



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. Construction will commence shortly on the next phase of the precinct to deliver a 5-storey (including basement) medical specialist building which will support the future private hospital. Feasibility and design work continues on the private hospital with Calvary Health Care.

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.



Stage 1 – Retail & Multideck Carpark

Completion of the retail complex and 450 bay multi-deck car park was achieved in late 2021.

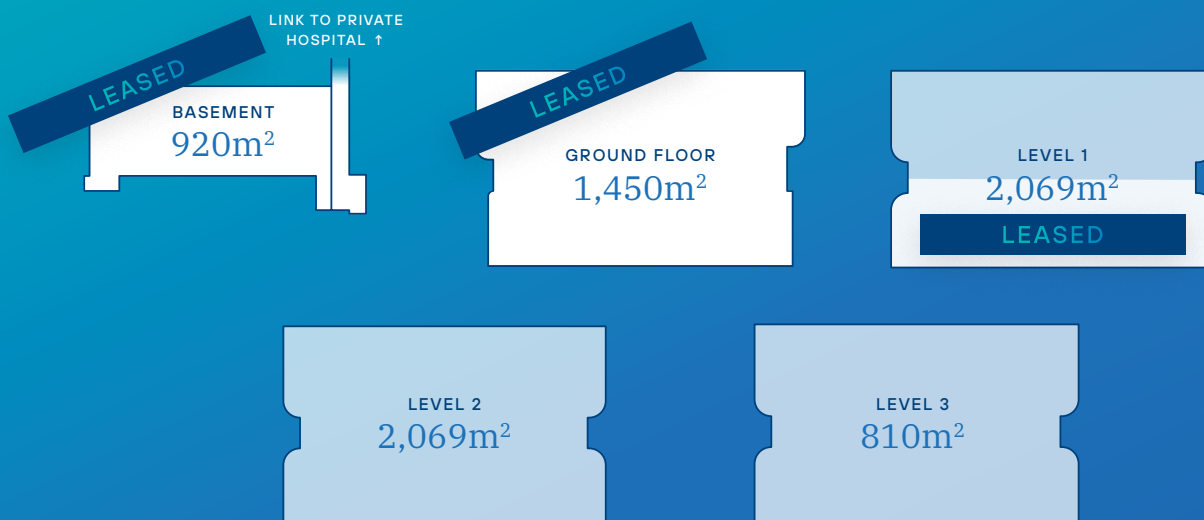


Stage 2 – Medical & Specialist Centre

The modern and architecturally designed 4-level medical specialist building will house a range of specialist consulting and healthcare services including radiology, pathology, radiation oncology, medical oncology, pharmacy and an onsite café.

There are multiple spaces available with floor area to be divided to suit requirements.

- ✓ Great onsite amenities including end of trip facilities and Level 3 rooftop terrace
- ✓ Targeting 5 star Green Star Design Rating



Leasing options available for specialist consulting suites, starting from 80sqm. Cold Shell and Fully Fitted options available.

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



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.

1

STAGE ONE Retail & Multideck Carpark

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

Complete

2

STAGE TWO Medical & Specialist Centre

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

Est. construction commencement:
mid 2022

3

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:
mid 2023

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



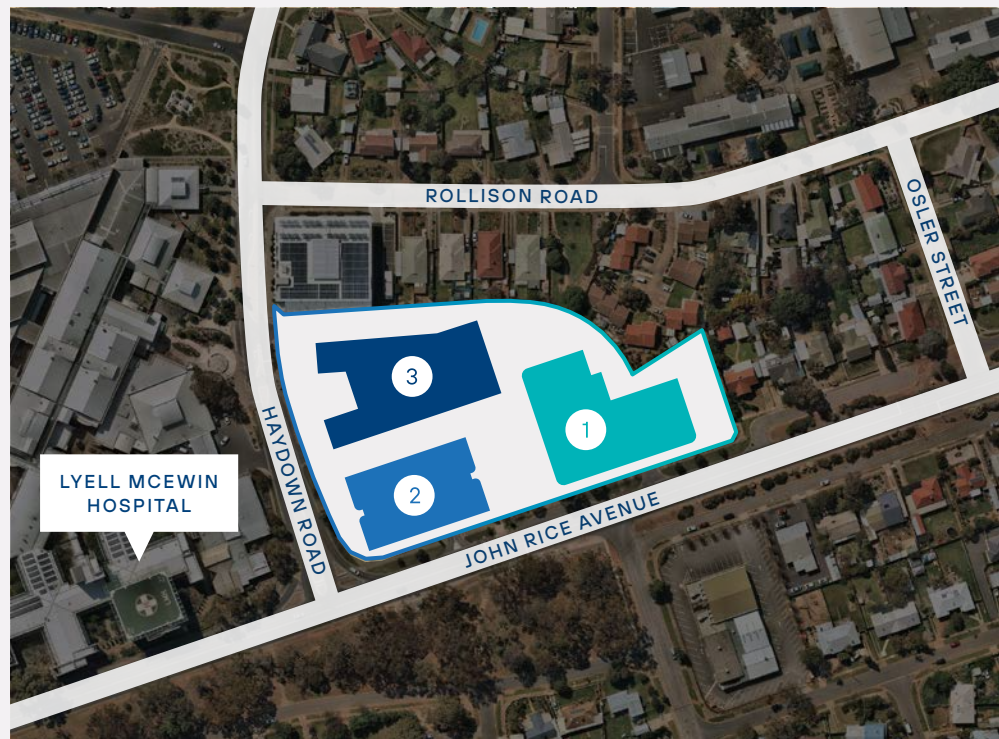
Servicing a Population of 400k+

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.



Contact

Georgie Huxley
VICE PRESIDENT, LEASING

T: +61 (3) 8594 1519,1636

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