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 Vermont 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, radiology, pathology, eye surgery, physio, cardiology, gastroenterology, endocrinology and other specialists.

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.

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



7,241 sqm
Total building lettable area

1,081 sqm
Total available lettable area

207
Car spaces



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

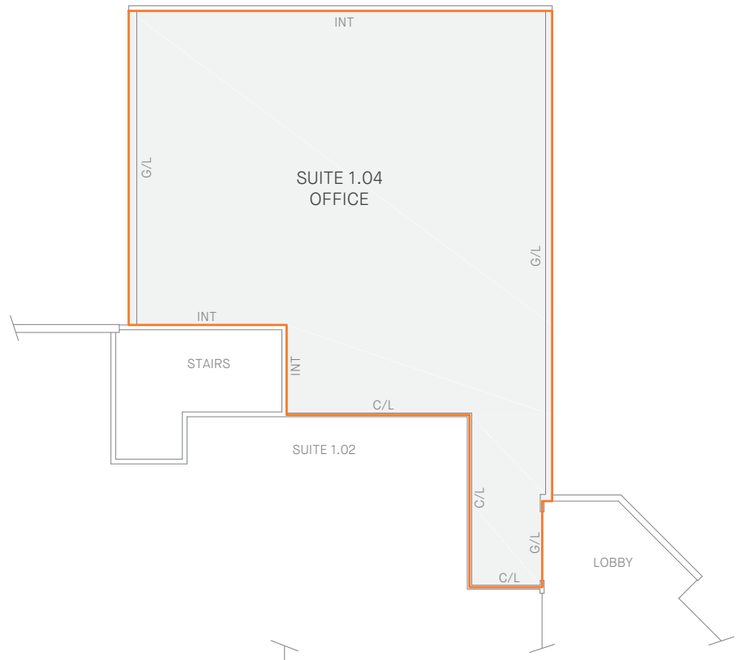
Notes:

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

Available tenancies

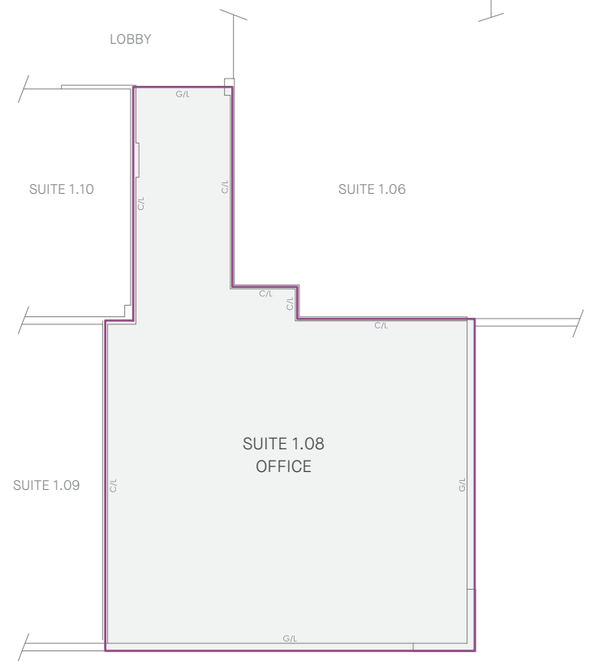
Suite 1.04 – 191 sqm

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



Suite 1.08 – 185 sqm

Fully fitted dental suite.



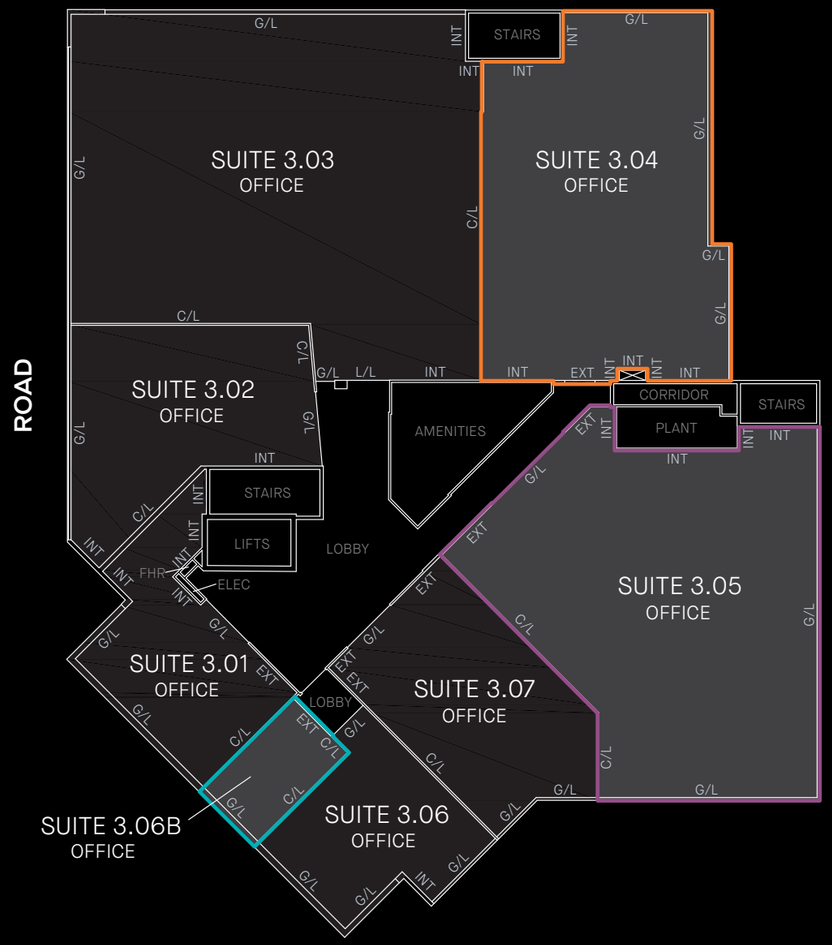







PATIENT DROP OFF ONLY
PATIENT DROP OFF ONLY

Level three



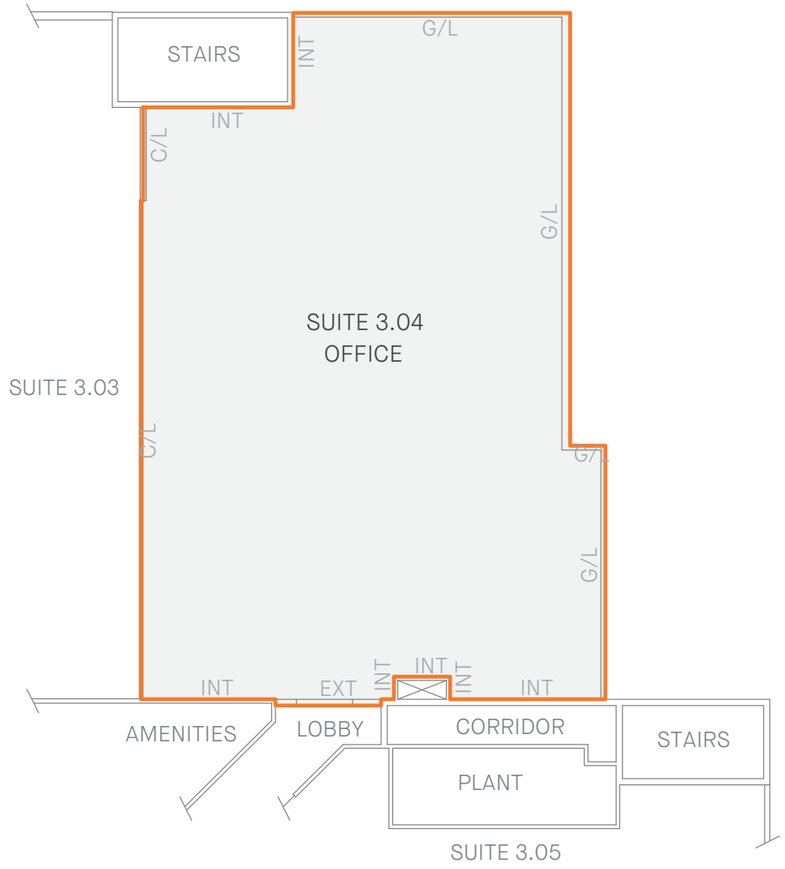
Legend

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

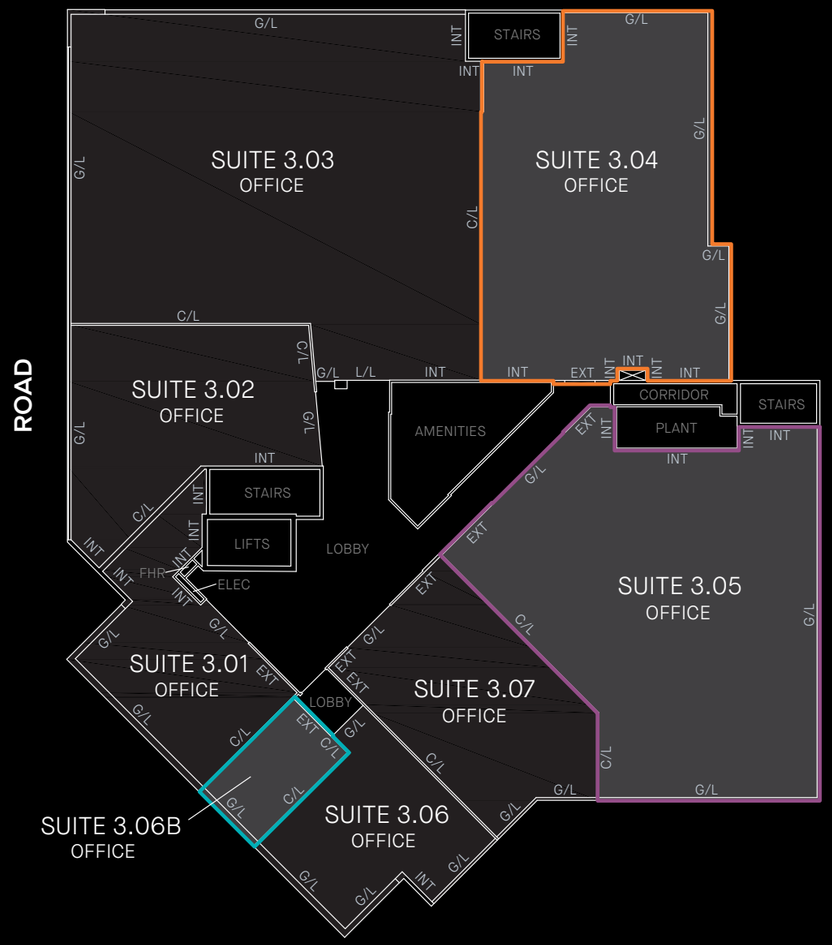
Available tenancies

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

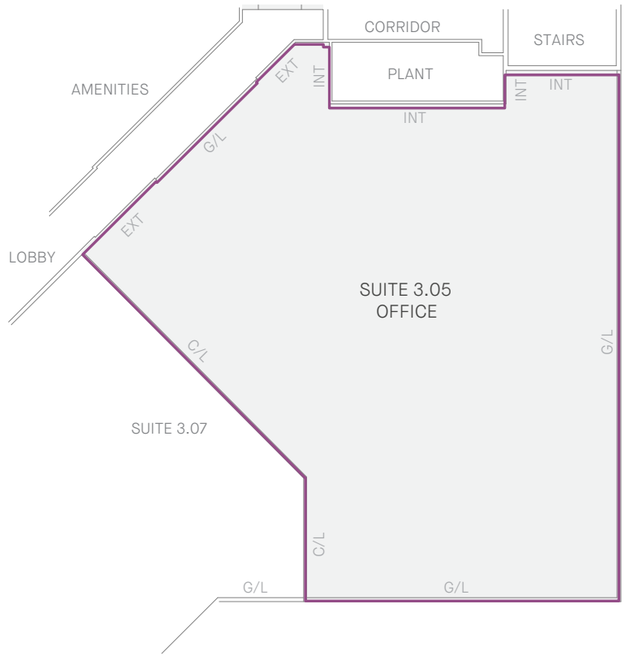
INT	Internal face
EXT	External face
C/L	Centreline wall
G/L	Glass line
L/L	Lobby line

Available tenancies

Suite 3.05A – 372 sqm

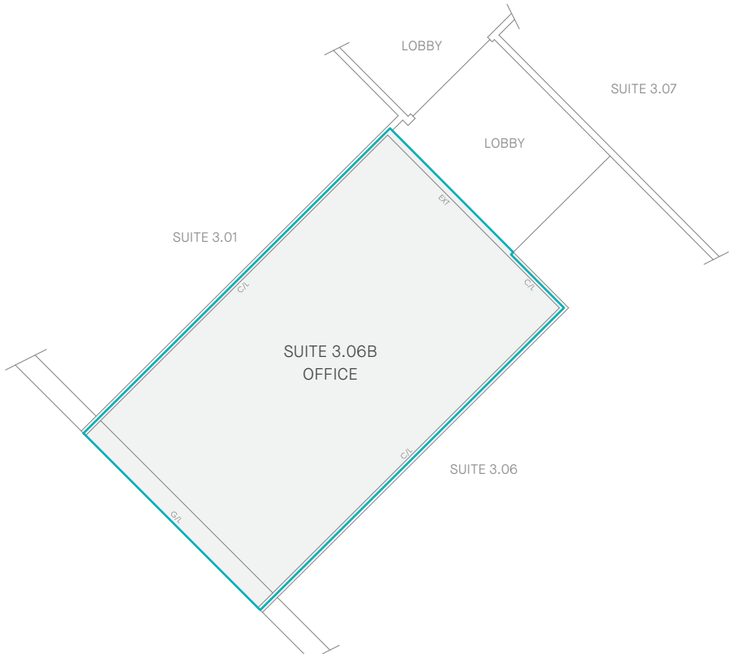
This fully-fitted tenancy contains 11 consulting suites, a procedure room, staff room, reception, administration and waiting areas.

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 warm shell.




SUITE 3.04


SUITE 3.04


SUITE 3.05A


SUITE 3.05A

Colette Vincent
Asset Manager
D: 02 9122 2098
M: 0405 372 872
E: colette.vincent@centuria.com.au

Jothi Jayanathan
Property Manager
D: 02 9122 2094
M: 04 5677 2282
E: jothi.jayanathan@centuria.com.au

Confidentiality - The terms of this lease proposal and the negotiations between the parties are strictly confidential. Disclaimer - This report has been prepared by Centuria Property Funds (ABN 11 086 553 639) (Centuria) and does not constitute a contract of sale or lease. It is intended only as a guide and an aid to further investigation by the prospective tenant. Prospective tenants accept this document on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than Centuria and may be based on assumptions. In passing this information on, Centuria does not warrant that such information or assumptions are accurate or correct. Parties should seek their own independent verifications and advice on such information. To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to Centuria at the date of preparing this document and assumptions which may be correct.

Centuria

