



**Gold Coast
Health and
Knowledge
Precinct**



Artist Impression - Indicative only

Discover Lumina

Dedicated to growing the life
sciences, health and technology
businesses of today and tomorrow

Another innovative, sustainable urban precinct from
Economic Development Queensland

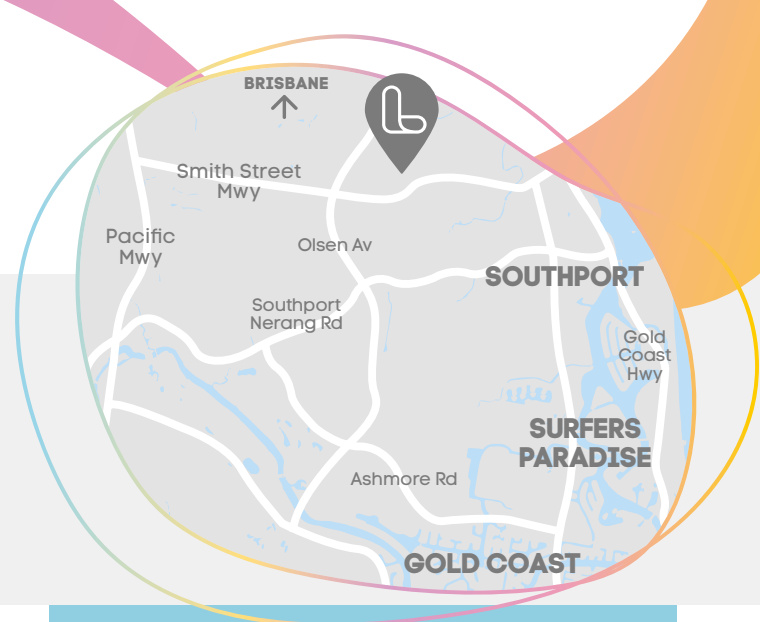


**Queensland
Government**



The Vision

Lumina curates a sustainable, universally recognised health and knowledge community on the Gold Coast through facilitation of private and public investment that empowers collaboration and innovation that transforms lives.



About Lumina

Lumina is a 9.5-hectare premium commercial cluster, based within the 200-hectare Gold Coast Health and Knowledge Precinct (the Precinct) in Southport, Queensland, and is the Gold Coast's only commercial location solely dedicated to the health and technology sectors.

About the Precinct

Anchored by Griffith University and the Gold Coast University and Private Hospitals, the Gold Coast Health and Knowledge Precinct and its Lumina commercial cluster is a prime investment location for healthcare innovation, particularly in medical and digital health technologies.

Combining advanced design, additive manufacturing and new materials with digital technologies including artificial intelligence (AI), machine learning, and digital twin modelling, Precinct innovators are delivering precision medicine to customise surgeries, develop bespoke medical implants and devices, personalise elite athlete training and integrate advanced neurorehabilitation technologies.

From producing an artificial wrist ligament, a next-generation artificial heart, a world-leading system for spinal cord injury rehabilitation and a prototype The Digital Athlete (TDA), researchers, clinicians and companies are collaborating at the forefront of technology.

Advances in AI and machine learning are being applied not only to wearable health devices but also across diagnostics tools used in digital health and remote medicine.

Why Lumina?



300 days of sunshine to enjoy the coastal lifestyle



Close to three Universities, including Griffith University on your doorstep



Co-located with Gold Coast University Hospital, Gold Coast Private Hospital and Griffith University



Adjacent to residential and retail community, Smith Collective



Benefits from more than \$5 billion of Precinct health, education and transport infrastructure and investment



8 minutes to/from Southport CBD on the G:link light rail



50 minutes' drive from Brisbane and only 12 minutes' drive to the #3 beach in Australia*



70 minutes from Brisbane



Driving access from two domestic and international airports, with public transport links available.



The Opportunity

Lumina is the Precinct's final development stage and only opportunity to secure premium development-ready commercial land or lease space at the heart of this thriving innovation-based community. A range of premium development-ready sites from 1,000m² to two hectares are available, offering freehold title.

Lumina is strategically located in a prime corner location of the Precinct, bounded by major arterial access to the Smith Street Motorway and Parklands Drive and providing visibility and signage opportunities to 50,000** motorists each day.

Whether you're a solo operator or start-up requiring shared desk or lab space, a growing or established business seeking multiple floors, or a building of your own, Lumina has a solution to suit you.

Many enterprises within the Precinct have a demonstrated focus on research excellence and innovation, in a variety of forms. Lumina is looking for new innovative ideas or market-ready solutions in:

- Advanced design and additive manufacturing
- Big data, data analytics and translatable applications
- Artificial intelligence, machine learning and robotics

- Biotechnology
- Micro and nanotechnology and next generation materials
- Medical imaging, devices, wearable technologies and diagnostics
- E-health and health software, integrated healthcare and medical technology
- Human genomics, chronic diseases and infectious diseases
- Human healthcare
- Paediatrics
- Support services and supply chains for life sciences, health and technology-related businesses.

As landowner, master developer and planning authority, Economic Development Queensland (EDQ), part of the Queensland Government, is facilitating the development of Lumina over the next 10 to 15 years.

EDQ can provide business information and streamlined access to government services to support your investment, as well as access to investment attraction incentives (subject to eligibility).

Current Opportunities



COHORT Tenancy Opportunities – Labs & Office Space

- COHORT is a launchpad for health and technology startups, creatives, innovators, new businesses, entrepreneurs, and mentors. Through their programs and network of entrepreneurs, mentors, industry experts and partners, Cohort provides support for startups to launch new products and grow their companies globally.
- Cohort operates in 3 buildings with over 2500m² space which includes 46 coworking desks, 32 private offices, 3 PC1 and PC2 research labs, 5 meeting rooms, corporate boardroom, podcast studio, a 120 person event space, commercial coffee machine, bike racks, showers and end of trip facilities.
- There are 34 private car parks and plenty of on street parking, along with access to light rail and heavy rail stations in close proximity.
- Cohort Innovation Space is managed by CoSpaces, an Australian pioneer in coworking and commercial management.

For any enquiries contact:

Ben Howe | 1300 011 750 | 0406 211 136 | ben@cospaces.com.au

Have we sparked your interest?

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Current Opportunities



Proxima – The meditech innovation hub

Proxima is a fully integrated centre of excellence specialising in health and education to promote the positive cross-fertilisation of ideas and practices including the growth and development of children.

When complete early 2024, Proxima will span eight levels of architecturally designed commercial amenities and provide opportunities for specialised health providers, researchers, commercial office users, consultants, educators and carers to collaborate and work together. Proxima offers office and research spaces, allied health, specialist suites, childcare and training facilities within a purpose-built building. Proxima's focus areas are special needs childcare, child and youth care, paediatrics, research, education and training, wellness, allied health, medical specialists and general health.

KEY FEATURES:

- 200-place childcare facility
- 142 on-site car park spaces
- Unique collaboration opportunities
- 5 Star NABERS Energy commitment.

LEASING OPPORTUNITIES:

Proxima has a variety of lease-only opportunities with floor areas from 90m² to 4,000m² across eight levels

- | | |
|---|---|
| – Ground Floor: 1,000m ² available | – Fourth Floor: 1,408m ² available |
| – First Floor: Leased | – Fifth Floor: 1,297m ² available |
| – Second Floor: 119m ² available | – Sixth Floor: 1,408m ² available |
| – Third Floor: 1,297m ² available | – Seventh Floor: 1,297m ² available. |

For any enquiries contact:

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Current Opportunities



RDX Lumina – Health, Research and Development eXcellence

RDX Lumina will deliver a state-of-the-art health and research-focused facility in the Gold Coast Health and Knowledge Precinct by mid 2025. With a strong focus on sustainability, the architecturally designed building features a full-height glass façade system and vertical helix atrium, creating vast open spaces on each floor and maximising natural light.

The new research and development centre will cater to health science, medical research, digital health and advanced technology-assisted health services. In addition, the building will provide high quality solutions for specialist medical consulting suites and collaboration spaces.

Providing 12,000m² of space for lease with a proposed bridge link to Gold Coast Private Hospital, the building will cater for partial and whole-floor uses with tenancies ranging from 100m² to 2,000m².

KEY FEATURES:

- Flexible tenancy options
- Proposed bridge link to Gold Coast Private Hospital
- 6 Star Green Star certification.

LEASING OPPORTUNITIES:

There are part and whole floor leasing opportunities including fitted consulting suites available.

For any enquiries contact:

Georgie Huxley | 0422 098 595 | georgie.huxley@nwhreit.com

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Current Opportunities



Gold Coast Life Sciences Centre – Science for life

The Gold Coast Life Sciences Centre, a landmark state of the art, 11 storey strata titled development adjacent to Gold Coast Private Hospital, with suites available to buy or lease. The development consists of approximately 13,600m², and is being built to class 9a surgical standard. Strata titled, with suites from 80m² to full floors of 1,680m² the design has abundant natural light, as well as coastal and hinterland views.

Pursuing sustainable accreditation through a conscientious design and the most current sustainable building practices and construction elements. With surgical lifts, end of trip facilities and 3 levels of basement parking this is the ideal home for medical and research facilities. The Gold Coast Life Sciences Centre will cater to medical research, technology and associated medical laboratories, pathology, short-stay hospital, radiology, and allied medical applications.

This opportunity has never been offered before. The ability to purchase FREEHOLD CO-LOCATED, specialist medical suites or commercial office spaces within 70 metres of the Gold Coast Private, 400m to the Gold Coast University Hospital and 300m to Griffith University.

KEY FEATURES:

- Option to buy or lease
- 270 onsite carparking spaces
- State of the art translational research space
- Targeting sustainable accreditation through a conscientious design
- Class 9a surgical standard.

LEASING AND STRATA OPPORTUNITIES:

Spaces from 80m² to whole floors of 1,680m² are available for medical suites, office suites and laboratory and research facilities.

Gold Coast Life Sciences Centre is your only opportunity in the precinct to Buy and/or Lease.

For any enquiries contact:

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Current Opportunities



North Star

The North Star development is an interconnected, environmentally friendly building located in the heart of the Lumina precinct. Its position within Lumina and the Gold Coast Health and Knowledge Precinct provides partners with the opportunity to practice science and the expertise to convert that science into life-saving drugs and devices.

The eleven-storey development focuses on principles of excellence in urban design and architecture and brings together the best practices of environmentally sustainable design and transit-oriented development. The North Star Centre focuses on innovation within the design, offering a creative use of the space.

Lumina's striking central building, the North Star Centre is designed to promote walkability and ensure freedom of movement between buildings with Gold Coast-based TVS Architects engaged to achieve this goal. The North Star Centre will cater for medication research and development and health and medical treatment research and development.

KEY FEATURES:

- Option to buy or lease
- Over 160 carparks and 40 bicycle carparks
- Indoor sports, end of trip and function facilities
- Retail Opportunities for restaurant and café operator.

LEASING AND STRATA OPPORTUNITIES:

Building height of 11 floors. Available space from 80m² to 1000m².

Equipped for Laboratories, medical consulting, health care services, research and technology and offices.

For any enquiries contact:

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SITE AREAS*		
SITE	SITE AREA (m ²)	Allowable GFA (m ²)
1A	9,151	8,750
1B	8,179	8,650
2A	3,723	12,600
2B	13,939	21,050
2D	7,239	7,550
2E	6,719	7,450
3A-1	1,807	6,175
3A-2	2,554	8,728
3B	4,336	16,950
4	4,382	15,150
5	1,394	2,650
6A	2,468	11,500
6B	2,000	11,780
6C	3,040	9,300
6D	1,733	8,600
6E	1,370	7,370
8A	3,311	11,600

December 2023

*Indicative only. Subject to change. Sites can be reconfigured to suit needs of occupants