

173 LENNOX STREET RICHMOND



—MELBOURNE'S CITY FRINGE PREMIER MEDICAL PRECINCT

RICHMOND HEALTH IS MELBOURNE'S MOST CONNECTED, FREESTANDING MEDICAL FACILITY IN THE HEART OF THE CITY'S MEDICAL PRECINCT

richmond
health



Design your future here; a blank canvas ready to craft an exceptional healthcare environment

Revitalised and fully compliant with the latest Building Code (NCC 2022), this space shines with modern upgrades that elevate both style and safety.



Architecturally designed façade rejuvenation by Lara Architects

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MELBOURNE'S BEST BLANK CANVAS MEDICAL SPACE FOR LEASE



Brand new, dual Schindler lifts with direct access to each floor from the car park

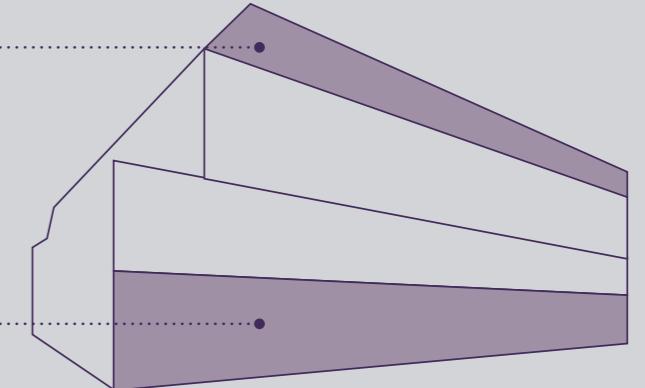
Featuring an Architecturally designed façade rejuvenation and common area entry lobby by Lara Architects, enhanced with an advanced heating and cooling system for ultimate comfort and care.

SPACES LEASED

LEVEL 3:

281 sqm Fully Leased to Bambini

bambini
early learning



GROUND LEVEL:

585sqm Fully Leased to IAG

W IMAGING
ASSOCIATES

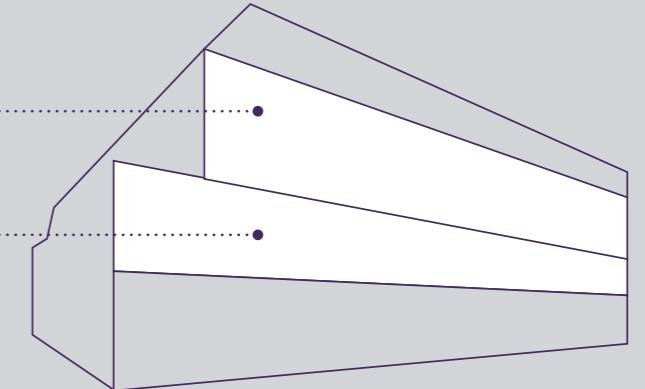
SPACES REMAINING

LEVEL 2:

651sqm with 10+ floorplans variations

LEVEL 1:

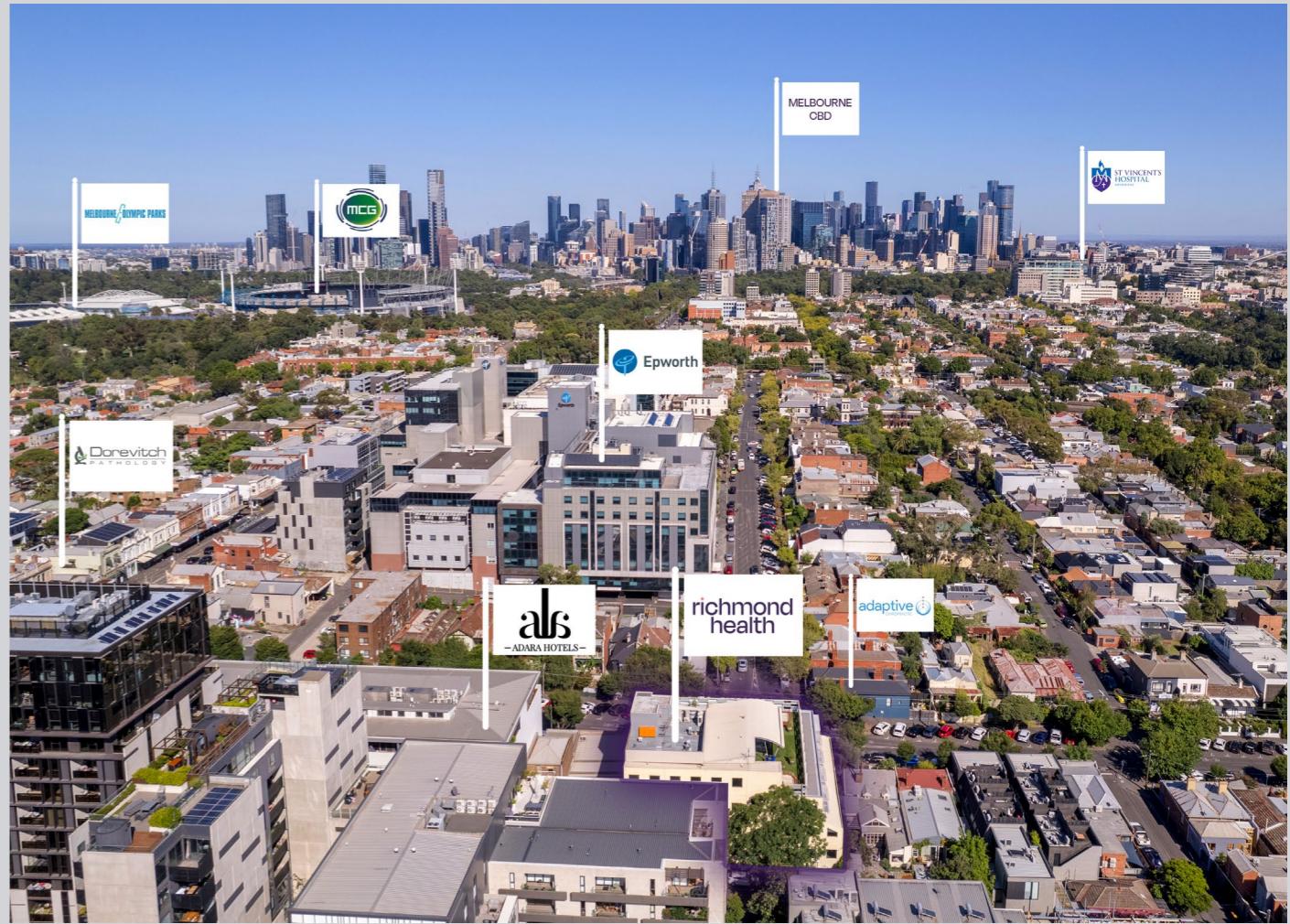
722sqm with 10+ floorplans variations



This premier medical and office location is strategically positioned to leverage the influx of people who frequent the Epworth Hospital offering a steady stream of potential clients and collaborators.

Richmond's accessibility is unmatched, with a multitude of public transport options at your doorstep. Ensuring that your medical business remains connected to the pulse of Melbourne.

LOCATED JUST 75 METRES FROM
EPWORTH HOSPITAL, RICHMOND

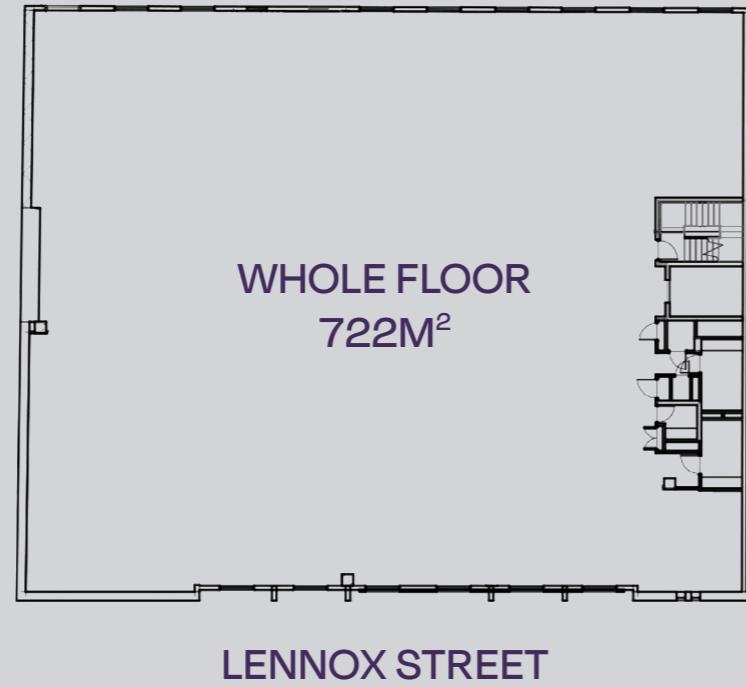


Imagine a place where **cutting-edge medical practices** meet **unparalleled convenience**. At 173 Lennox Street, incoming tenants are not just leasing space; they are joining a community of **innovators and leaders**. Notably, Level 3 was recently leased to esteemed premium childcare operator, Bambini, adding to the dynamic atmosphere of this exceptional location.

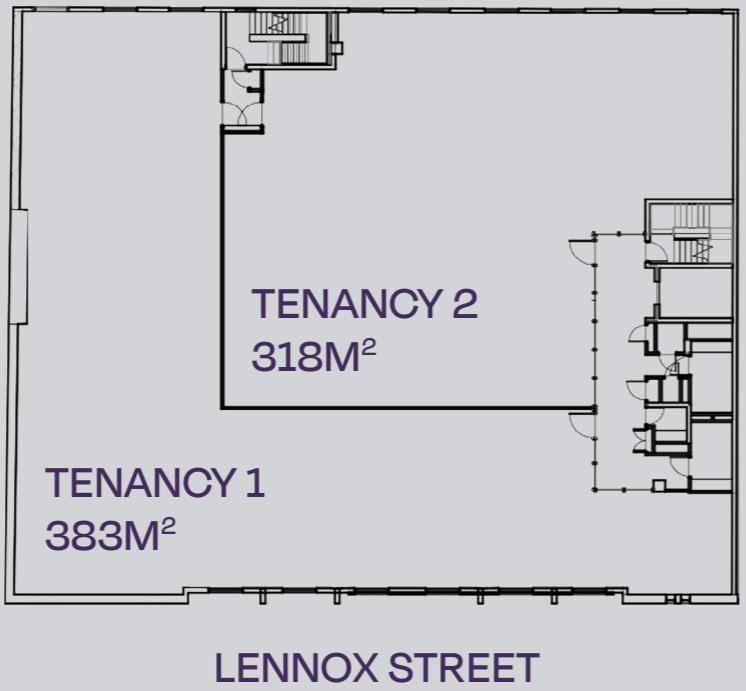
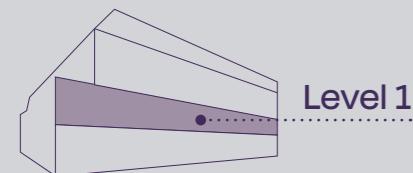


OPEN PLAN LEVEL 1 AND LEVEL 2 SPACES READY TO ACCEPT FIT OUTS

LEVEL 1 Whole Floor

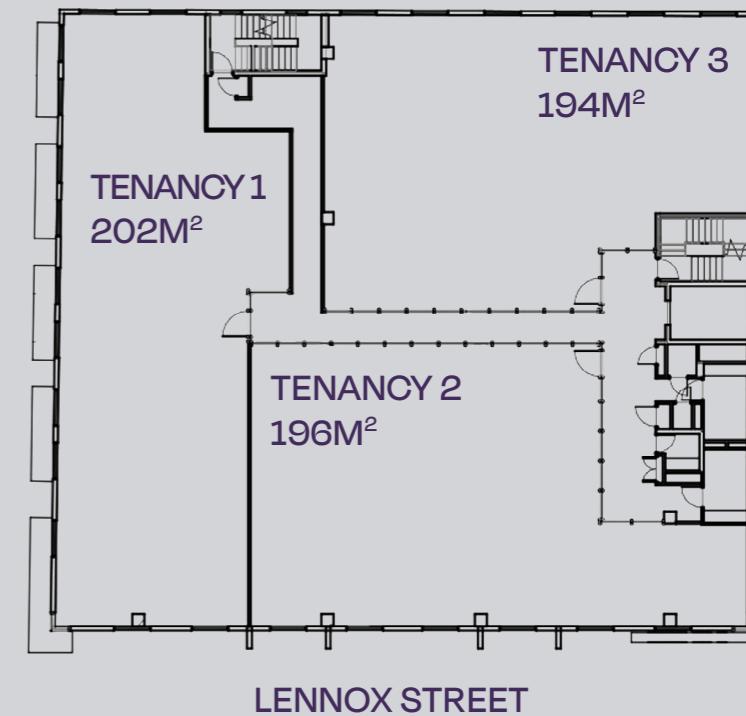


LEVEL 1 Half Floor

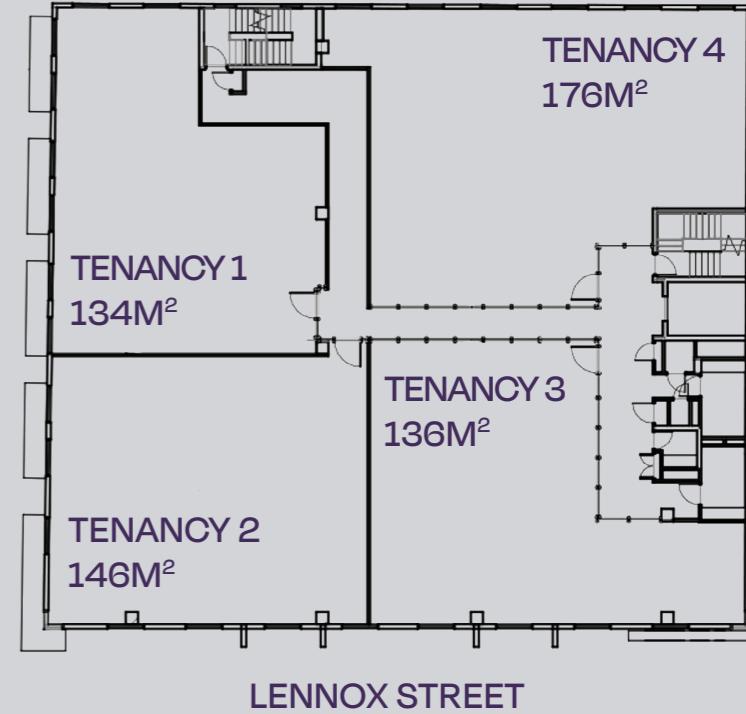
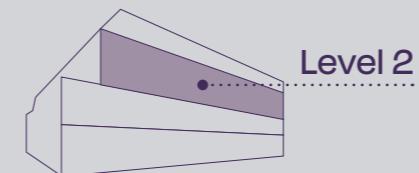


At 173 Lennox Street, you are not just leasing space; you are joining a community of medical innovators and leaders, in the heart of Melbourne's premier medical location. How you choose to utilise the space is up to you.

LEVEL 2 1/3 Floor



LEVEL 2 1/4 Floor



THE INTERSECTION OF INNOVATION AND CONVENIENCE



Richmond's accessibility is unmatched, with a multitude of public transport options at your doorstep. Whether by train, tram, or bus, commuting to 173 Lennox Street is effortless, ensuring that your medical business remains connected to the pulse of Melbourne. The immediate proximity to Melbourne's world-renowned sporting precinct and CBD adds another layer of appeal, offering a perfect balance of work and leisure.

RICHMOND

Within just three kilometres of the CBD, Richmond's old red brick warehouses and humble workers cottages have been turned over by cashed-up young professionals and creatives, with permit zones lining the streets of multi-million-dollar properties.

Though not strictly a part of postcode 3121, the sporting mecca the Melbourne Cricket Ground is arguably Richmond's most famous landmark, where the roar of "yellow and black" emanates from supporters of the Punt Road-based AFL team, the Tigers. Proximity to the tennis centre, home of the Australian Open, AAMI Park and the Yarra River make the suburb more popular still.



POPULATION



27,724

AVERAGE CHILDREN PER FAMILY

1.6

DISTANCE TO CBD

- Car 10 minutes
- Train 10 minutes
- Walk 30 minutes
- Bicycle 15 minutes

AVERAGE AGE

34

EPWORTH EMERGENCY DEPARTMENT:

- Cares for **over 30,000** adults and children yearly
- Operates **24/7, 365 days** per year
- Employs **8,036** medical professionals
- Treats over **227,000** patients per year
- Has **360** active research studies



Epworth



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www.yourmedicalproperty.com.au

CONTACT US TODAY

MARK WIZEL

0411 694 756

mark@yourmedicalproperty.com.au

JAY BHOJAK

0405 935 868

jay@yourmedicalproperty.com.au

