

Centuria

# Vermont South Medical Centre



INFORMATION MEMORANDUM  
645-647 BURWOOD HIGHWAY, VERMONT SOUTH VIC



# Welcome to Vermont South Medical Centre

# Introduction

This three-storey building with basement car parking was completed in 2015 and was built with striking internal design features, an abundance of natural light in all tenancies and significant parking for 207 cars across both basement and open-air spaces.

This property is anchored by the state-of-the-art Vermon Private Hospital operated by Nexus who in 2022 completed an expansion of the hospital to include a fifth operating theatre utilising the whole of level two. Other occupants include a medical centre, pharmacy, dental, radiology, pathology, paediatrics, eye surgery and consulting suites.

Positioned only approximately 30 kilometres east of the Melbourne CBD and less than 4km from the Knox Private Hospital, one of the largest private hospitals in Australia. The opportunity to be located with premium referral partners located in the building is now available with flexible terms and incentives on offer.

 **7,241 sqm**  
Total building lettable area

 **1081 sqm**  
Total available lettable area

 **207**  
Car spaces

## Available for lease

**Suite 1.04**  
191 sqm

**Suite 1.08**  
185 sqm

**Suite 3.04**  
296 sqm

**Suite 3.05A**  
372 sqm

**Suite 3.06B**  
37 sqm





# Location

Vermont South Medical Centre is positioned approximately 30 kilometres east of the Melbourne CBD and less than 4km from the Knox Private Hospital, one of the largest private hospitals in Australia.

The property is in close proximity to all forms of public transport and tenant amenity (noting Westfield Knox shopping centre is situated approximately 4 kilometres east of the property) and is in a prominent location with excellent exposure to Burwood Highway and access to the Eastern Freeway connecting to the Melbourne CBD.



# Level one



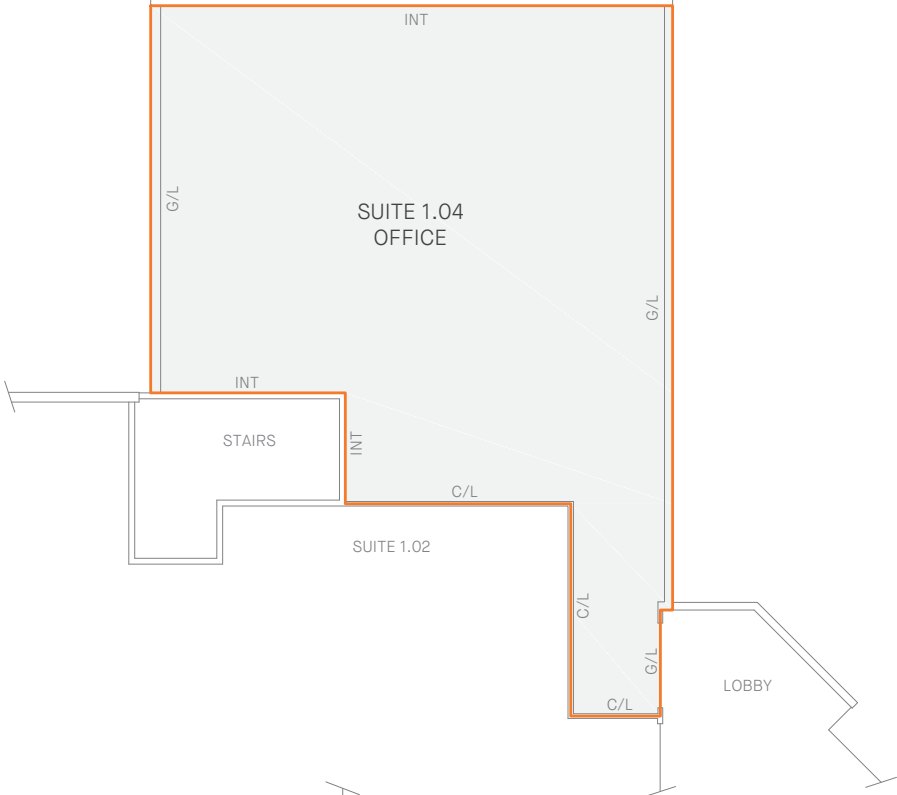
**Legend**  
INT Internal face  
EXT External face  
C/L Centreline wall  
G/L Glass line  
L/L Lobby line  
HGT Height clearance to 1.5m

**Notes:**  
1. Suite 1.02 area figure includes area labelled 'bins'  
2. Area labelled 'MED. WST.' is included in level 2 area figure

## Available tenancies

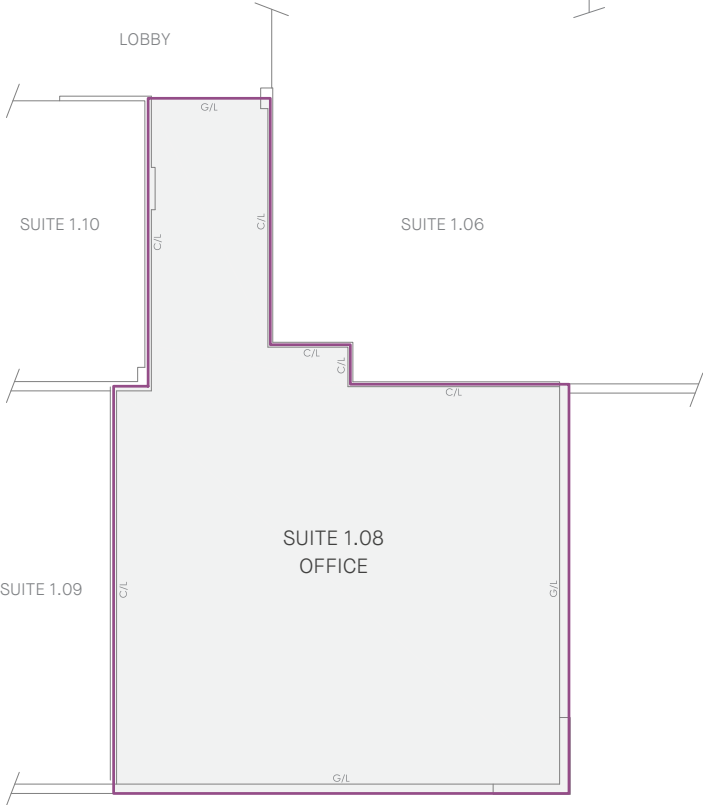
### Suite 1.04 – 191 sqm

Partial warm shell tenancy with finishes and services, except AC.



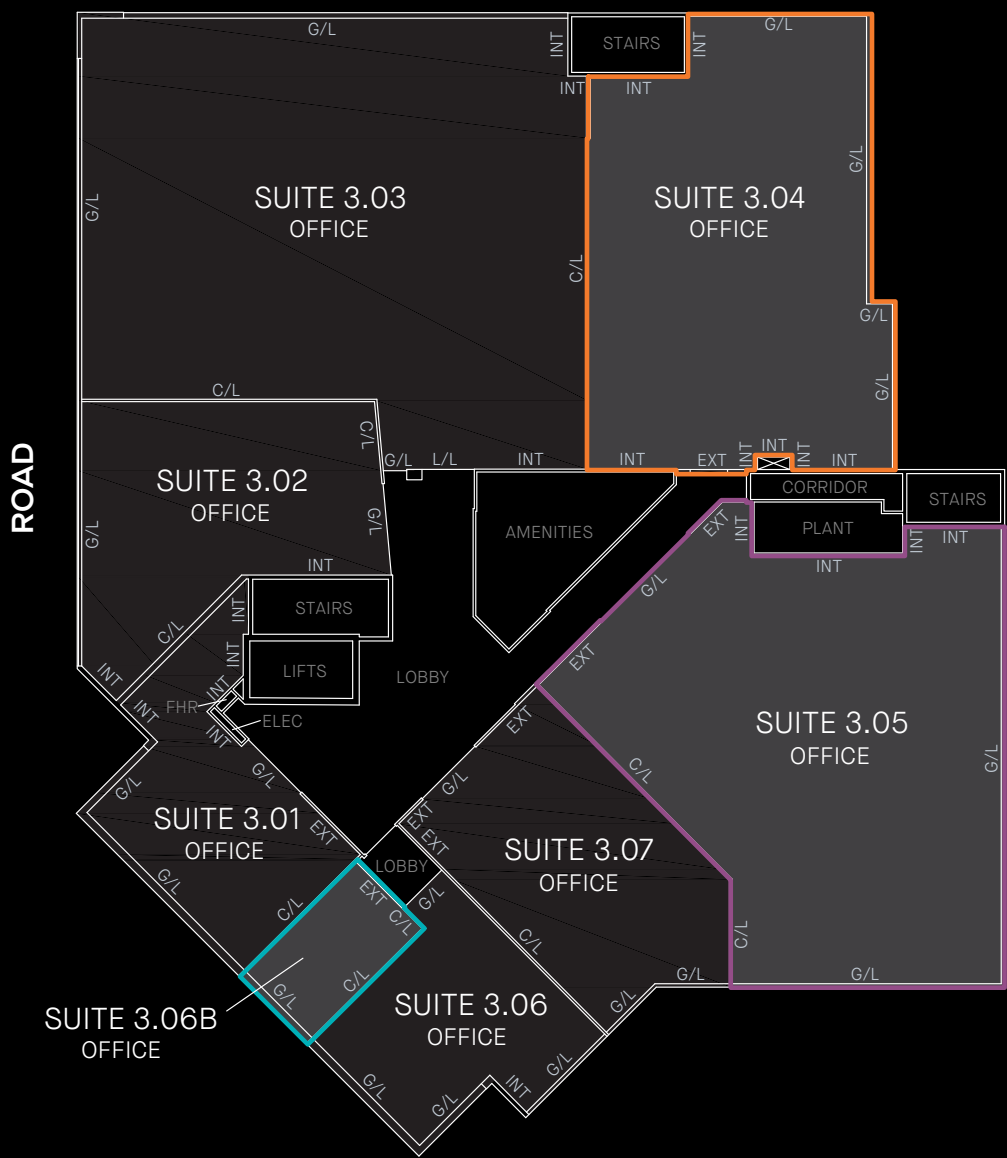
### Suite 1.08 – 185 sqm

Fully fitted dental suite.





# Level three

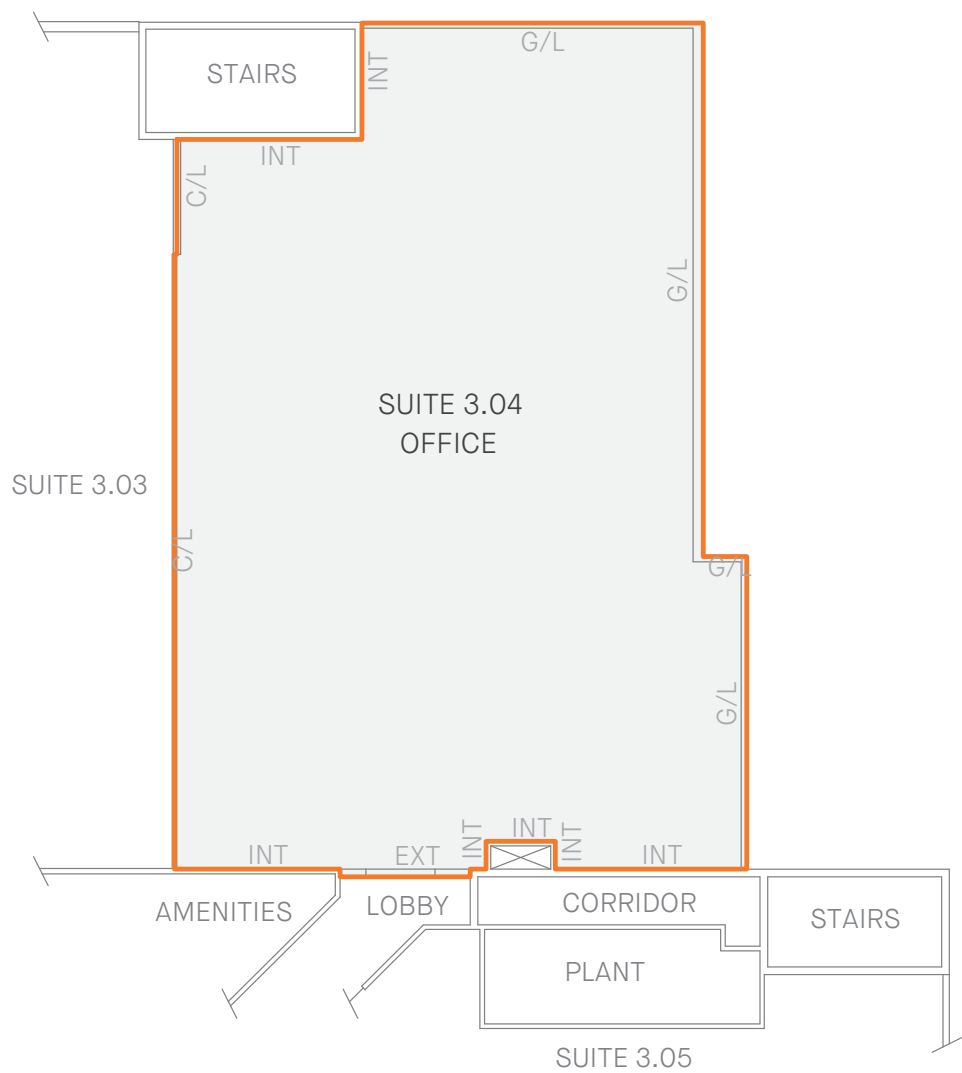


- Legend**
- INT Internal face
  - EXT External face
  - C/L Centreline wall
  - G/L Glass line
  - L/L Lobby line

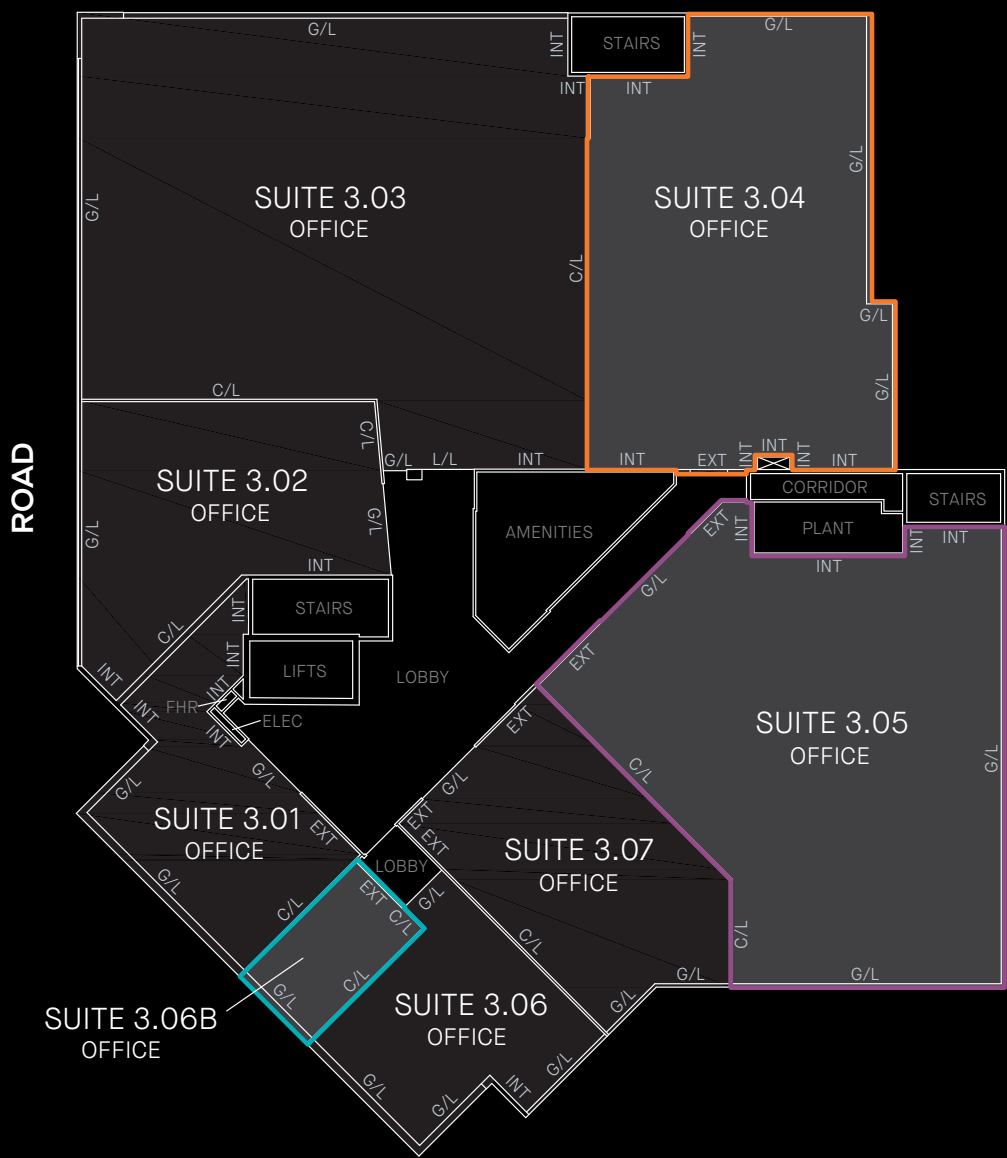
## Available tenancies

### Suite 3.04 – 296 sqm

This cold shell tenancy provides the perfect blank slate that the landlord can fit out to meet a tenant's bespoke needs.



# Level three



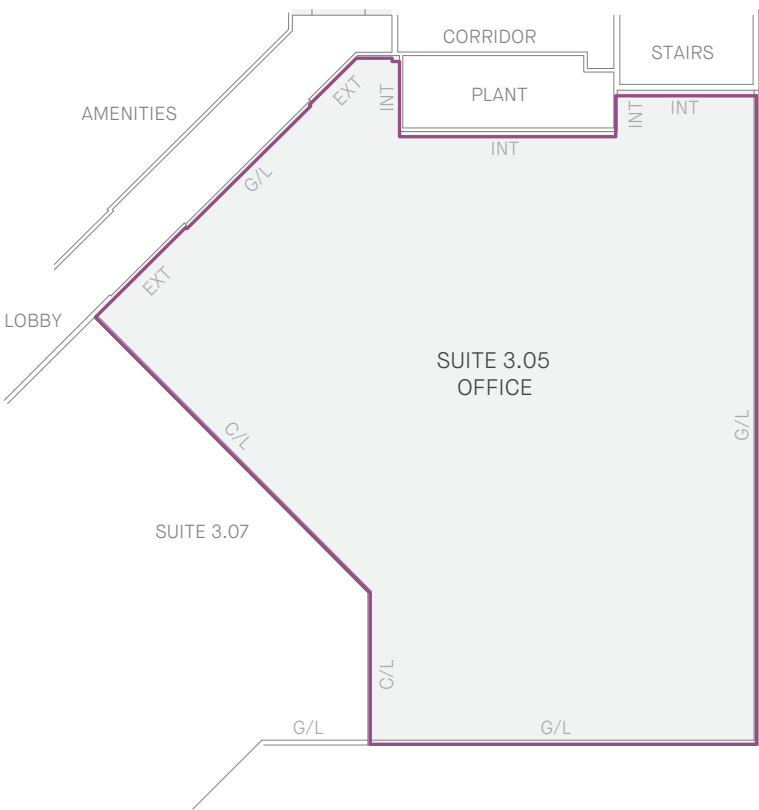
- Legend**
- INT Internal face
  - EXT External face
  - C/L Centreline wall
  - G/L Glass line
  - L/L Lobby line

## Available tenancies

### Suite 3.05A – 372 sqm

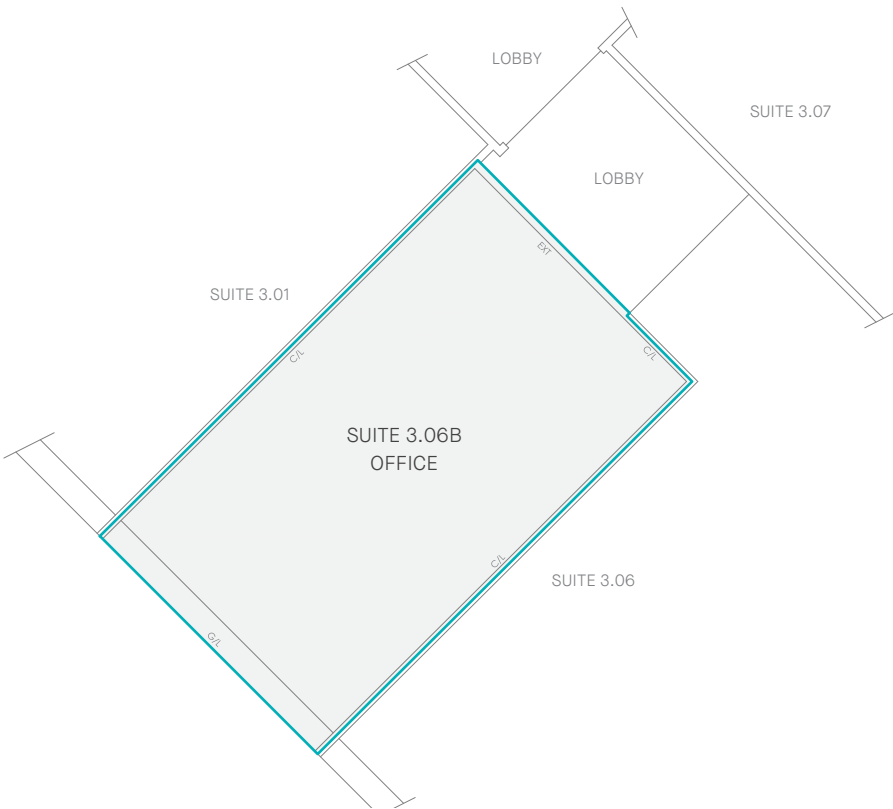
This fully-fitted tenancy contains 11 consulting suites, a procedure room, staff room, reception, administration and waiting areas.

There is opportunity to split the tenancy, or to look at consulting rooms on an individual basis.



### Suite 3.06B – 37 sqm

This tenancy is a fully fitted consult suite.





SUITE 3.04



SUITE 3.04



SUITE 3.05A

645-647 Burwood Highway, Vermont South



SUITE 3.05A

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