

For Lease
7-17 Wolseley Street,
Woolloongabba QLD



State-of-the-art healthcare
facility, within the Princess
Alexandra Hospital precinct



Contents

Introduction	04
Location	08
About Princess Alexandra Hospital	10
Infrastructure Investment	13
Population Demographics	14
The Development	16
Who We Are	26
Contact	28







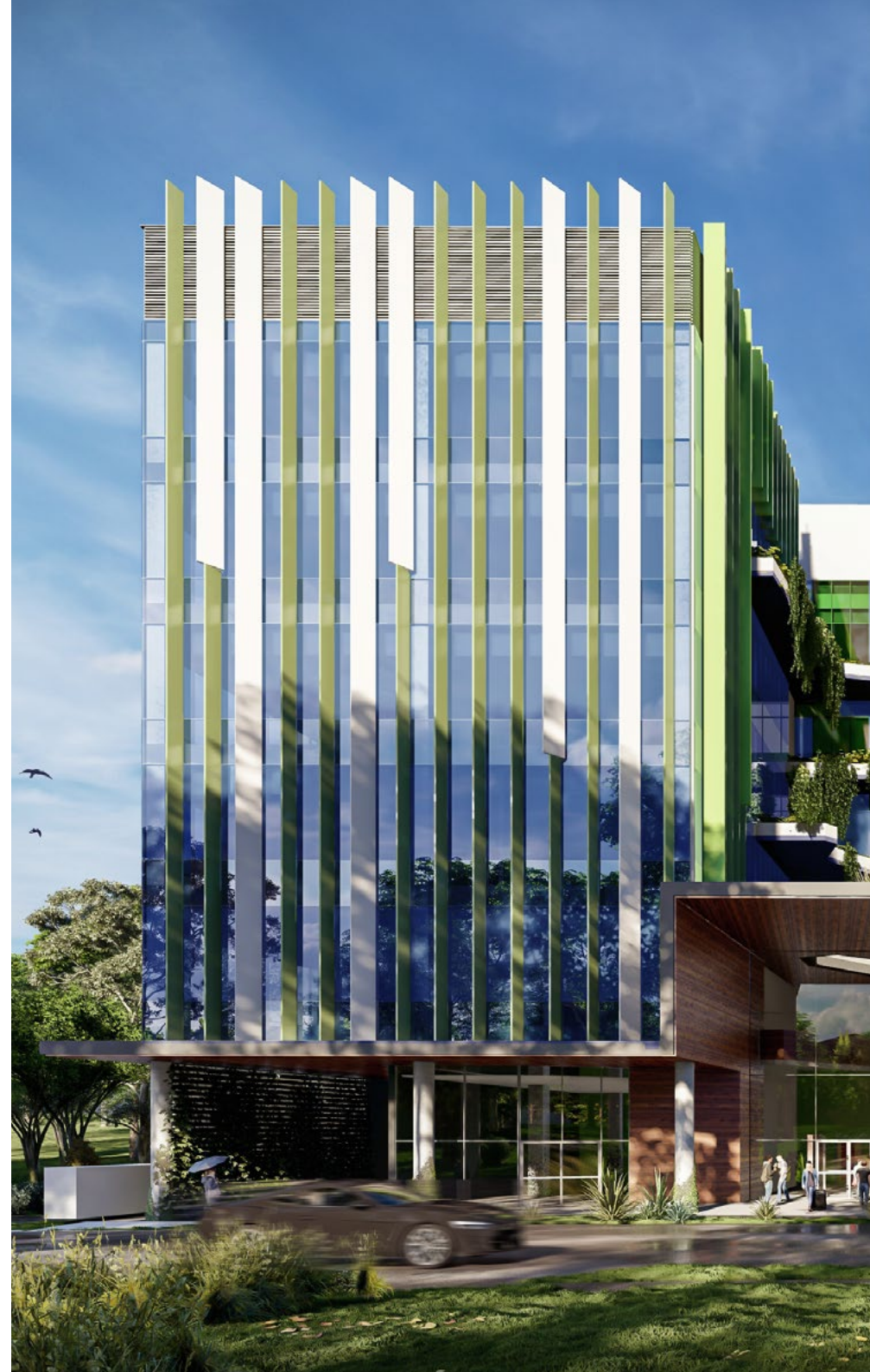
Introduction

Strategic location. Smart design. State of the art.

Architecturally designed by the internationally renowned, **dwp**, this purpose-built healthcare facility is intended to provide comprehensive medical services to the Brisbane community.

Buranda Health Hub (BHH) offers the opportunity for specialised health practitioners, researchers, consultants, specialists and allied health providers to work in a purpose-built facility offering the highest level of building standards.

Entering from Wolseley Street below the 5-storey vertical garden, visitors are welcomed with a dramatic and impressive focal point which places emphasis on the user experience and overall sense of wellbeing at the building.





Buranda Health Hub at a glance:



7-storey health & wellness facility



Ground floor retail amenity including café



Two strategic building entries for convenient accessibility to Princess Alexandra Hospital



End of trip facilities



180 basement car parks



Sustainable design (targetting 5 Star Green Star rating)



Walking distance from Buranda Village, a vibrant shopping mall with cafés, shops and service offerings

Dutton Park Station

Princess Alexandra Hospital

Mater Hospital

Buranda Bus Station

Brisbane CBD

Buranda Village Shopping Mall

Metro South Staff Car Park

PA Hospital Car Park & Metrocentre



Ipswich Road



The Gabba Cricket Ground

Pacific Motorway

7-17 Wolseley Street,
Woolloongabba

Conveniently located within the Princess Alexandra Hospital precinct, BHH offers an unrivalled opportunity to join Woolloongabba’s medical services community.



Dutton Park Station

Princess Alexandra Hospital

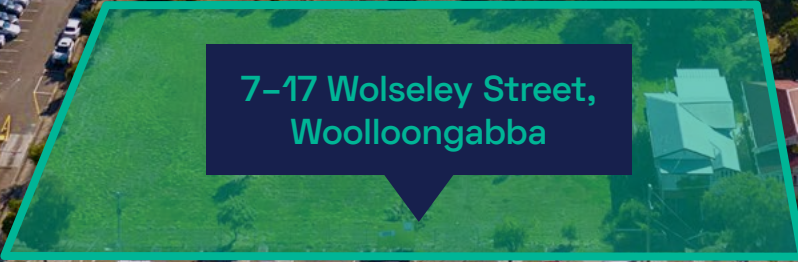
Mater Hospital

Buranda Bus Station

Metro South Staff Car Park

Greenslopes Hospital

Brisbane CBD



7-17 Wolseley Street,
Woolloongabba



Location

Be a part of the Princess Alexandra Hospital precinct.

Located moments from the Princess Alexandra Hospital, BHH offers a unique opportunity to establish a presence in the heart of the growing Princess Alexandra Hospital precinct.

- ✓ Co-located with a major tertiary facility with strong ties to medical research
- ✓ Close proximity to major transport arterials including Ipswich Road and Pacific Motorway
- ✓ Easily accessible by public transport
- ✓ Strong health services demand for public elective surgery and private activity driven by population growth, ageing and burden of disease



Neighbouring pedestrian bridge link providing convenient access over Ipswich Road into Princess Alexandra Hospital



Well serviced location with multiple retail amenities within walking distance including Buranda Village Shopping Centre



About Princess Alexandra Hospital

Princess Alexandra Hospital is one of Queensland's key major tertiary hospitals and is nationally recognised as one of Australia's leading academic and research centres.

Princess Alexandra Hospital provides care in all major adult specialities including acute medical, surgical, mental health, cancer, rehabilitation and allied health services. The hospital is widely recognised in Australia for its expertise in trauma management and is a major transplantation centre for livers, kidneys, bone, cartilage and corneas.¹

The facility has responsibility for the statewide provision of Acquired Brain Injury Outreach, Spinal Cord Injury, Liver Transplant, Eye Bank and Bone Bank services. Princess Alexandra Hospital is also a major medical research precinct and is home to the Translational Research Institute (TRI)—a world-class medical research facility housing more than 700 researchers from four of the country's pinnacle institutions.²

PAH Service Lines

- ✓ Surgery
- ✓ Medicine
- ✓ Rehabilitation
- ✓ Cancer Services
- ✓ Mental Health Services
- ✓ Medical Services
- ✓ Nursing Services
- ✓ Clinical Support Services



966

Total patient beds



110,226

Patients admitted to the hospital in 2016-17



20,269

Operating theatre cases in 2016-17



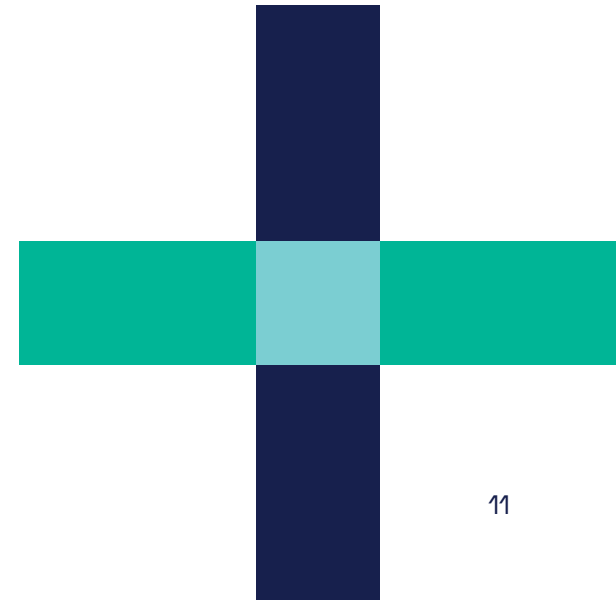
5,500+

Staff employed in 2016-17



1,080*

Accredited doctors practising at the facility¹

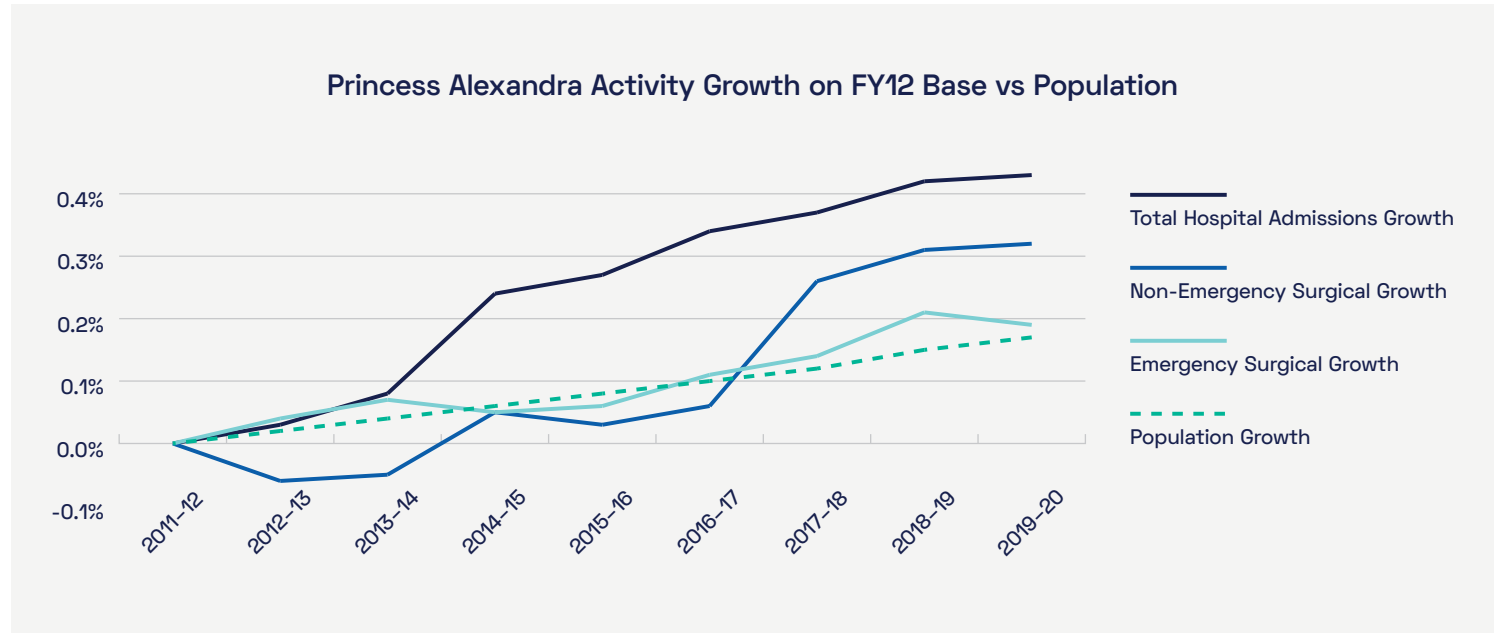




The growth in activity at Princess Alexandra Hospital has outstripped population growth in the target catchment with total activity at Princess Alexandra growing on average at 3.1% per year since 2015-16.³

This is due to increasing burden of chronic and complex disease and ageing population⁴ and is consistent with trends in the state of Queensland, which has had the highest growth per state in public activity in the same time period.⁵

Elective surgery at Princess Alexandra includes: ear nose and throat, ophthalmology, general surgery, gynaecological, neurosurgical, orthopaedics, plastic and reconstructive, urological, cardiac, and vascular surgery.¹



Highlights per specialty include:



Ophthalmology

2,216 elective surgeries per year



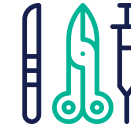
Orthopaedics

2,040 elective surgeries per year



General Surgery

2,484 elective surgeries per year



3,611 elective surgery patients

were treated at Princess Alexandra Hospital in the quarter to June 2021



Infrastructure Investment

A major medical research precinct, the Princess Alexandra Hospital is advantageously positioned opposite the subject site.

Woolloongabba, South Brisbane and Brisbane itself have undergone significant evolution of development and delivery of infrastructure as the city grows, contributing almost half of QLD's GDP in 2016-17 at ~48%.

Queensland's 2020-2021 budget has allocated \$45.5 million towards the Princess Alexandra Hospital cladding project, as well as an estimated cost \$1.85 million of funding to upgrade the Princess Alexandra Hospital rehabilitation units (including Spinal Injuries Unit).

Developments that will further transform Brisbane include:

Project	Estimated Cost	Estimated Completion
Eastern Busway Project	\$30 million	2021
Queen's Wharf Redevelopment	\$3.6 billion	2023
Brisbane Metro	\$1.2 billion	2024 (Stage 1)
Cross River Rail Project	\$5.4 billion	2024
Brisbane Eagle Street Pier Project	\$2.1 billion	2026 (Stage 1)
Brisbane Live Project	\$2 billion	TBA



Queen's Wharf Redevelopment



Brisbane Metro



Cross River Rail Project (Boggo Station)



Brisbane Eagle Street Pier Project



Brisbane Live Project



Princess Alexandra Hospital Cladding



Population Demographics



The catchment* of Woolloongabba has continued to see significant population growth at a greater rate than the state of Queensland and the rest of Australia.

Socioeconomics

The average annual income per household in the catchment is **\$121k** which is higher than the QLD state average of **\$99.5k**.

The workforce has a similar distribution to Queensland state averages with a high proportion of workers employed in professional occupations (29%) and on average has a higher weighting towards white collar (76%) vs blue collar (24%) workers, which is a higher weighting than for Queensland and Australia. The catchment has a weighted average Socio-Economic Indexes for Areas (SEIFA) rating of 7.2 compared to the Queensland state average of 4.9, indicating a higher level of socioeconomic advantage.¹⁰

\$121k

Average annual income per household

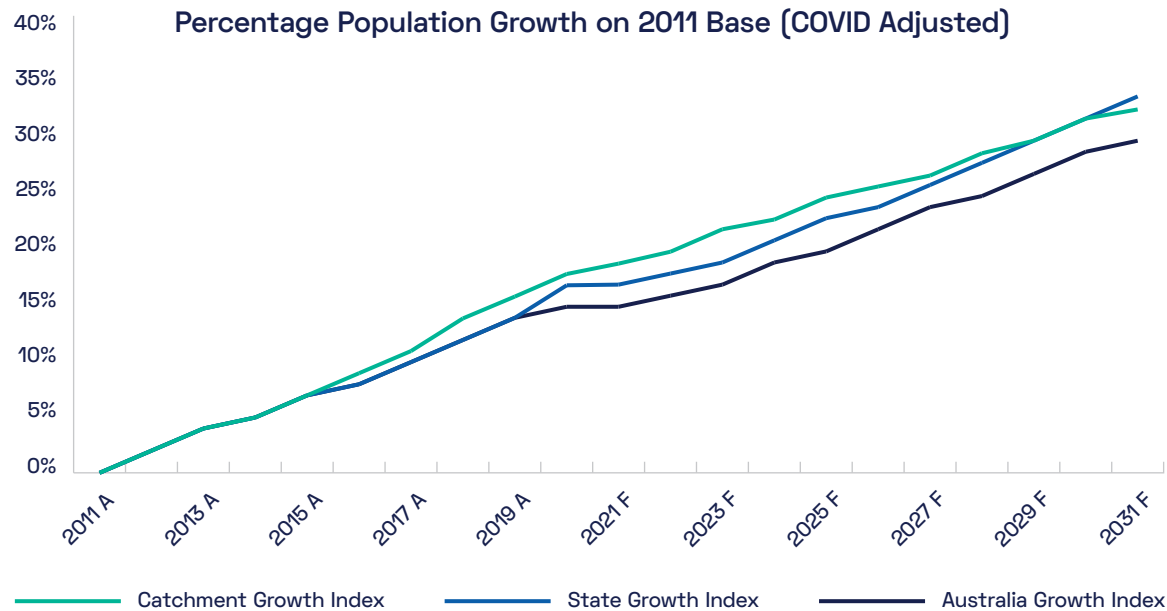
29%

of workers employed in professional occupations

>40%

Private health insurance (PHI) rate

*Indicative catchment includes SA3's; Carindale, Holland Park – Yeronga, Mt Gravatt, Cleveland – Stradbroke, Wynnum – Manly, Capalaba, Brisbane Inner, Brisbane Inner – North, Brisbane Inner – East and Hills District



Growth and Ageing

The population in the Buranda Health Hub catchment area⁸ has grown faster than the state of Queensland and Australia to date.

The catchment continues to see strong population growth in the over 65s cohort, with an additional 27,000 older people over the next 10 years. Along with high growth in public hospital admissions, Queensland is also seeing the highest growth in the country for private admissions (1.3% p.a. from FY16 to FY20 compared to national average of 0.5% p.a.).

Population growth in the over 65s cohort alone could represent an additional 18,000 private hospital admissions (c. 142 beds) per annum by 2031 in the Buranda Health Hub catchment.⁹

The over 65 health cohort also aligns with the demand profile required for short-stay surgical facilities, with higher than average hospitalisations for orthopaedics, urology and ENT.

27,000

Additional older people (65+) over the next 10 years

1.3% p.a

QLD growth for private admissions





The Development

Buranda Health Hub provides a rare opportunity to be co-located with one of Brisbane's major tertiary hospitals.

Designed by dwp architects, the building places a strong focus on patient experience and employee workspace. The 7-storey vertical gardens are a nod to both sustainability and the increasing emphasis on wellness in the built form of health and medical spaces.

Address	7-17 Wolseley Street, Woolloongabba, Queensland, 4102
Site Area	3,036sqm
GFA	17,085sqm excl parking
NLA	10,785sqm
Car Parking	215 bays





Key Features



Leading architectural design



Onsite **pharmacy, pathology and radiology**



Class **9a** building (providing future flexibility)



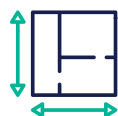
Proposed **major day surgery** with 4-6 operating theatres



Capable of **34-bed inpatient unit** per floor



Flexible areas for administration, allied and community health, clinical research, and laboratories



Consulting suites ranging from 80-300sqm



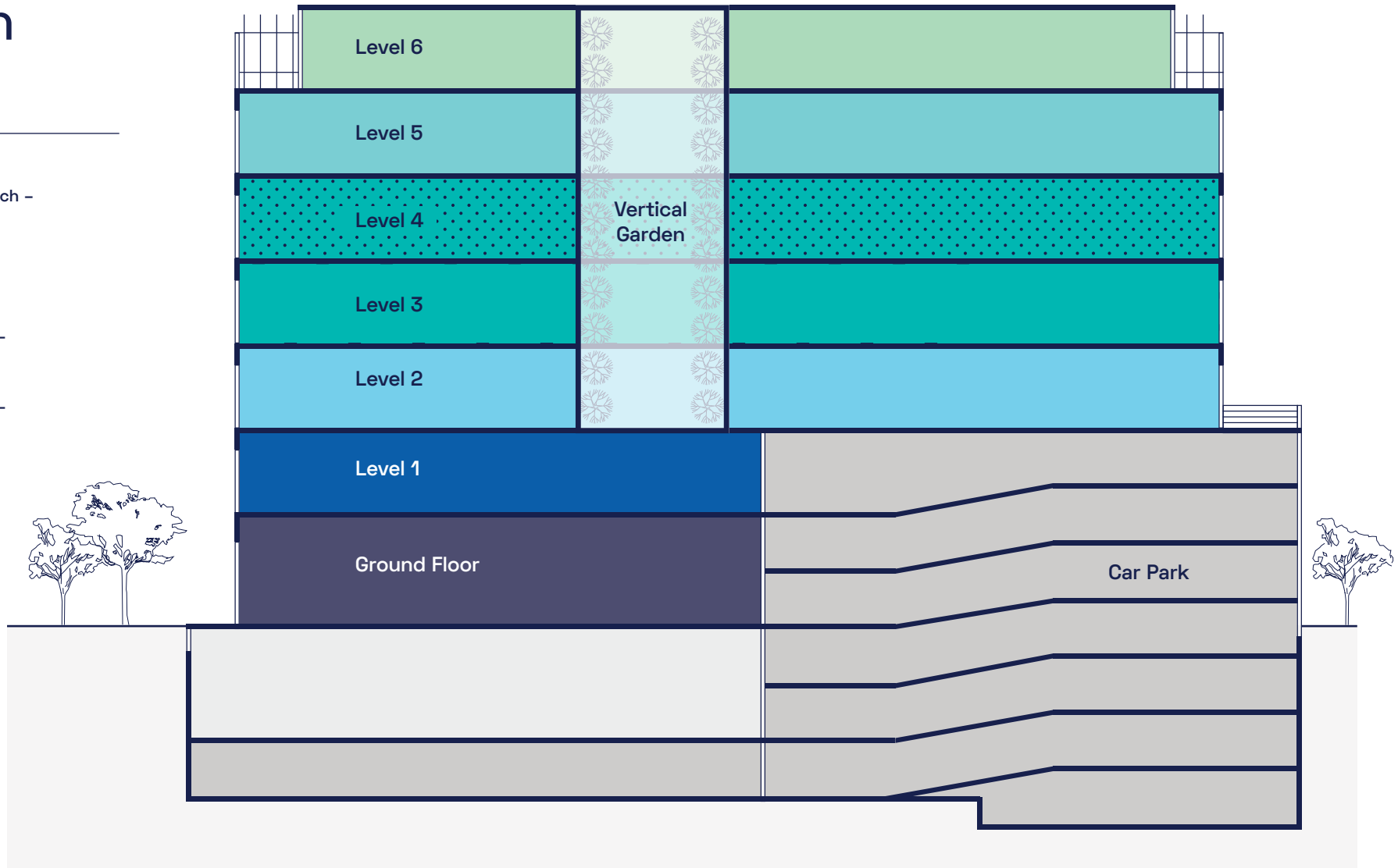
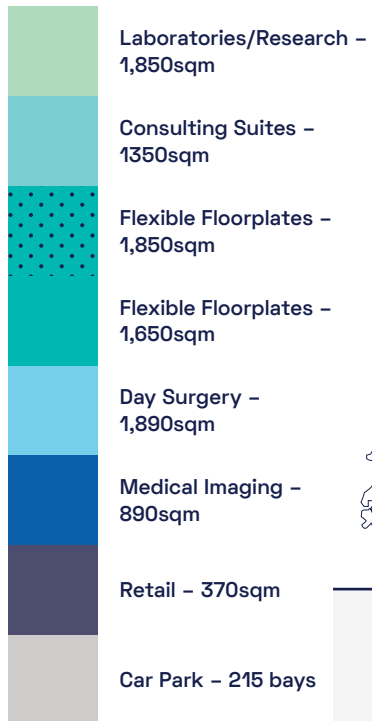
Sustainable design Targeting 5 Star Green Star rating

- Energy efficient lighting
- Solar power to common areas
- Water saving strategies including rain water harvesting



Stack Plan

Key



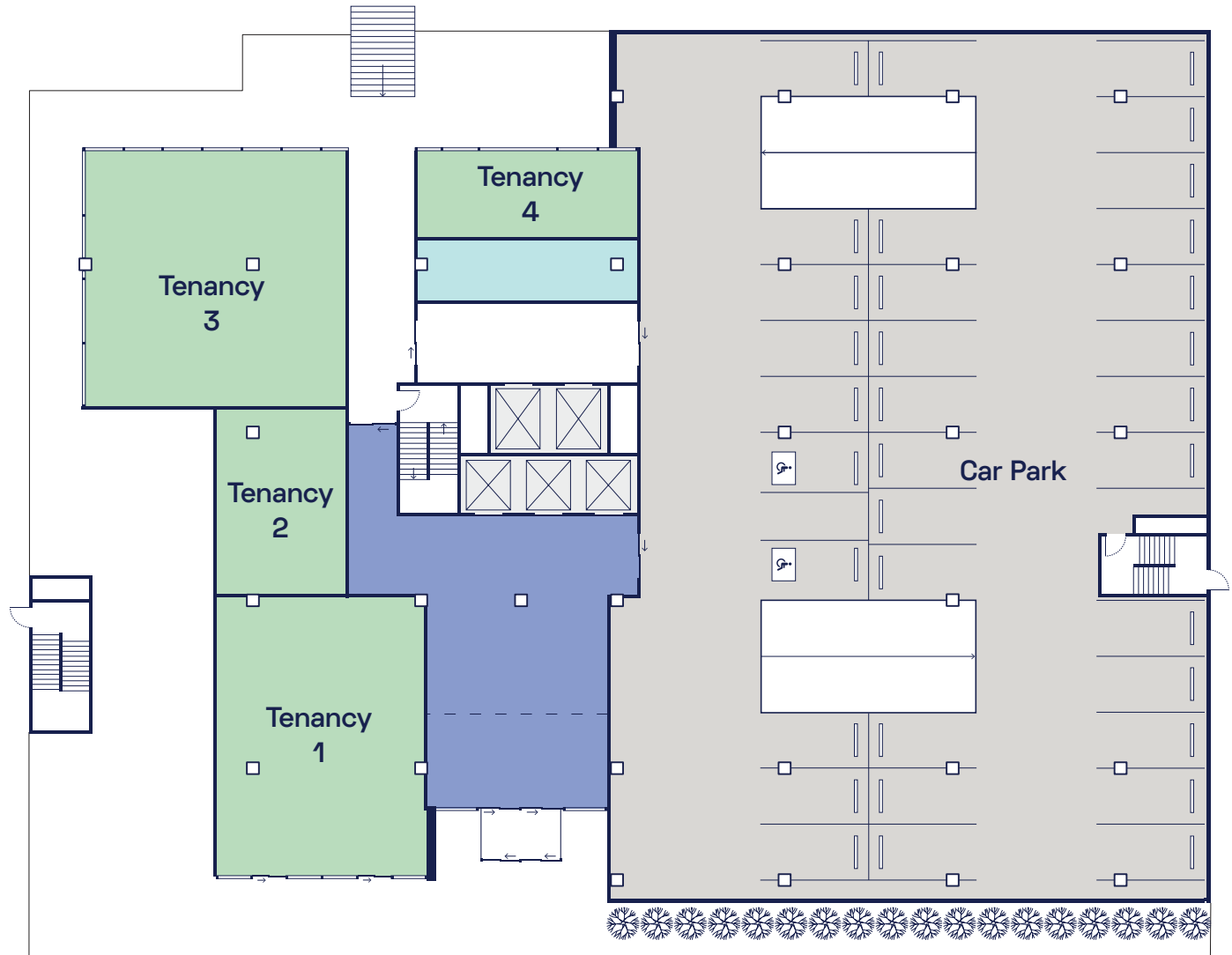




Indicative Floorplate – Ground Floor

Key

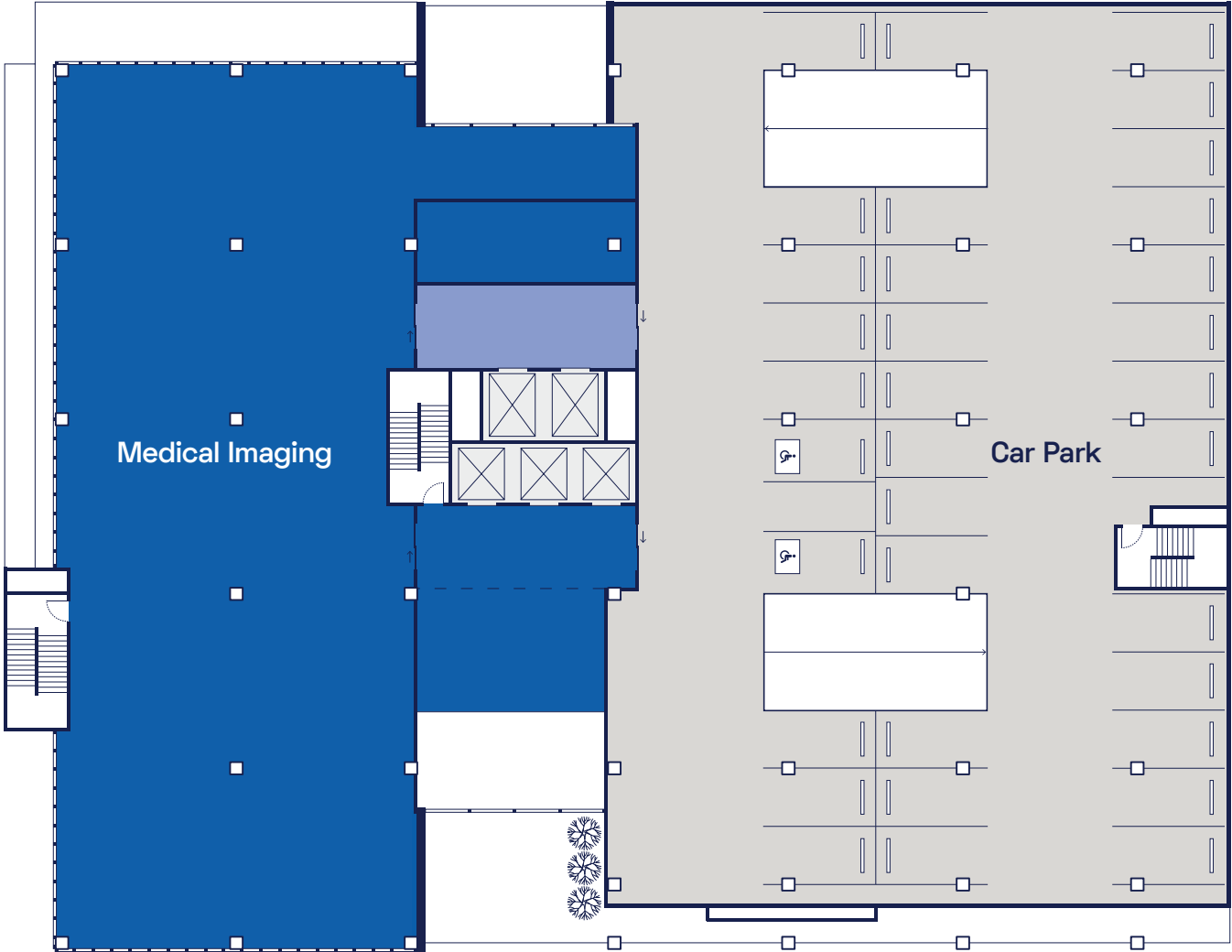
- Tenancy 1 – 144m²
- Tenancy 2 – 59m²
- Tenancy 3 – 168m²
- Tenancy 4 – 48m²
- Car Park – 35 bays



Indicative Floorplate – Level 1

Key

- Medical Imaging – 890sqm
- Car Park – 35 bays





Indicative Floorplate – Consulting

Key

- Tenancy 1 – 144m²
- Tenancy 2 – 148m²
- Tenancy 3 – 130m²
- Tenancy 4 – 99m²
- Tenancy 5 – 101m²
- Tenancy 6 – 100m²
- Tenancy 7 – 94m²
- Tenancy 8 – 128m²
- Tenancy 9 – 125m²
- Tenancy 10 – 132m²
- Tenancy 11 – 116m²
- Tenancy 12 – 105m²



Indicative Consulting Suite Layout – 95sqm

Key

- Office / Write Up
- Reception
- Consult Room
- WC
- Utility / Bev Bay

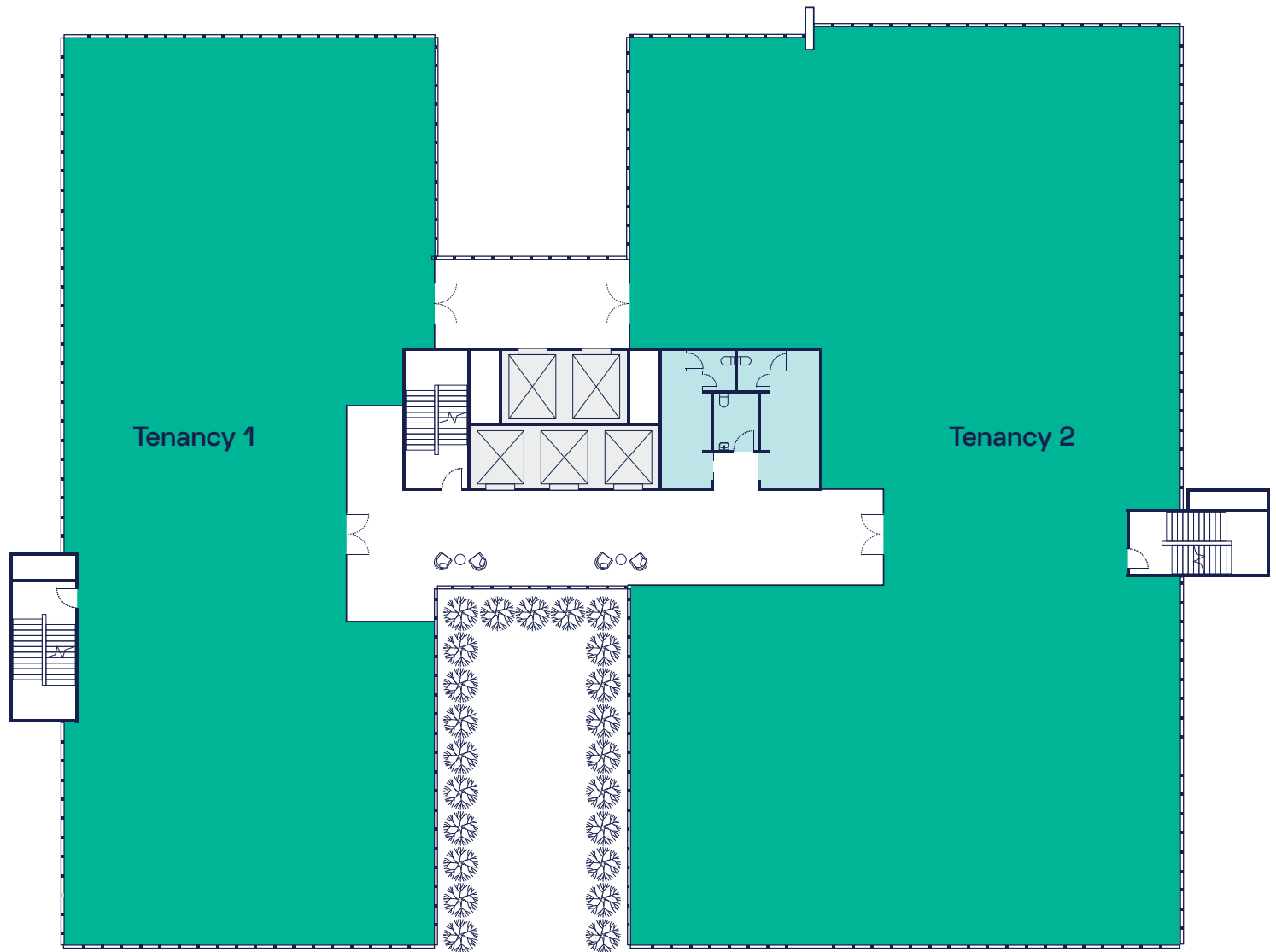




Indicative Floorplate – Whole Floor

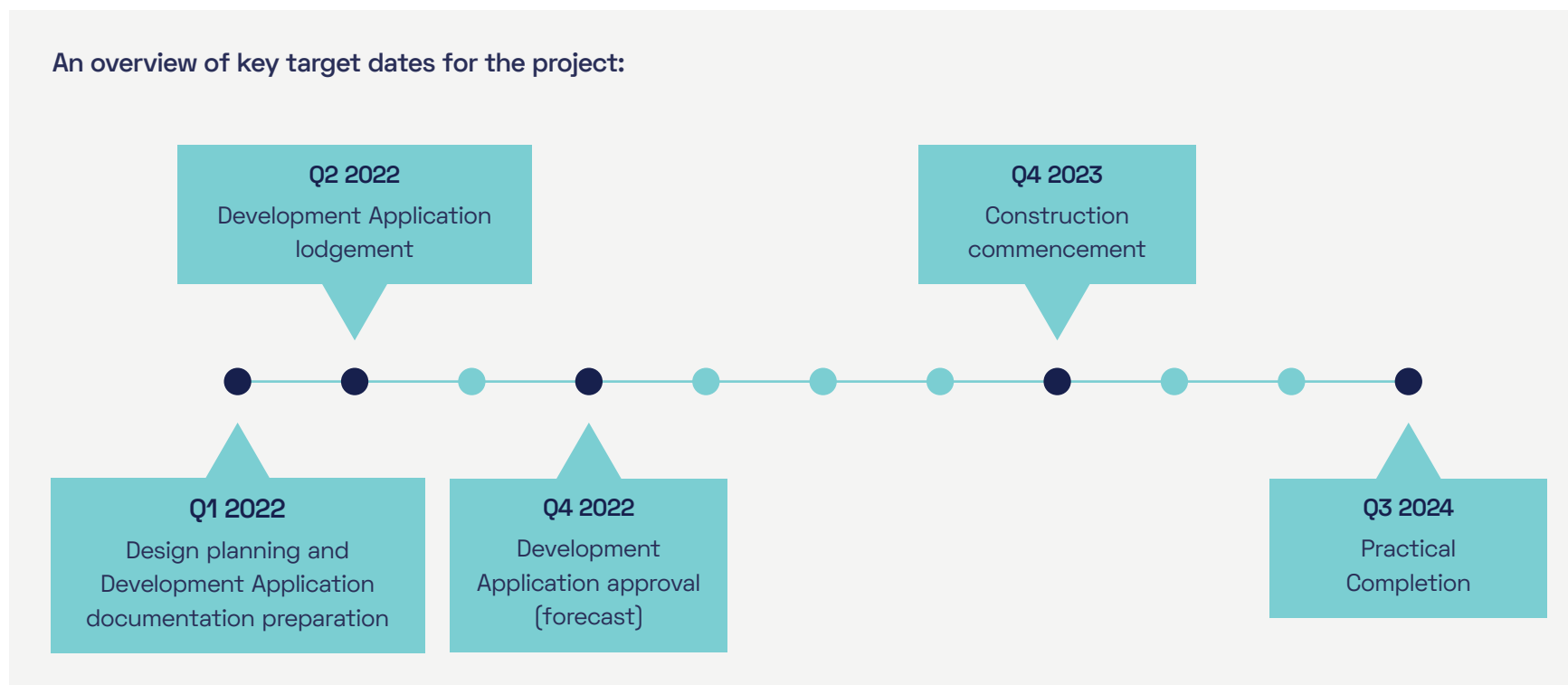
Key

- Tenancy 1 – 683m²
- Tenancy 2 – 1057m²



Key Target Dates

Design and consultant engagement is underway, with plans for the building expected to be finalised in Q4 2021.





Who We Are

NorthWest Healthcare Properties is a specialised healthcare & research real estate partner.



Our Focus

Global Healthcare-focused Real Estate investment trust, listed in Canada (TSQ: NWH.UN)



Our Healthcare Assets

\$8BN+ healthcare assets under management globally with over **\$5bn** in Australia and New Zealand



Development Pipeline

10 projects currently under construction in the region and a **development pipeline of \$1.2BN+** in Australia and New Zealand



Healthcare Professionals

Over **200 dedicated healthcare professionals** across 9 offices, in 5 countries with **45 professionals** in Australia and New Zealand



Capability – Key Projects

NorthWest is the largest Healthcare REIT in Australia. With a strong focus on health and knowledge precincts, we have a proven track record of creating and delivering healthcare real estate projects.

With extensive development expertise including a strong in-house team, NorthWest team members have successfully delivered leading healthcare developments in excess of \$10bn and we have over 100 years of combined experience within the development team. NorthWest have 10+ projects currently under construction in the region and a development pipeline of \$1bn+ in Australia and New Zealand



Playford Health Hub

Location: South Australia

Creation of a 3-stage health precinct including a stand alone medical specialist building and a future private hospital. Co-located with Lyell McEwin Hospital and delivered in partnership with SA Health and Calvary Healthcare Adelaide.



Lingard Day Centre

Location: New South Wales

Development of a state-of-the-art day surgery complex, co-located with Lingard Private Hospital in partnership with Healthe Care.



St John of God Berwick Health Campus

Location: Victoria

Development of a medical specialist building and the St John of God Berwick Private Hospital, located directly opposite Casey Public Hospital.

For more information:



Georgie Huxley
Vice President – Leasing

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

Disclaimer: Information contained in this document is provided for marketing purposes only. Nothing in this document constitutes investment, legal, tax or other advice. Except as required by law, no representation or warranty, express or implied, is made as to the fairness, accuracy or completeness of the information, opinions and conclusions, or as to the reasonableness of any assumption, contained in this document. All photographs, images, artistic representations and drawings (including potential views or landscaping) and areas and dimensions are intended only as indicative representations of the proposed development or estimates and are to be used as a guide only.

References:

¹ The State of Queensland (Queensland Health) 2021

² Metro South Annual Report 2020

³ MyHospitals AIHW 2021 and ABS, 2021

⁴ Metro South Health Strategic Plan 2021-25

⁵ AIHW, 2020

⁶ MyHospitals AIHW 2021

⁷ The State of Queensland (Queensland Health) 2021
<http://www.performance.health.qld.gov.au/HospitalHealthService/ElectiveSurgery/86>

⁸ Selected SA3s - Holwland Park - Yeronga, Carindale, Nathan, Mt Gravatt, Sunnybank, Springwood - Kingston, Rocklea - Acacia Ridge, Forest Lake - Oxley, Springfield - Redbank, Browns Plains

⁹ AIHW 2020, NorthWest Analysis 2021

¹⁰ ABS 2021, SEIFA Index of Socioeconomic Advantage and Disadvantage (2016) (Scale of 1-10)

¹¹ PHIDU, Torrens University 2021