

E A G L E H E A R T

We Build Medical Spaces

**New Property Opportunity :
Specialist, Consulting & Allied Health Suites**

**Within the NEW Epping Health Development
Epping, Victoria**

PROPERTY HIGHLIGHTS - NEW EPPING, VICTORIA

- **New six storey medical development located within the Northern Health Precinct**
- **The north's largest public-private health hub anchored by two major hospitals**
- **Set to be the premier location for health and innovation in Melbourne's North**

Location Insights

- 51 hectare mixed use site, with 7 hectares dedicated to the Healthcare Precinct.
- Direct bridge linking to Northern Private Hospital and positioned directly adjacent to the 500-bed Northern Public Hospital.
- Located just 18kms from the Melbourne CBD.
- Site will accommodate residential, commercial, short stay accommodation, retail, recreation, restaurants, childcare and entertainment.
- Access to a population of 479,000 and growing at 3.75% annually.
- Connection via the Hume Freeway and Western Ring Road with access to nearby train and bus services.
- Healthcare precinct is anchored by Icon Cancer Centre with remaining tenancies suited to specialist medical, allied health and consulting suites. Radiology, General Practice and Dental Clinic leases are under final negotiations.
- The new medical development precinct is across six levels and efficient and flexible floorplates are available from 100m² right up to 1585m²!
- Construction onsite has already commenced with access to warm shell spaces from late 2027.

The New Epping Medical Precinct is a perfect opportunity to leverage space in a dedicated medical hub. A high potential location for patient referrals from the two nearby private and public hospitals, as well as ICON Cancer Care, the General Practice Clinic, and Radiology Clinic.

Leases are currently being negotiated, so get in quick to avoid disappointment.

Enquire now to ensure you don't miss out on this opportunity to set up your new consulting suites or specialist medical clinic.

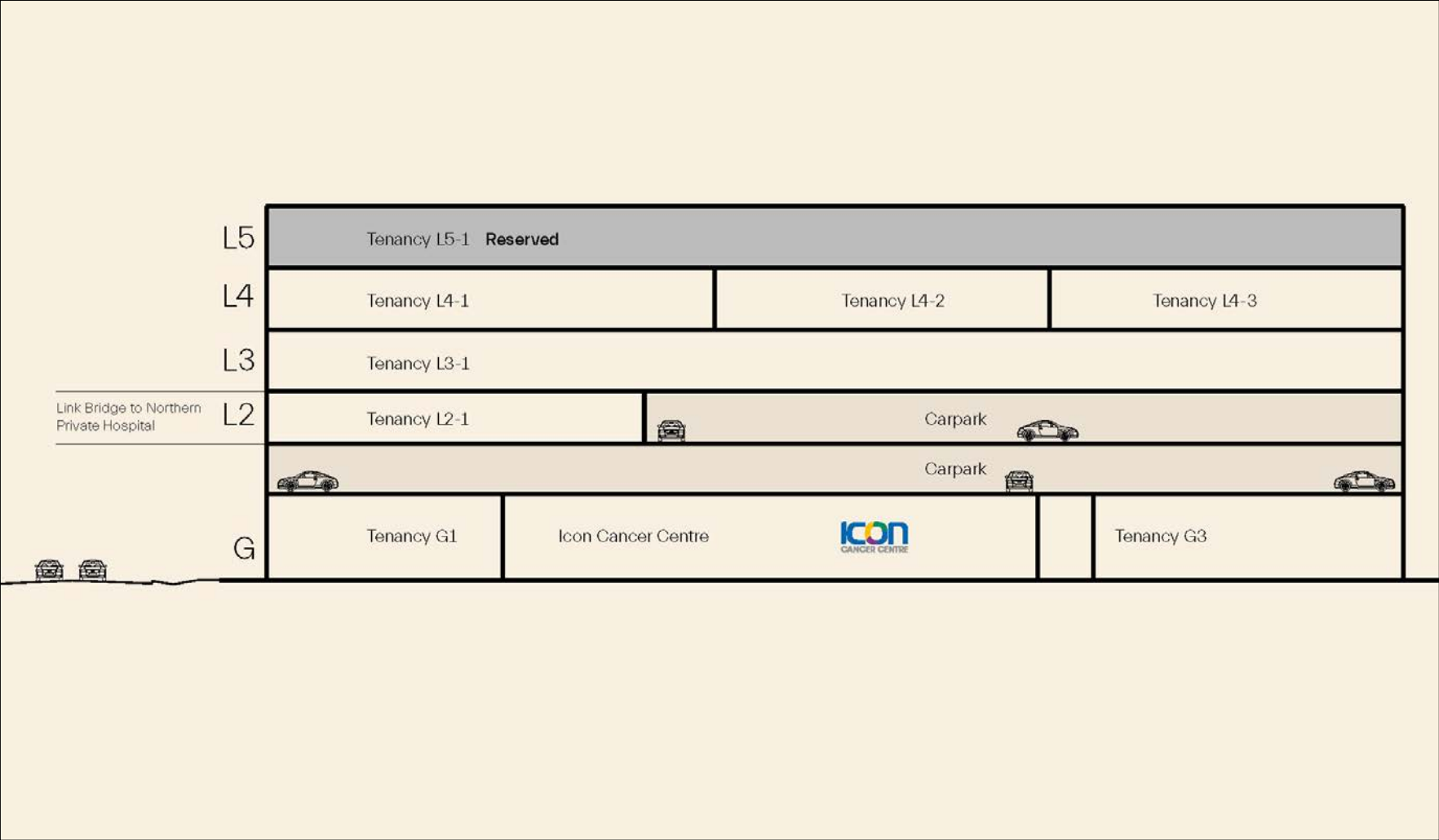
Tenancies range in size from 100sqm to 1585sqm.

Contact Eagleheart Health Spaces on 1800 324 534 for further details.



NEW EPPING NORTHERN HEALTH HUB - BUILDING PLAN

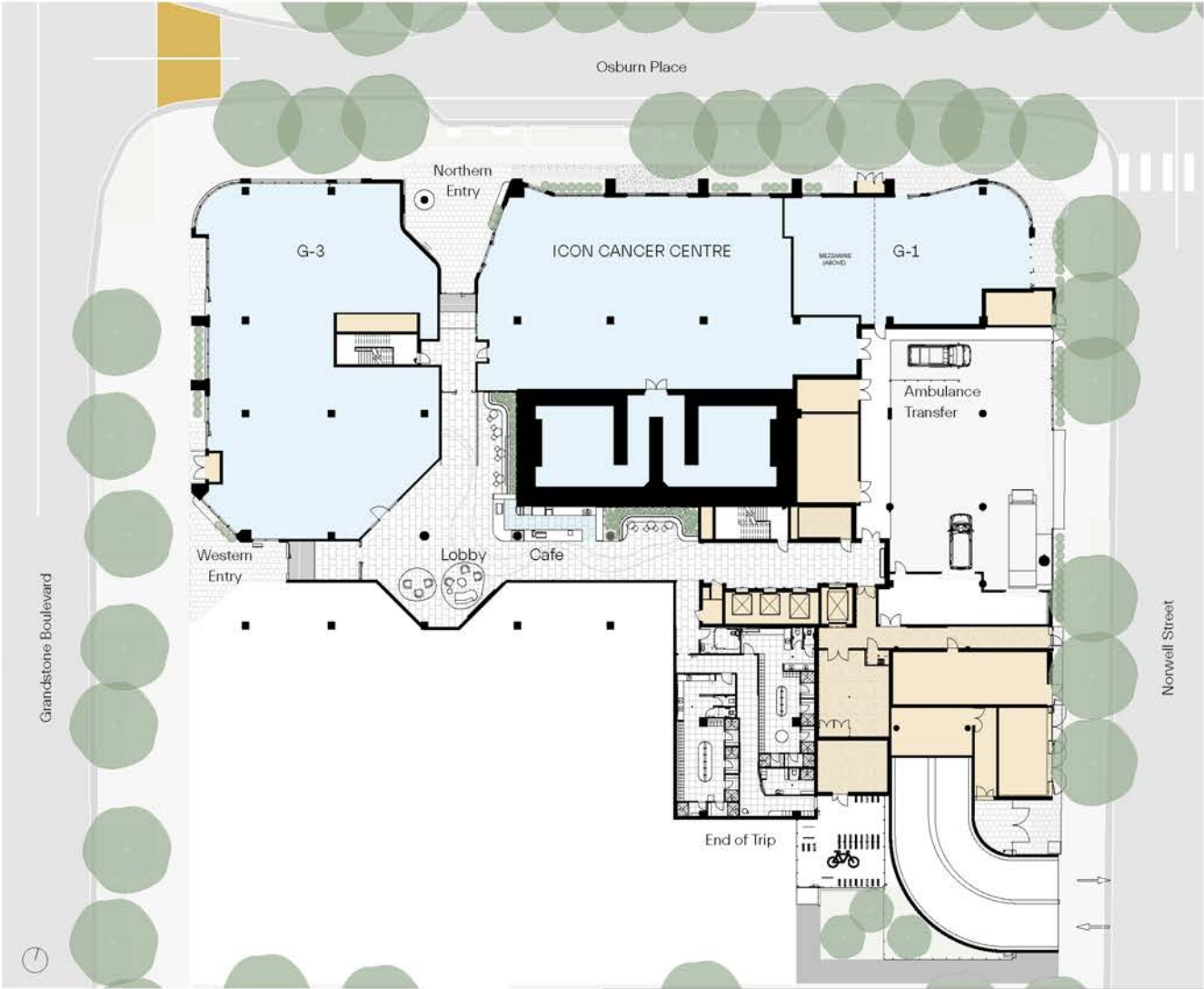
BUILDING PLAN



NEW EPPING NORTHERN HEALTH HUB - AVAILABLE SPACES

Ground floorplate

G-1	310m ²
ICON CANCER CENTRE	775m ²
G-3	591m ²



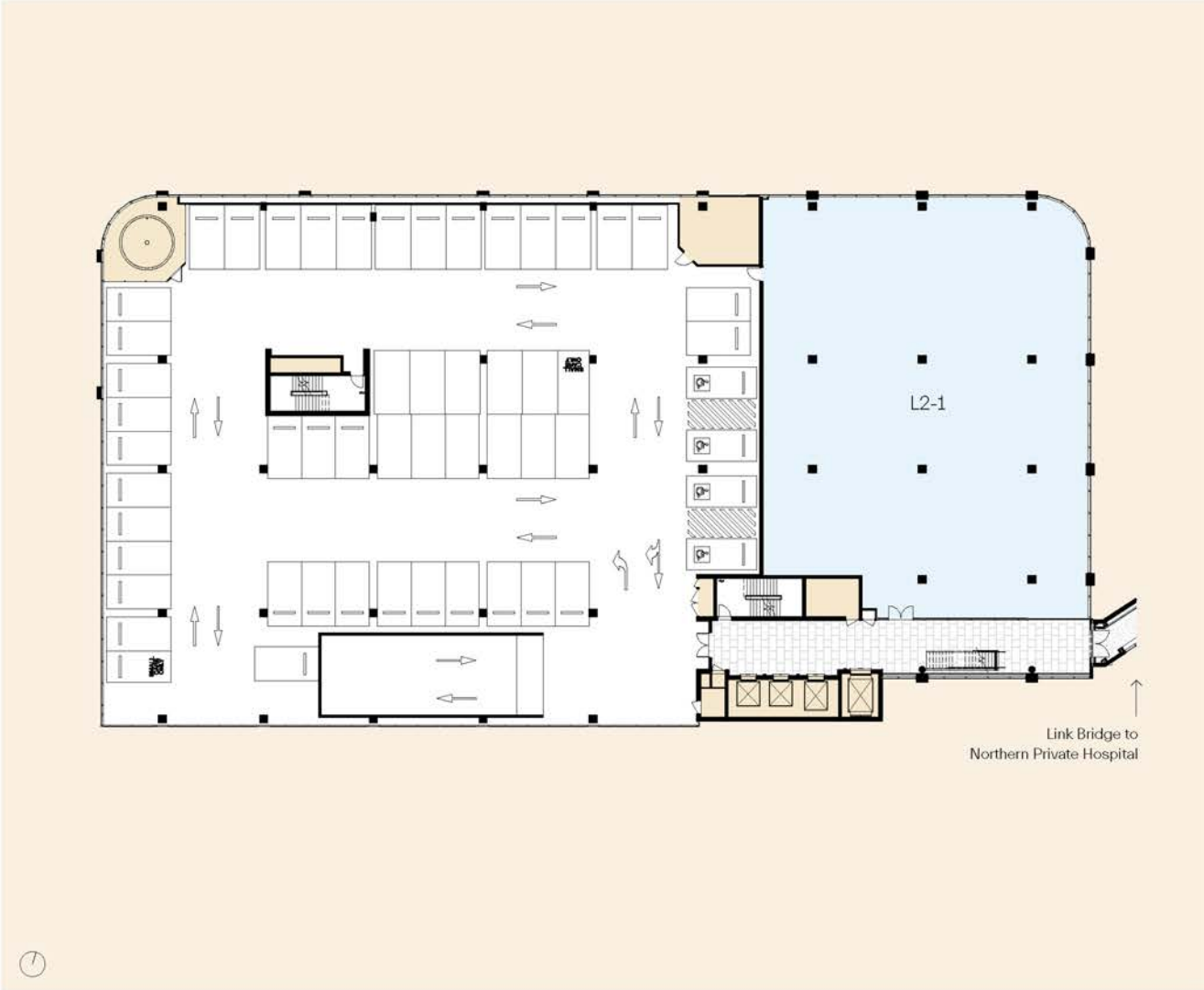
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NEW EPPING NORTHERN HEALTH HUB - AVAILABLE SPACES

Level 2 floorplate

L2-1

783m²

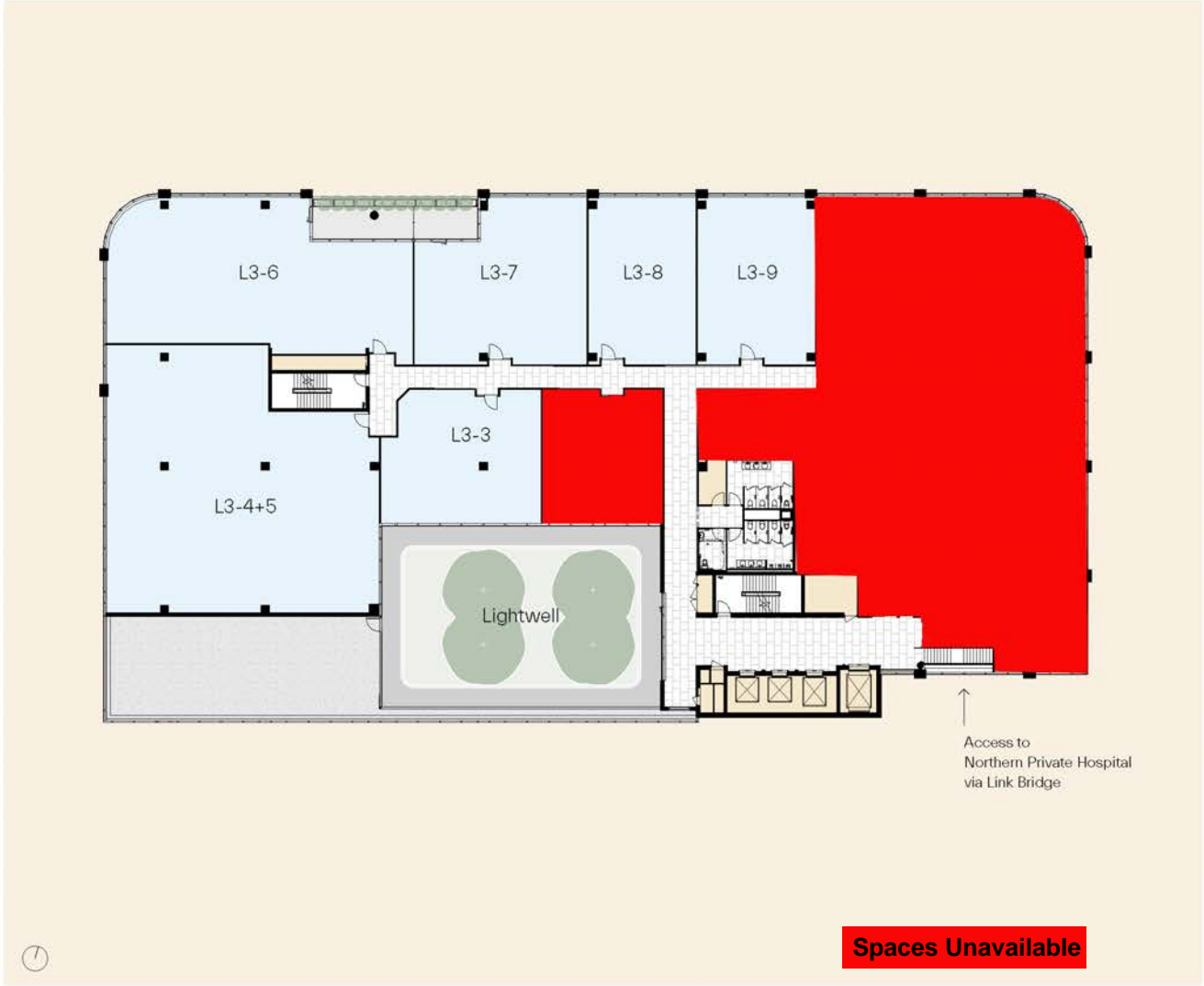


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NEW EPPING NORTHERN HEALTH HUB - AVAILABLE SPACES

Level 3 floorplate

L3-3	126m ²
L3-4+5	389m ²
L3-6	258m ²
+Terrace	16m ²
L3-7	152m ²
+Terrace	10m ²
L3-8	119m ²
L3-9	119m ²

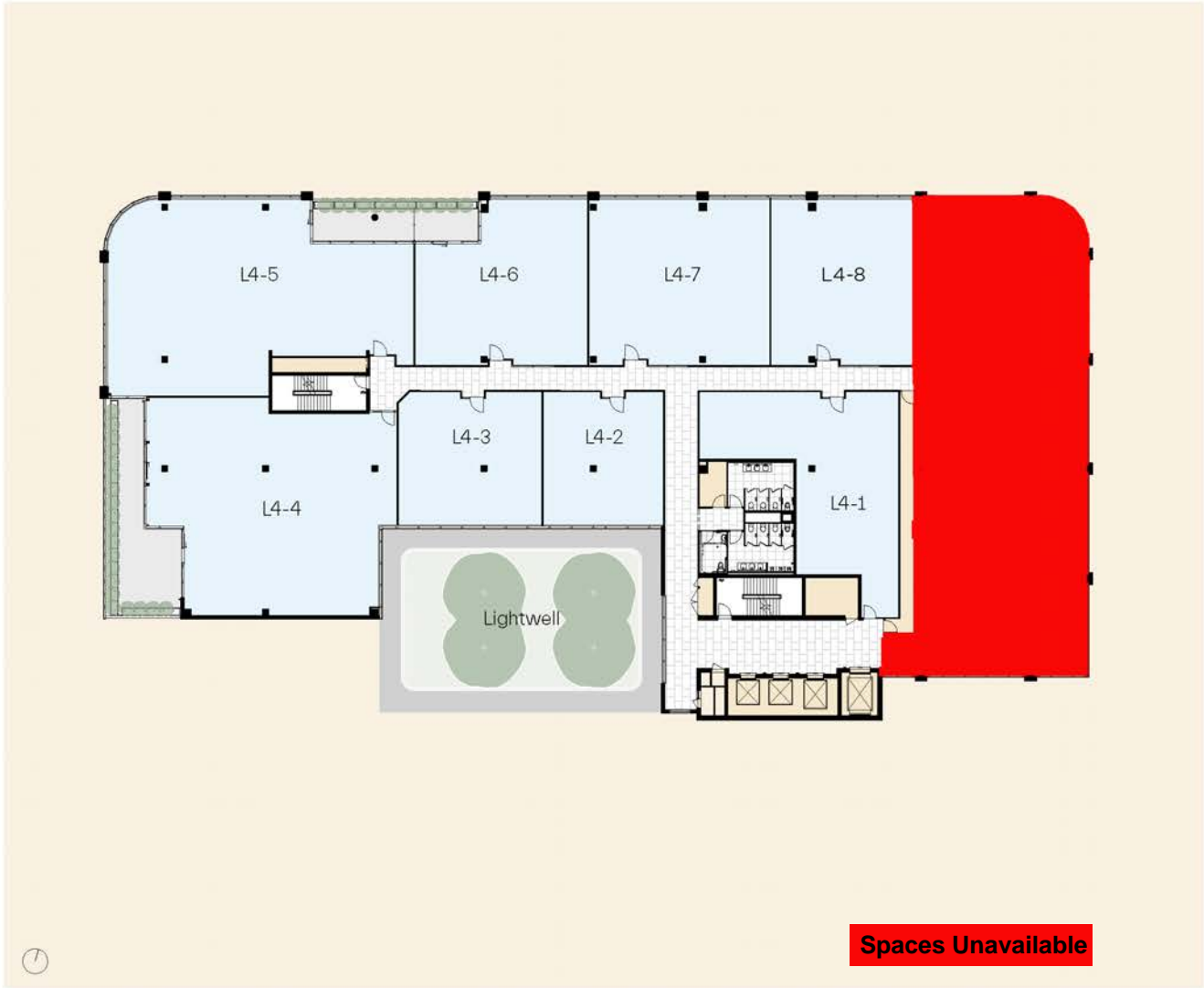


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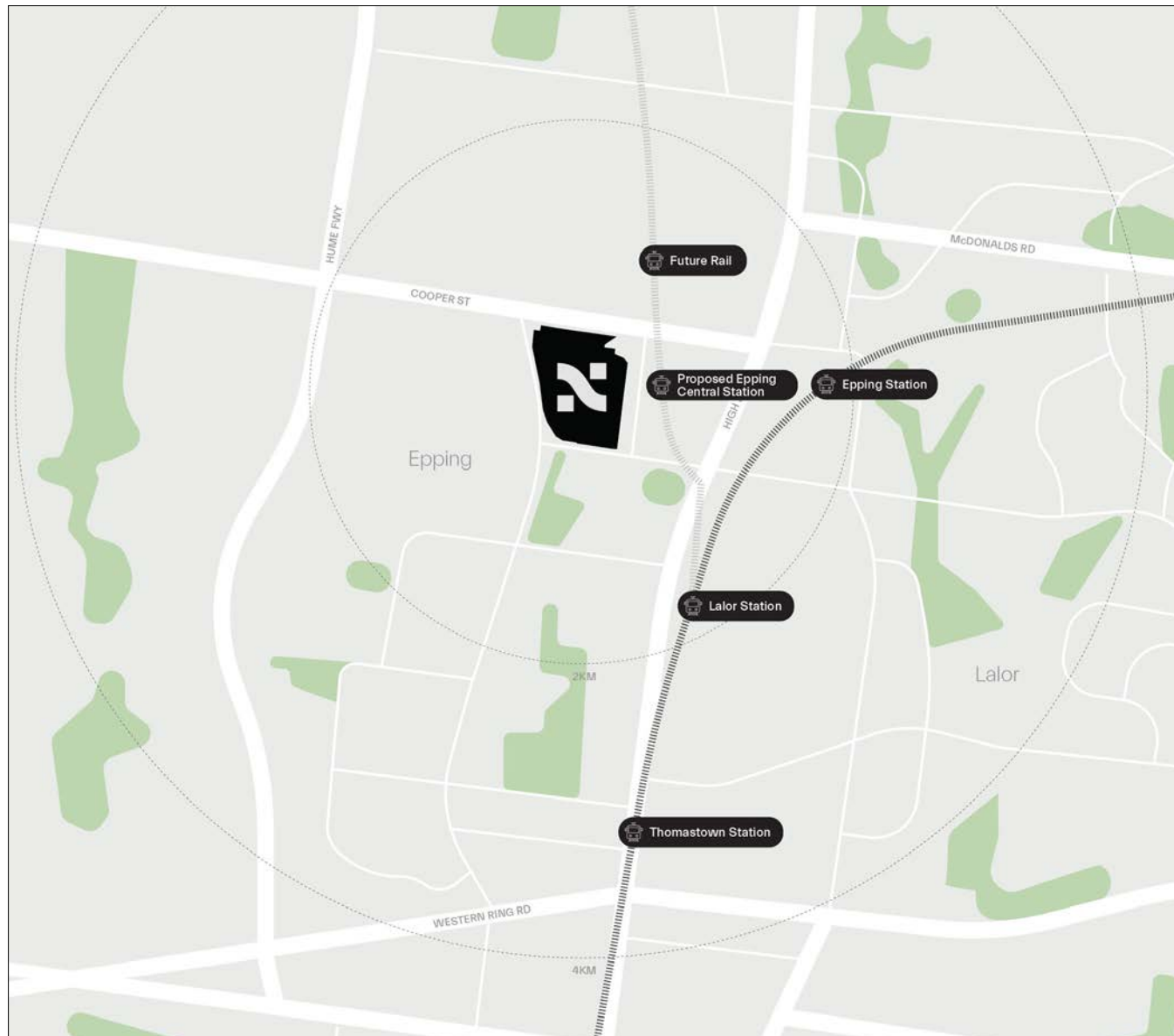
NEW EPPING NORTHERN HEALTH HUB - AVAILABLE SPACES

Level 4 floorplate

L4-1	163m ²
L4-2	98m ²
L4-3	123m ²
L4-4	279m ²
+Terrace	63m ²
L4-5	302m ²
+Terrace	16m ²
L4-6	159m ²
+Terrace	10m ²
L4-7	182m ²
L4-8	150m ²



NEW EPPING MEDICAL PRECINCT - LOCATION MAP



E A G L E H E A R T

t: 1800 324 534

w: www.eagleheart.net.au

e: hello@eagleheart.net.au

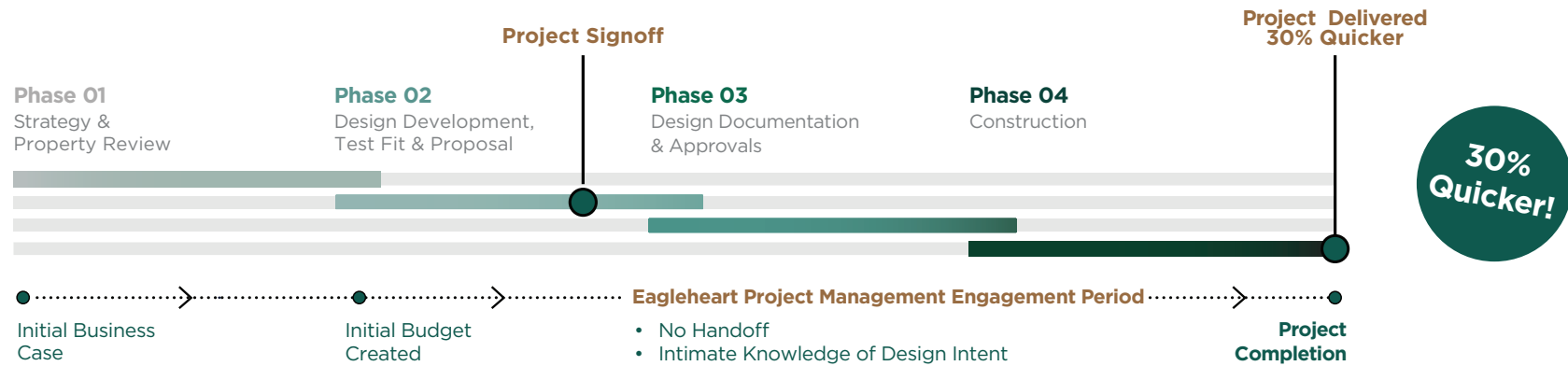
a: Suite 1, Level 2 East Tower
77 Victor Cres, Narre Warren VIC 3805

THE EAGLEHEART WAY

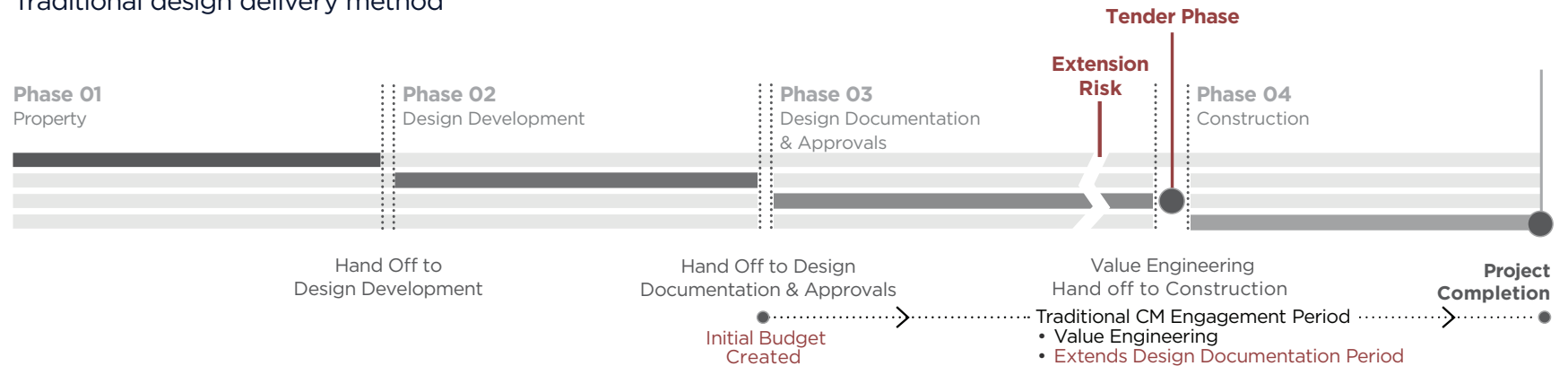
Eagleheart provides a detailed business case per site to make accurate and informed decisions. Our integrated methodology removes risk, significantly speeds up the whole fitout process and allows our clients to open their clinics faster, and more cost effectively.

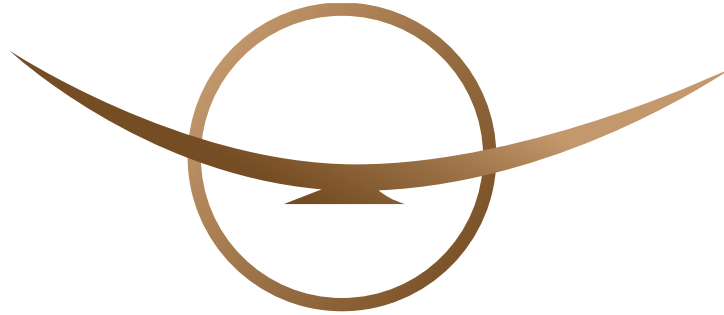
We ensure confidentiality of your current and future plans from the moment we engage with early discussions, right through to the opening of your new medical space.

The Eagleheart Methodology Our integrated approach



Traditional design delivery method





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To find out more about these medical spaces
or to register your interest contact us:

1800 324 534

hello@eagleheart.net.au