



INFORMATION MEMORANDUM
HEALTHCARE SUITES

ELSIE SUITES

RWC MEDICAL



2-14 ELSIE STREET
BURWOOD SYDNEY
HEALTHCARE SUITES

ELsie SUITES

PREMIER HEALTHCARE HUB FOR MEDICAL PROFESSIONALS

Specialised Refurbishment for Next-Generation Medical and Healthcare Facilities

ELSIE SUITES HEALTHCARE-CENTRIC TRANSFORMATION

**RWC MEDICAL IS PLEASED TO PRESENT 'ELSIE SUITES', AN
UNRIVALED OPPORTUNITY FOR MEDICAL PROFESSIONALS**

Health and medical professionals have a unique opportunity to occupy a prime suite in Burwood's newest health centre located at 2-14 Elsie Street. The centre is perfectly positioned to service the health needs of Burwood's rapidly growing population and provide businesses with an unrivaled opportunity to be at the forefront of modern healthcare. Elsie Suites features state-of-the-art facilities and is designed to provide a best-in-class experience for both patients and healthcare professionals.



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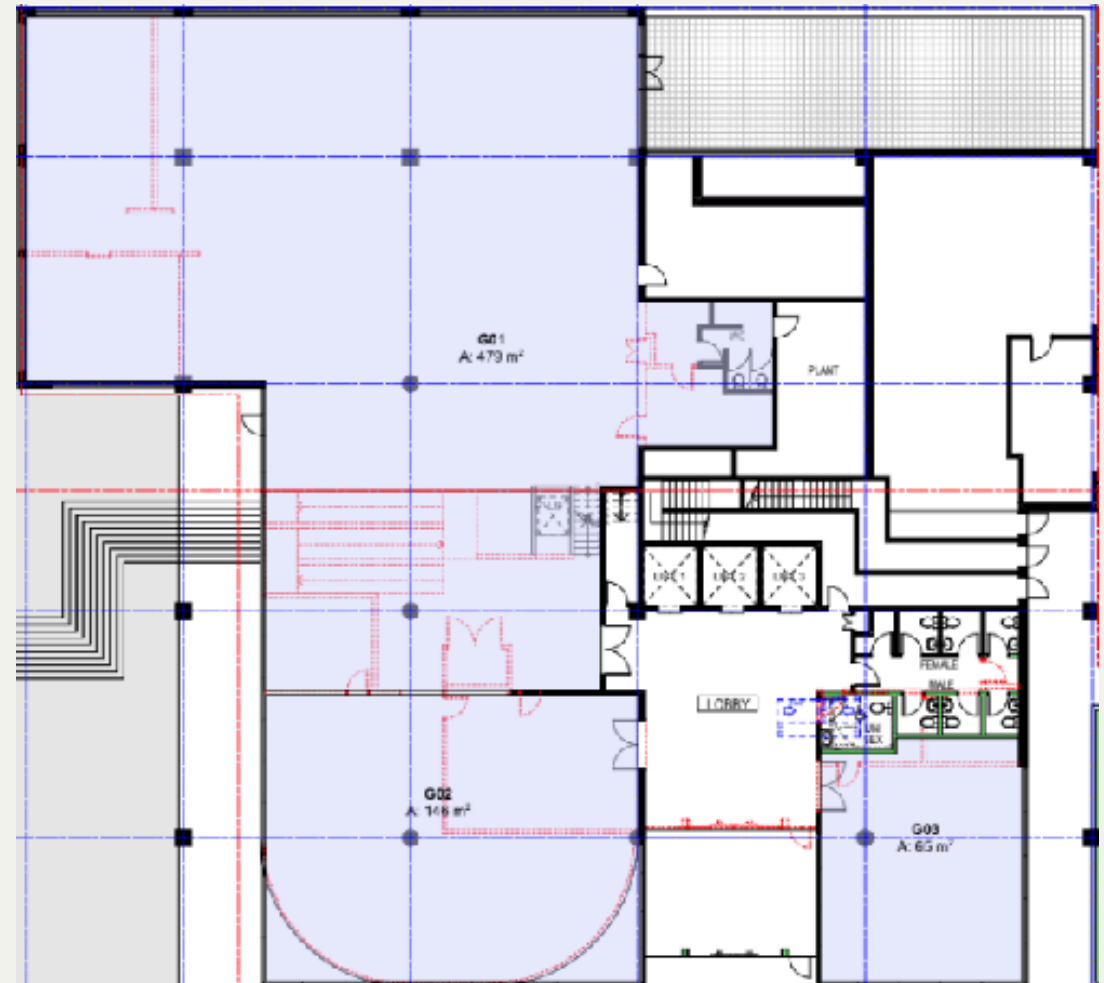
Strategically situated in the heart of the community, Burwood stands as a prominent commercial building that is currently undergoing an extensive and specialised refurbishment. This transformation is dedicated solely to fulfilling the unique demands of medical and healthcare professionals, marrying state-of-the-art amenities with stringent regulatory compliance. Utilising years of experience in healthcare property development, the redesign endeavours to create an environment that not only meets but exceeds the benchmarks set for contemporary medical facilities.



A patient-centric approach is at the core of this renovation, aiming to foster a setting that promotes both operational efficiency and unparalleled patient comfort. Benefitting from its prime location and long-standing reputation, the Burwood complex seeks to serve as an indispensable asset for medical practitioners. It is designed to offer the community easy access to top-tier healthcare services while providing professionals with a workspace that ticks every box in terms of their specific needs and requirements.

INDICATIVE FLOOR PLANS

GROUND FLOOR



101
A: 162 m²

102
A: 199 m²

KITCHEN
A: 15 m²

FEMALE

MALE

SERVICE
A: 100 m²

PLANT

LIFT 1

LIFT 2

LIFT 3

CORRIDOR
A: 47 m²

104
A: 267 m²

103
A: 251 m²

[illegible]



SECURE ON-SITE PARKING

Elsie Suites boasts secure basement parking, providing staff and patients with immediate lift access to the clinic for ultimate convenience. Our well-lit, surveilled spaces ensure a hassle-free and safe parking experience. With 24/7 security and controlled entry, each visit starts with peace of mind. Designated bays and clear signage mean quick, accessible parking, demonstrating our dedication to exceptional service and care from the moment you arrive.



TAILORED MEDICAL SUITES

Our medical suites are designed with adaptability in mind, ready to be customised to meet the specific needs of your practice. Whether you require particular layouts for patient flow, specialised treatment rooms, or private offices, we provide the flexibility to create a space that is uniquely yours. Our commitment to your profession goes beyond standard solutions; we offer bespoke environments that enhance patient care and streamline your operations, ensuring your suite is as individual as your service.



MODERN KITCHEN HUBS

Each floor at Elsie Suites features a fully fitted kitchen, boasting a modern design that blends style with functionality. These communal hubs are thoughtfully laid out, ensuring that convenience is at the heart of break times, and they provide a sophisticated space for informal collaboration or a quiet coffee break amidst the day's activities.



ELEVATE YOUR PRACTICE

Our customisable medical suites offer medical professionals the opportunity to craft their ideal practice environment, enhancing both patient experience and business performance. These bespoke spaces are tailored to individual requirements, fostering a sophisticated atmosphere that propels practice reputation and growth. Elevate your healthcare business in a community that celebrates medical excellence and innovation.

A WORKPLACE HEALTHCARE EMPLOYEES LOVE

Elsie Suites has been meticulously engineered to cater to the unique needs and well-being of healthcare professionals. The facility offers unparalleled connectivity and immediate access to essential amenities, thereby creating an environment conducive to both work and leisure for its occupants. Situated in close proximity to Burwood Train Station and within walking distance of Burwood Westfield, the location optimises commute times, thereby allowing employees to allocate more time to their personal lives.



ELSIE HEALTHCARE SUITES



SURROUNDING AGED-CARE & HEALTHCARE PRECINCTS



Strathfield

Burwood

Croydon

Enfield

Burwood Heights

Canada Bay

Parramatta

A44

A44

A22

M4







FEATURES



51.3%

51.3% of residents in Burwood and the surrounding areas hold private health insurance.



19

The presence of 19 aged care facilities within a 2-kilometer radius suggests a significant elderly demographic in the area.



28%

28% of the population has identified they have long term health issues.



AMPLE PARKING

Boasts a substantial allocation of secure car parking spaces, ensuring ample availability for both staff and visitors.



PRIME LOCATION

Moments from Burwood Station, Westfield and Burwood Road Retail Precinct.



CORE FIT-OUT

A ready-to-use warm shell fit-out featuring durable flooring, LED lighting, and advanced air conditioning for a comfortable and energy-efficient space.



THE FINAL RELEASE

2 & 3 bedroom luxury apartments

CORE

SIE STREET

BURWOOD
Throughout
TIME

BURWOOD
NUCLEAR MEDICINE

ELISE STREET

ELEVATE THE HEALTHCARE EXPERIENCE

Prioritising Patient Care: Designing Spaces that Elevate the Healthcare Experience

PROMOTING A HOLISTIC APPROACH TO WELL-BEING

In our refurbishment efforts, special attention is being paid to the facets of design and infrastructure that have a direct impact on patient care. Recognising that the environment plays a crucial role in the overall healthcare experience, we aim to create spaces that are not just functional for medical practitioners but also comfortable and reassuring for patients.



EXCEL IN BURWOOD'S PREMIER HEALTHCARE FACILITY

Secure Your Space at Burwood and Elevate Your Medical Practice Today

ELEVATE YOUR PRACTICE NOW

As we approach the completion of Elsie Suites transformative refurbishment, the opportunity to become part of this premier healthcare hub is ripe. With our unparalleled focus on both professional functionality and patient care, securing a space in this state-of-the-art facility represents a pivotal step in enhancing your medical practice. Don't miss the chance to position your practice at the forefront of healthcare innovation.



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LEASING ENQUIRIES



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