



**Gold Coast
Health and
Knowledge
Precinct**



Let's Get Moving!

Part 2 | Expert Tips for Moving into a New Space at Lumina

**Your Guide to Planning & Executing
a Seamless Move of Your Health, Life
Sciences, or Tech Business.**



**Queensland
Government**



Artist Impression - Indicative Only

Planning a Business Move to Lumina? Ask a Gold Coast Leasing Expert.

There are many factors to consider when assessing if a new space is the 'right move' for your business including your growth plan, budget, infrastructure, layout, and design requirements. Leasing agencies dedicated to supporting the new developments across Lumina offer tailored guidance to help you assess the needs of your business and find you the ideal space.

The Lumina team caught up with **Bede Blatchford, Director of Leasing, Office Leasing & Investment Services at Colliers**, the agency dedicated to leasing the 'Proxima' building, to ask about the top questions businesses have when planning their move to Lumina.

Planning your Size, Layout & Design Requirements

Q. Do the developments at Lumina offer flexibility for my health, life sciences, and tech business?

One of the many advantages of planning to secure space within a new Lumina development is that there is flexibility for your business to influence design and fit out of your space, especially if your business secures space early. This is a key benefit of reserving in advance with the new developments at Lumina.

Leasing agents within Lumina will facilitate introductions to their network of established design and fit out consultancies, including architects if required, and this can help to estimate how much floor space you need to secure. Together you can also collaborate on a bespoke design concept and fit out to suit your business's immediate and future needs, within your desired budget.

Every business's needs are different. A healthcare business might have specific consulting room fit out requirements, such as accommodating diagnostic and treatment equipment or patient privacy needs. A medical researcher may require a specific dry or wet lab set-up, as well as a custom high-tech fit out. A fast-growing technology business may have 5 employees now but needs to plan for rapid scaling of a workforce requiring flexible space.

Expansion provisions in all Lumina developments can be negotiated with a leasing agent and are subject to the individual development. The earlier a potential tenant can pre-commit to a space, the more opportunity exists for designing their space to meet their future business requirements.

Planning for the Workplace and Workforce of the Future

Q. What makes Lumina a superior location over other opportunities in South East Queensland that my business might consider? And how might this impact my workforce?

New developments at Lumina are being built with the needs of occupiers and their workforce as priority – and there are great benefits to being located in a brand new precinct development over other commercial areas.

Our prime location is a key attractor for workers – the Gold Coast lifestyle, proximity to both work and leisure have been strategic considerations in some company's recruitment strategies. Along with access to major hospitals, universities, the G-Link light rail transport network, an international airport and highway to Brisbane offer convenience and connection for your workforce.

Compared to other commercial hubs in the Gold Coast and Brisbane, Lumina offers a unique

set of modern and accessible amenities, such as parking, efficient public transport, natural environments like green terraces, and on-site food and retail facilities. These major drawcards play a key role in recruiting and retaining talent, as well as appealing to visitors, clients, referrers, collaborators, and patients.

Businesses moving to Lumina are also attracted to the modern architecture, high-quality materials and carefully considered design aesthetics. Modern organisations are increasingly seeking spaces that meet environmental standards and offer wellness features, such as green space, outdoor entertaining areas and appealing design. A first-class workforce is looking for a first-class workspace, and a great experience for clients and visitors.

In a tight labour market, offering employees an accessible commute, and an office space with attractive design features and amenities are important factors to consider when assessing a potential new business space.



Planning a Business Move to Lumina - Frequently Asked Questions



Q1. How will my business benefit from the investment going into delivering on the vision for Lumina?

The scale and magnitude of the master plan vision for Lumina inspires future tenants - the vision is to curate a sustainable, universally recognised health and knowledge community on the Gold Coast. The Queensland Government has backed its future by investing \$5 billion in boosting infrastructure and incentivising purpose-driven development in the area, with more investment planned over the next 5-15 years to benefit existing businesses and future tenants.



Q2. Should I wait until the new buildings are completed before securing a space?

Jump on the Lumina opportunity now - the Gold Coast is approaching a 14-year historic low commercial vacancy rate, and Lumina offers a significant opportunity to take advantage of a limited, new supply of space. Tenants or buyers securing a space in new Lumina buildings are among the privileged 'first movers' in what is a very tight supply pipeline of new office buildings. Joining Lumina offers the only remaining opportunity for securing valuable real estate within the wider Gold Coast Health and Knowledge Precinct, next to leading hospitals and universities. Also, the earlier a new occupier can pre-commit, the more opportunity exists for designing a bespoke, and customised space.



Q3. Can I secure space in Lumina now?

There are 5 multiple-storey, state-of-the-art developments that are under construction (or in Development Approval stages) within Lumina, with completion dates from early 2024 onwards. Their construction is led by multiple developers who have worked closely with Economic Development Queensland (EDQ) to create purpose-designed buildings with health technology and sciences businesses in mind. The new developments are available now for precommitments to buy or lease entire floors or office space. Building renders and the Lumina master plan are also available.



Q4. What sort of leasing arrangements are available in developments located within Lumina?

Lumina developers and leasing agents encourage an open conversation with potential new tenants and welcome discussions on components of a lease that can be tailored to a tenant business and their growth trajectories. Depending on the specific building, there are varied opportunities to lease floor space. Proxima for example, offers a variety of lease-only opportunities with floor areas from 90sqm to 4,000sqm across eight levels. We also welcome opportunities to purchase strata space, which is also available in some buildings.



Q5. What does sustainable and green design mean for the developments at Lumina, and how does it benefit my business?

All new developments within Lumina will be built with energy efficiency in mind to meet green industry standards. Sustainably designed buildings help future-proof your business and supports your corporate responsibility. It can also deliver long-term economic benefits for tenants and occupants, for example, impacts can be direct, through lower energy bills and indirect, as your workforce becomes more environmentally conscious in their choice of workplace.

Your Lumina Move Checklist



Securing a new space for your business is an exciting time. To ensure everything goes smoothly for your business, staff and clients, the earlier you can start planning the move, the better. Below is a brief practical checklist based on key milestones, designed for health, life sciences, and technology organisations who are planning their move to their new home at Lumina.

Planning your Move

- ☐ Develop a detailed budget
- ☐ Draft a moving schedule that minimises employee downtime and interruption to services
- ☐ Consult a design and fit out consultancy about your new space
- ☐ Assess IT infrastructure and telecommunications needs

Finishing your Lease

- ☐ Check your lease termination agreements
- ☐ Clarify in writing about the 'making good' provision on the premises and your financial obligations
- ☐ Give written notice to your landlord
- ☐ Recover your bond, deposit, or bank guarantee
- ☐ Consider if building strip-outs, end-of-lease electrical decommission/recommission of equipment or deep cleaning is needed

Moving

- ☐ Consider if speciality removalists are required for high-value, delicate medical or specialist equipment relocation or temporary storage
- ☐ Consider if you require secure and confidential file transfers – eg, patient records
- ☐ Arrange security access to your new space for employees, contractors and visitors
- ☐ Arrange employee orientation on new facilities, amenities, access and safety

Starting at your New Location

- ☐ Update your online presence with your new contact and location details
- ☐ Inform your patients, clients, collaborators, referrers and key stakeholders
- ☐ Update your Google business listing
- ☐ Audit and update your marketing materials such as letterhead and email signatures
- ☐ Set up mail forwarding with Australia Post

Australian companies can access numerous online resources that can assist them in planning and implementing a business relocation.

The below resources provide tailored guidance, tools, and valuable information specific to the Australian context.

Australian Government Business:

A wealth of information for businesses, including guides on relocating a business, legal requirements, and assistance programs.
business.gov.au

Australian Trade and Investment Commission (Austrade):

Insights into the Australian market, export and investment services, and a valuable resource when relocating internationally.
austrade.gov.au

Australian Chamber of Commerce and Industry (ACCI):

Resources on various aspects of business operations, including relocating your business.
acci.asn.au

Australian Small Business and Family Enterprise Ombudsman (ASBFE0):

Resources and support for small businesses, including tips on moving or expanding your business.
asbfeo.gov.au

Dedicated to Growing the Life Sciences, Health & Technology Businesses of Today & Tomorrow

High-Quality Spaces Unlock Growth Potential

Currently, two state-of-the-art multi-storey buildings, Proxima (led by Evans Long) and RDX Lumina (led by Northwest), are under construction, nearing completion (Proxima in early 2024 and RDX Lumina in early 2025). Both are accepting expressions of interest for leasing opportunities.

Two other substantial, approved developments (Trilogy's North Star Centre and Niecon's Gold Coast Life Sciences Centre) are due to commence construction. They are accepting leasing and strata expressions of interest to secure whole floors or smaller spaces, to house medical suites, office suites, or laboratory and research facilities.

"As a new Lumina tenant, I look forward to working with like-minded individuals and companies in an environment that will facilitate partnerships and possibly lead to innovative new ideas, technologies and growth opportunities for all. It's an easy drive in for my team and the whole Precinct has a buzz about it. I truly believe that this is already the place for Medtech companies and the like to be and this will only become more so over the next few years."

Kirk Lavagna-Slater
VP IDM Phenox



Lumina is welcoming expressions of interest from businesses with innovative ideas and market-ready solutions in the life sciences, health, and technology sectors, such as:

- Healthcare and specialist services and clinics
- eHealth and health software, integrated healthcare and medical technology
- Medical imaging, devices, wearable technologies, and diagnostics
- Big data, data analytics, and translatable applications
- Artificial intelligence, machine learning, and robotics
- Human genomics, chronic diseases, and infectious diseases
- Paediatric health and education services
- Advanced design and additive manufacturing
- Biotechnology
- Micro and nanotechnology and next-generation molecules
- Support services and supply chains for life sciences, health, and technology-related businesses
- The wellness economy including the sports tech sector and sports innovation

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