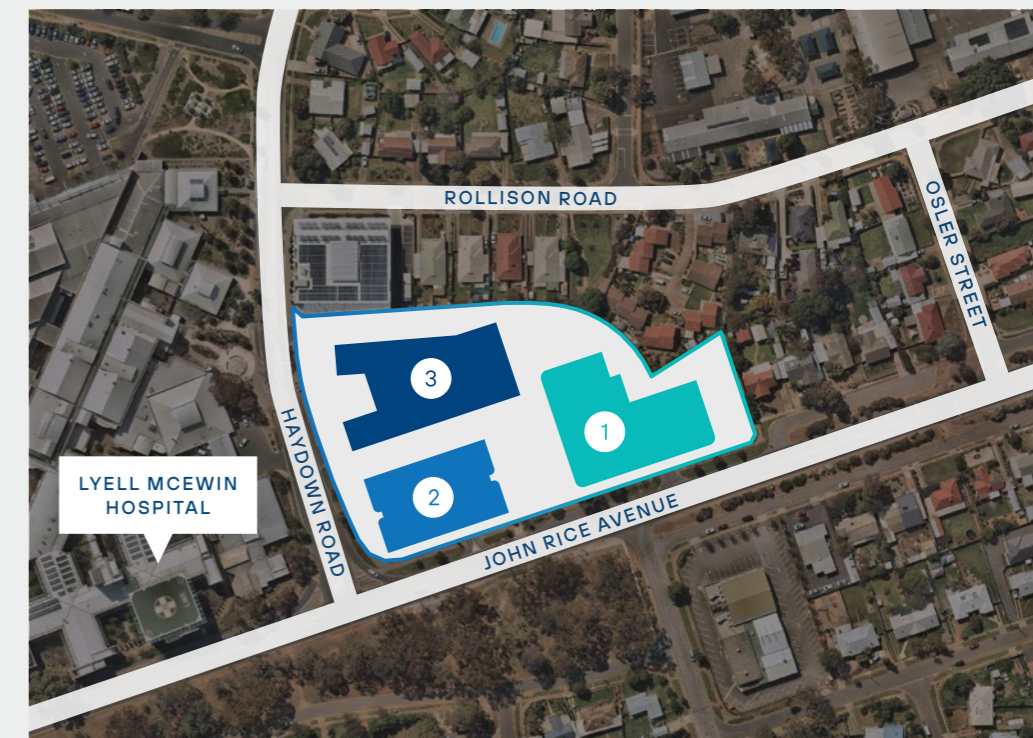
Servicing a Population of 400k+

Lyell McEwin Hospital services a population of 400k+ and is forecast to grow over 45k in the next decade



Significant Healthcare Precinct

21km from Adelaide CBD in city of Playford, it's located in Adelaide North's most significant healthcare precinct.



Stage 1 – Retail & Multideck Carpark

A retail and multi-deck car park will begin construction, containing 450 bays across 5 levels and a range of retail tenancies.

- ✓ Ground floor retail tenancies ranging in size from 20m² to 400m²
- ✓ Multiple food and beverage options for the precinct
- ✓ 450 car parking bays across 5 levels
- ✓ 250 car parking bays pre-leased by SA Health to support the Lyell McEwin Hospital
- ✓ Remaining 200 car parking bays available for casual users and for lease to tenants
- ✓ Additional 50 on grade car parking bays



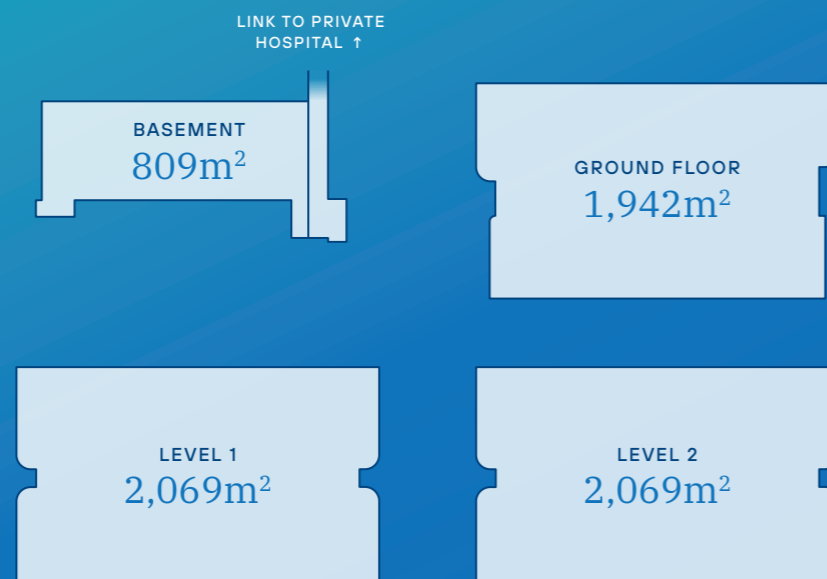
ARTIST IMPRESSION OF STAGE 2

Stage 2 – Medical & Specialist Centre

The modern and multi-use 3 level medical office building is suitable for specialist and associated health services such as pharmacies, radiation oncology, pathology, occupational health services and specialist consulting.

There are multiple spaces available with floor area to be divided to suit requirements. The public hospital, retail development and proposed private hospital allows for strong cross referral opportunities and ease of access.

Leasing options available for consulting suites, starting from 80m² up to 2,000m².



Stage 3 – Private Hospital

Meeting the demand for future growth

With its proximity to Lyell McEwin Public Hospital, the proposed private hospital will complete the precinct and deliver services to an ever growing population. Partnership discussions continue with Calvary Health Care, one of Australia's largest private hospital operators



- ✓ 75–100 patient-private hospital
- ✓ Up to 8 operating theatres
- ✓ Further expansion options available subject to demand
- ✓ Existing Calvary Central Districts Hospital services proposed to transfer and grow
- ✓ Dedicated basement car park
- ✓ Basement link to medical office building (Stage 2) for ease of access
- ✓ Proposed air bridge link between Lyell McEwin Public Hospital and Private Hospital



Contact

Georgie Huxley
ASSET MANAGER

T: +61 (3) 8594 1516

M: +61 422 098 595

E: georgie.huxley@nwhreit.com



NorthWest Healthcare Properties

Level 45, Rialto South Tower
525 Collins Street
Melbourne VIC 3000,
Australia

+61 3 8594 1519

www.nwhreit.com