

INFORMATION MEMORANDUM

# ANNERLEY HEALTH HUB

364 IPSWICH ROAD  
ANNERLEY

Colliers  
INTERNATIONAL

# OVERVIEW



OVER 70,000  
PASSING CARS PER  
DAY



AREA'S AVAILABLE  
FROM  
50M<sup>2</sup> - 1,100M<sup>2</sup>



MODERN SLEEK  
DESIGN



APPROX. 40+  
UNDERCOVER  
CARPARKS



SET TO BE  
COMPLETED  
MID-2021



EXCELLENT  
EXPOSRE



## ANNERLEY'S NEWEST MEDICAL HUB

Colliers International are proud to present to the market Annerley's newest inner city medical Hub at 364 Ipswich Road, Annerley. With over 70,000 cars passing per day, the offering provides medical uses, excellent exposure and presents as a convenient destination for patients with complimentary on site secure car parking.

Tenant space is available from 50m<sup>2</sup> with larger tenants able to secure space up to 1,100m<sup>2</sup> in net lettable area. The building is set to be delivered from mid-2021 with lease commencements thereafter. The immediate opportunity presents itself to medical groups to engage with the developer/landlord to discuss your preferred tenancy requirements and fitout options.

364 Ipswich Road, Annerley is situated 800m from the Princess Alexandra Hospital and just over 2.5km from the Greenslopes Private Hospital. The site is also very close to public transport amenities, just over 1km from Fairfield Train Station or 1.5km to Buranda Train station.

With limited opportunities available please contact your exclusive marketing agents now!

### EXCLUSIVE MARKETING AGENTS

#### Will Cooper

Manager | Office Leasing  
+61 431 024 627  
Will.Cooper@Colliers.com

#### Harry Dever

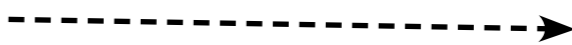
Manager | Retail Leasing  
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#### Chris O'Driscoll

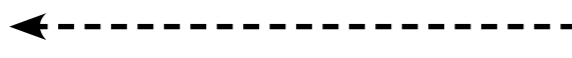
Director | Healthcare & Retirement  
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Chris.Odriscoll@Colliers.com





IPSWICH ROAD 



 IPSWICH ROAD



\*Outline Indicative Only



## THE FEATURES

- Tenant tailored design working in with the developer solving for preferred fit out
- Significant street frontage allowing for excellent signage
- Targeting complementary medical end users to create symbiotic hub
- Excellent car parking for both tenants and patients

## THE OPPORTUNITY

- To negotiate a long term lease agreement for turnkey tenancy
- To create a thriving business benefiting leveraging from referral of complementary tenants
- Newly Refurbished Building
- Only 6km to the Brisbane CBD
- 800m to the Princess Alexandra Hospital
- Just over 2.5km to the Greenslopes Private Hospital
- Close to public transport amenities with Fairfield Train Station only 1km away and 1.5km to Buranda Train Station.

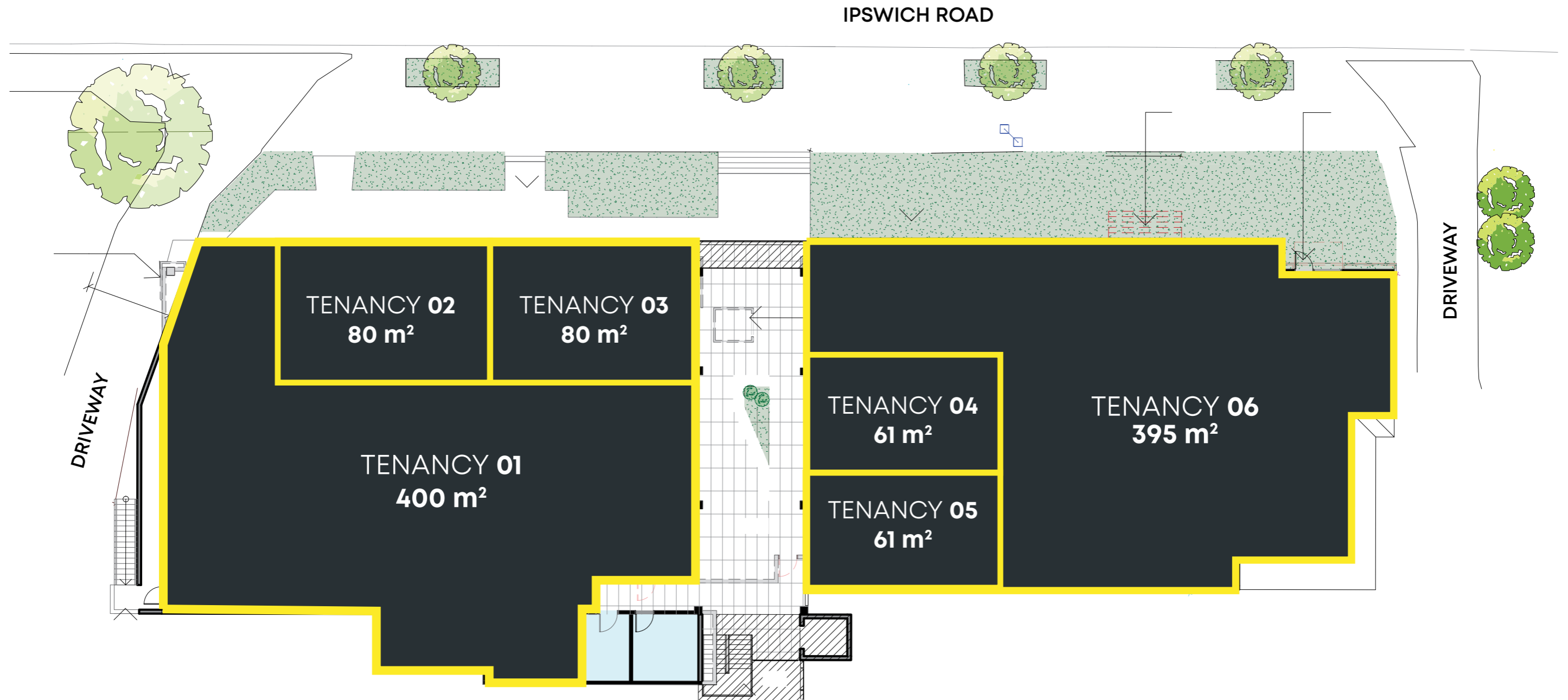


# THE LOCATION



# AVAILABLE TENANCIES

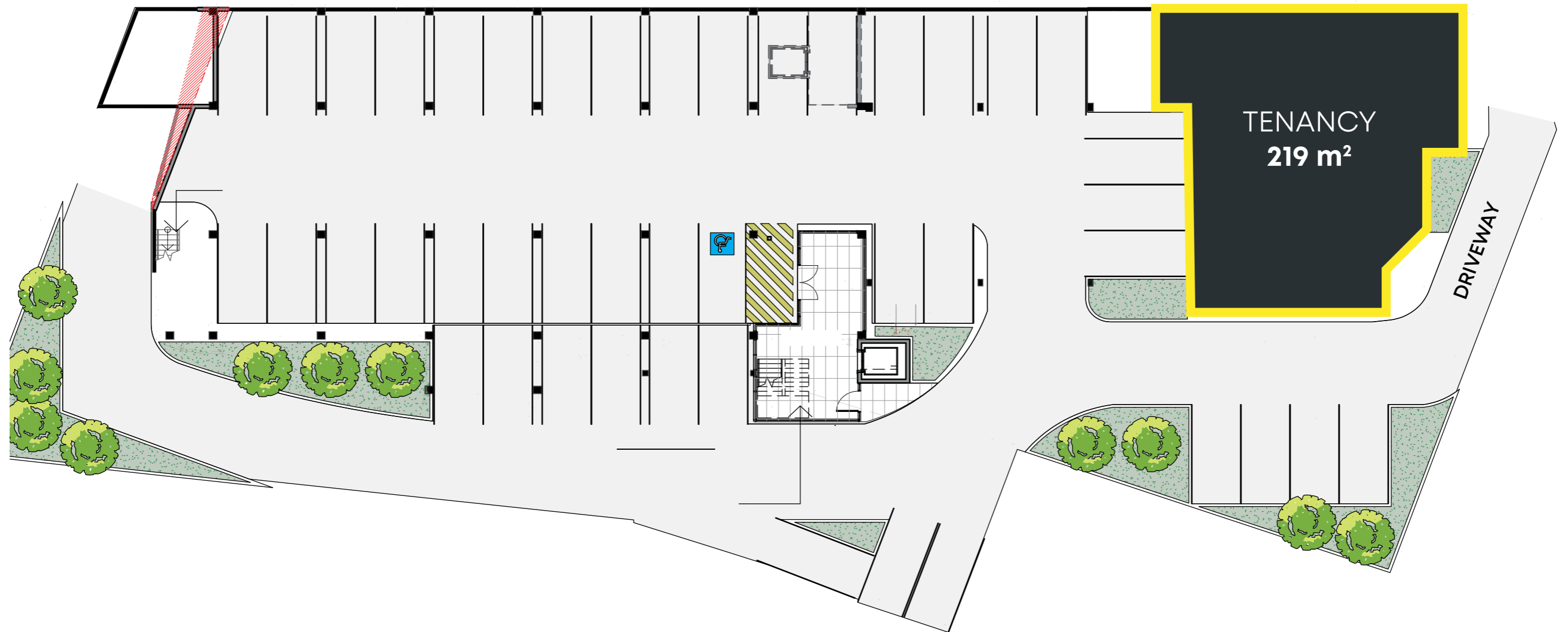
## GROUND FLOOR



# AVAILABLE TENANCIES

## BASEMENT

IPSWICH ROAD





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# REGISTER INTEREST

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