



**Gold Coast
Health and
Knowledge
Precinct**



Flexible spaces for lease

from private offices & co-working spaces to entire floors, labs, medical suites & health facilities

Offering prime leasing opportunities for businesses in all industries, Lumina – the Gold Coast's world-class, entrepreneurial health and tech innovation precinct – is the perfect place to grow or expand your business.



**Economic
Development
Queensland**

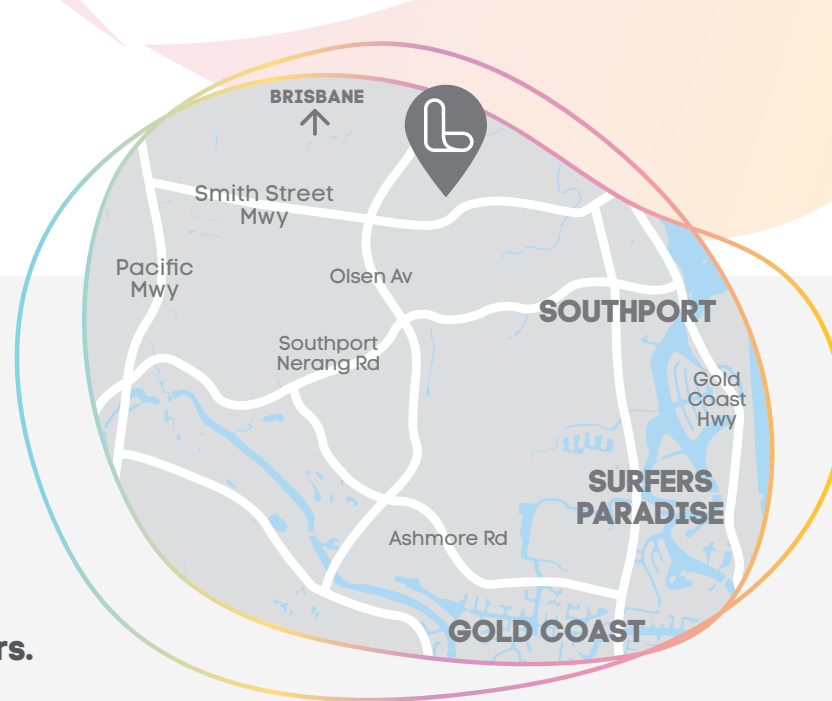
Contact Steve Dolores on 0409 425 456
luminagoldcoast.com.au



**Queensland
Government**



Stake your claim at Lumina – a 9.5-hectare health and innovation hub within the Gold Coast Health and Knowledge Precinct (GCHKP). Explore a range of opportunities across freehold commercial land, office spaces, suites, and labs tailored to meet the needs of forward-thinking businesses and innovators.



About EDQ

Economic Development Queensland (EDQ) – the Queensland Government’s land use planning and property development agency – is facilitating the development of the Lumina health, life sciences and tech innovation hub over the next 10 to 15 years as landowner, master developer and planning authority. EDQ’s vision for Lumina is to curate a sustainable, world-renowned health and knowledge community on the Gold Coast powered by collaboration and innovation.

About Lumina Gold Coast

Lumina is the final stage in the 200-hectare GCHKP, in Southport, Queensland, and is your last chance to co-locate with hospitals, universities, and established health and tech businesses in a precinct featuring over \$5 billion in health, education, transport, and residential infrastructure. Lumina is the Gold Coast’s prime location for businesses in the health and technology sectors, offering a commercial cluster with unique opportunities for co-working and leasing with co-location with hospitals, universities and world-class medical, tech and research businesses. Plus, with 30% of all space for lease reserved for general business, you can take advantage of this prime leasing opportunity and all the benefits of being part of Lumina, no matter your industry.

The Opportunity: Prime Commercial Spaces for Lease

Start, grow or expand your business by leasing prime commercial space at Lumina. Expressions of Interest are welcome from all industries – including health, life science, tech, innovation and general businesses – keen to bring their ideas to light in a strategic location with in-built industry connections.

Lumina partners with Australia’s leading property developers and design innovators to deliver state-of-the-art, world-class office, medical and research spaces in the heart of the GCHKP. Benefit from being part of this connected economic hub, where you can leverage commercial and collaborative partnerships with internationally recognised researchers and specialised services. Join a vibrant community in Australia’s fastest-growing major city – the Gold Coast – and access the support of the GCHKP Precinct Office to facilitate opportunities for your business to collaborate with universities, hospitals and more.

The population of the Gold Coast is estimated to grow by 50% by 2040, indicating significant growth and opportunity. In terms of potential, the Gold Coast outperforms Brisbane, Sydney, and Melbourne, showcasing the advantages of an economy that competes with capital cities.*

Acknowledgment of Country

We acknowledge the Traditional Owners for the land and waters of the place we now call Lumina at the Gold Coast, their elders past and present, and to all Aboriginal and Torres Strait Islander Peoples. We acknowledge that we stand on the sacred Country of the Yugambeh people whose lands were never ceded.

*Gold Coast Economic Outlook 2024





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

At Lumina, the GCHKP Precinct Office is supporting businesses, hospitals and universities to collaborate and bring the future of medicine and technology to light, today. By offering an ecosystem of connected innovative businesses, researchers, technology innovators and medical facilities with complementary skills and offerings – all embedded in an entrepreneurial culture – at Lumina we’re creating not just a location but the perfect environment to spark world-class innovation.

Who’s Already Sparking Innovation at Lumina

All around the world, cluster precinct models have been proven to accelerate business collaboration, growth and success. And here at Lumina, we’re already seeing ground-breaking achievements come to light. World-renowned businesses, centres, institutes and researchers at the precinct are delivering research excellence and technological innovation. They’re combining new materials with digital technologies, AI, and machine learning to customise surgeries and to develop bespoke medical implants, diagnostic tools, nanotechnologies, wearable health devices, advanced neurorehabilitation technologies and more.

Who We’re Inviting to Join the Lumina Innovation Hub

Lumina is the ideal destination to establish or expand your business with prime leasing opportunities in a world-class ecosystem designed to foster collaboration and innovation.

Lumina is seeking expressions of interest for lease of premium commercial spaces tailored to businesses of all sizes from any industry, including those offering new, innovative ideas or market-ready solutions in:

- Advanced design & additive manufacturing
- Big data, data analytics & translatable applications
- Artificial intelligence, machine learning & robotics
- Biotechnology
- Micro / nanotechnology & next generation materials
- Medical imaging, devices, wearable technologies & diagnostics
- E-health & health software, integrated healthcare & medical technology
- Human genomics, chronic diseases & infectious diseases
- Human healthcare
- Paediatrics
- Support services & supply chains for life sciences, health & technology-related businesses
- General business from any industry.



If we've sparked your interest in bringing a new development to light at Lumina – to house the next generation of health, life sciences innovation focused projects and professional services – contact EDQ at lumina@edq.qld.gov.au

Why Lumina?

The many benefits of being located at Lumina:



Co-located with Griffith University & the Institute for Biomedicine and Glycomics



Located in Australia's fastest-growing major city: the Gold Coast



Co-located with 2 hospitals: Gold Coast University Hospital & Gold Coast Private Hospital



Major arterial access with signage & visibility opportunities to 50,000 motorists daily



Co-located with established tech & medical businesses



Excellent public transport access including G:link light rail



\$5 billion in health, education & transport infrastructure at the GCHKP



Close to domestic & international airports



Cohort Innovation Space & business community, home of LuminaX: Australia's largest healthtech accelerator



50 minute drive to Brisbane & 70 minutes via express train



Vibrant community hub with places to eat, shop, work & socialise



Extensive parklands & recreational spaces including the Southport Sharks entertainment precinct



Adjacent to residential & retail community the Smith Collective



16 minute drive to Surfers Paradise



Access to 30,000 people living, working & studying at the Gold Coast Health & Knowledge Precinct



300 days of sunshine each year & close proximity to beaches for an enviable coastal lifestyle



The offering within Lumina is an extreme acceleration that you can't get when you're in a singular area. It's unique in Australia, and that's fabulous because we can contribute so much, and I've never been in such an exciting position in my whole life to be part of what's going to happen next.

RDX tenant: Jacqueline Clayton, Managing Director – Aeterna Health

Commercial Spaces for Lease at Lumina

Looking to lease office, suites or lab space? Lumina is the premier location to grow your business.

The Opportunity

Lumina offers state-of-the-art offices, labs, and research spaces for lease within the Gold Coast Health and Knowledge Precinct (GCHKP). Ideal for solo operators, SMEs, or established businesses of any size needing space to start or grow their business, Lumina offers prime leasing opportunities from shared desks to multiple floors.

By leasing at Lumina you will position your business for success, becoming part of a connected economic hub where you can leverage long-term commercial and collaborative partnerships with internationally recognised researchers, hospitals, universities and specialised services in the GCHKP.

While Lumina is a precinct designed for tech, life sciences, health and innovation businesses to thrive, 30% of all leasing space is reserved for general business. Lumina offers benefits to all its business tenants –including being part of a connected hub with access to 30,000 people living, working and studying at the GCHKP – we welcome Expressions of Interest from businesses at any stage of growth and from any industry.



Cohort Innovation Space

Spaces available for lease now

Cohort is a business community and shared workspace hub supporting health and technology startups – along with companies from any industry – with co-working, research, and event spaces. Cohort provides support for startups to launch new products and grow their companies globally via their programs and network of entrepreneurs, mentors, industry experts and partners. The Cohort Innovation Space is managed by CoSpaces, an Australian pioneer in co-working and commercial management.

Find out more at: cohortspace.com.au

Key Features

Cohort is close to on-street parking, light rail and heavy rail stations, and also offers:

- 34 car parks
- Bike racks, showers & end-of-trip facilities
- Commercial coffee machine
- Mentoring, networking & other support programs.

Leasing Opportunities

Cohort offers a variety of spaces for lease, including:

- 46 co-working desks
- 32 private offices ranging from 10m² to 330m²
- PC1 & PC2 research labs
- 5 meeting rooms
- Corporate boardroom
- Podcast studio
- 120-person event space.



Proxima: The Meditech Innovation Hub

Spaces available for lease now

Proxima is a fully integrated centre of excellence specialising in children's health, education and their growth and development. Proxima offers 8 floors of office and research spaces, allied health and specialist suites, and childcare and training facilities in a purpose-built, architecturally designed building. With spaces up to 4,000m² for lease, Proxima is creating opportunities for specialised health providers, researchers, commercial office users, consultants, educators and carers to collaborate and innovate together. Already a paediatric health, education and care hub, Proxima's tenants include Child Development Services, Mater pathology, Sanctuary Early Learning Adventure, Gold Coast Health, and Cancer Radiology and Therapy.

Find out more at: luminagoldcoast.com.au/proxima

Key Features

- 142 car parks
- 200-place state-of-the-art childcare facility
- 5 star NABERS energy commitment
- Unique collaboration opportunities.

Leasing Opportunities

Proxima has floor areas for lease from 90m² to 4,000m² across 8 levels, including:

- Ground Floor – 1,000m²
- Second Floor – 119m²
- Third Floor – 1,297m²
- Fourth Floor – 1,408m²
- Fifth Floor – 1,297m²
- Six Floor – 1,408m²
- Seventh Floor – 1,297m².



RDX Lumina: Health, Research & Development Excellence

Under construction, opening mid-2025 / EOI for lease

RDX Lumina is a state-of-the-art hub for life sciences, medical research, digital health and advanced technologies featuring 12,000m² space for lease featuring specialist medical consulting suites, collaboration spaces and offices. RDX Lumina also offers a convenient bridge link to the Gold Coast Private Hospital, and a 6 Star Green Star certification. This sustainable, architecturally designed building features a full-height glass façade and vertical helix atrium, ensuring open spaces and natural light on every floor.

Find out more at: luminagoldcoast.com.au/rdx-lumina

Key Features

- Flexible tenancy options
- Bridge link to the Gold Coast Private Hospital
- 6 Star Green Star Certification.

Leasing Opportunities

- Floor areas for lease from 100m² to 2,000m²
- Part-floor & whole-floor leasing opportunities
- Fitted consulting suites
- Collaboration spaces.



Gold Coast Life Sciences Centre: Science for Life

Under construction, opening in 2027 / EOI for lease

The Gold Coast Life Sciences Centre is a landmark, state-of-the-art, 6-storey development adjacent to the Gold Coast Private Hospital. This 7,000m² hub for clinical care, research and innovation will be built to class 9a surgical standard. Leases will be available from 100m², catering to medical research, technology and associated medical labs, pathology, radiology, allied health, medical suites and offices – all within 70 metres of the Gold Coast Private Hospital, 400 metres of the Gold Coast University Hospital and only 300 metres of Griffith University.

Find out more at: luminagoldcoast.com.au/gold-coast-life-sciences-centre

Key Features

- 105 onsite car parks across 3 levels of basement parking
- Surgical lifts
- End-of-trip facilities
- Class 9a surgical standard.

Leasing Opportunities

- Floor areas for lease range from 100m² to 1,100m²
- Spaces available for medical suites, office suites, & laboratory or research facilities.



North Star Medical Centre of Excellence

Construction not started, opening in 2027 / EOI for lease

Designed for innovation in medication, health and medical treatment research, education and development, North Star is offering spaces for lease from 80m² to 1,000m² across 11 floors, equipped for laboratories, medical consulting, healthcare services, research and technology, and offices. North Star's offering includes retail opportunities for restaurant and café operators.

Find out more at: luminagoldcoast.com.au/north-star

Key Features

- 160 onsite car parks
- 40 bicycle parks
- Indoor sports & end-of-trip facilities
- Retail opportunities for restaurant & café operator.

Leasing Opportunities

- Floor areas for lease from 80m² to 1,000m²
- Part-floors & whole-floors available
- Spaces equipped for labs, medical consulting, healthcare services, research & technology, & office suites.

Master Plan

Lumina’s master plan integrates commercial, residential and retail spaces and is designed to foster innovation and collaboration.





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Your final chance to be part of Lumina

Lumina is the Gold Coast Health and Knowledge Precinct's final development stage: your last and only opportunity to secure premium office, lab, medical and tech spaces and suites for lease at the heart of this thriving innovation hub.

No matter the industry you're in or your size – from an SME requiring co-working desks to a growing or established business seeking multiple floors – Lumina offers a new collaborative way to start or grow your business.

Ignite your business potential at Lumina: the Gold Coast's entrepreneurial health and tech innovation hub.



To lodge an Expression of Interest to lease prime office, co-working, lab or medical spaces or suites at Lumina, head to: luminagoldcoast.com.au/leasing-and-strata



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