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**SPRINGFIELD
CITY GROUP**



Create an impression.
Your business.
Your way.





In the heart of Health City Springfield Central.

Health City Springfield Central provides medical practitioners with a prime location in one of Australia's fastest-growing regions, serving over 53,000 residents and a catchment of over 585,000 population within a 22-minute drive Source: Econosis. Just 32 kilometres from Brisbane's CBD, it offers state-of-the-art, purpose-built medical facilities designed for efficiency, patient comfort, and professional collaboration. With a rapidly expanding population of young families and professionals, the demand for healthcare services continues to rise.

As an integrated health and wellness hub, Health City supports a diverse range of medical specialties, allied health services, and wellness facilities, fostering collaboration and cross-referrals. Modern infrastructure, excellent transport links, and strong community backing make it an ideal location for a thriving practice. Purposefully designed for healthcare professionals, it offers high-quality facilities, parking, and seamless patient access—making it a strategic investment in a dynamic medical precinct.



At the centre
of tomorrow's
city. today.





A masterplanned city in one of Australia's fastest growing regions.



53,000 current population



\$19B investment to date



Direct train access to Brisbane CBD



University and TAFE



12 private and public schools established



Major regional shopping centre



Brisbane Lion's WAFL stadium

Springfield City is located in Australia's fastest-growing region, designed with a bold vision to create a thriving, sustainable, and future-ready community. Just 32 kilometres from Brisbane, this award-winning development is built on three key pillars: health, education, and technology. It boasts world-class infrastructure, including the 52-hectare Health City precinct, a rapidly expanding education network with 12 schools and universities, and a booming commercial hub attracting global businesses. With a strong focus on innovation and connectivity, Springfield offers an unparalleled lifestyle for families, professionals, and investors alike.

More than 30% of Springfield City is dedicated to green spaces, providing residents with lush parks, nature trails, and outdoor recreational areas that enhance well-being. The city features premium residential addresses like Brookwater, home to a Greg Norman-designed championship golf course, and a vibrant city centre with shopping, dining, and entertainment options. With ambitious growth plans aiming to reach 105,000 residents by 2037, Springfield is not just a place to live—it's a smart city designed for success, offering a perfect blend of opportunity, sustainability, and modern living.



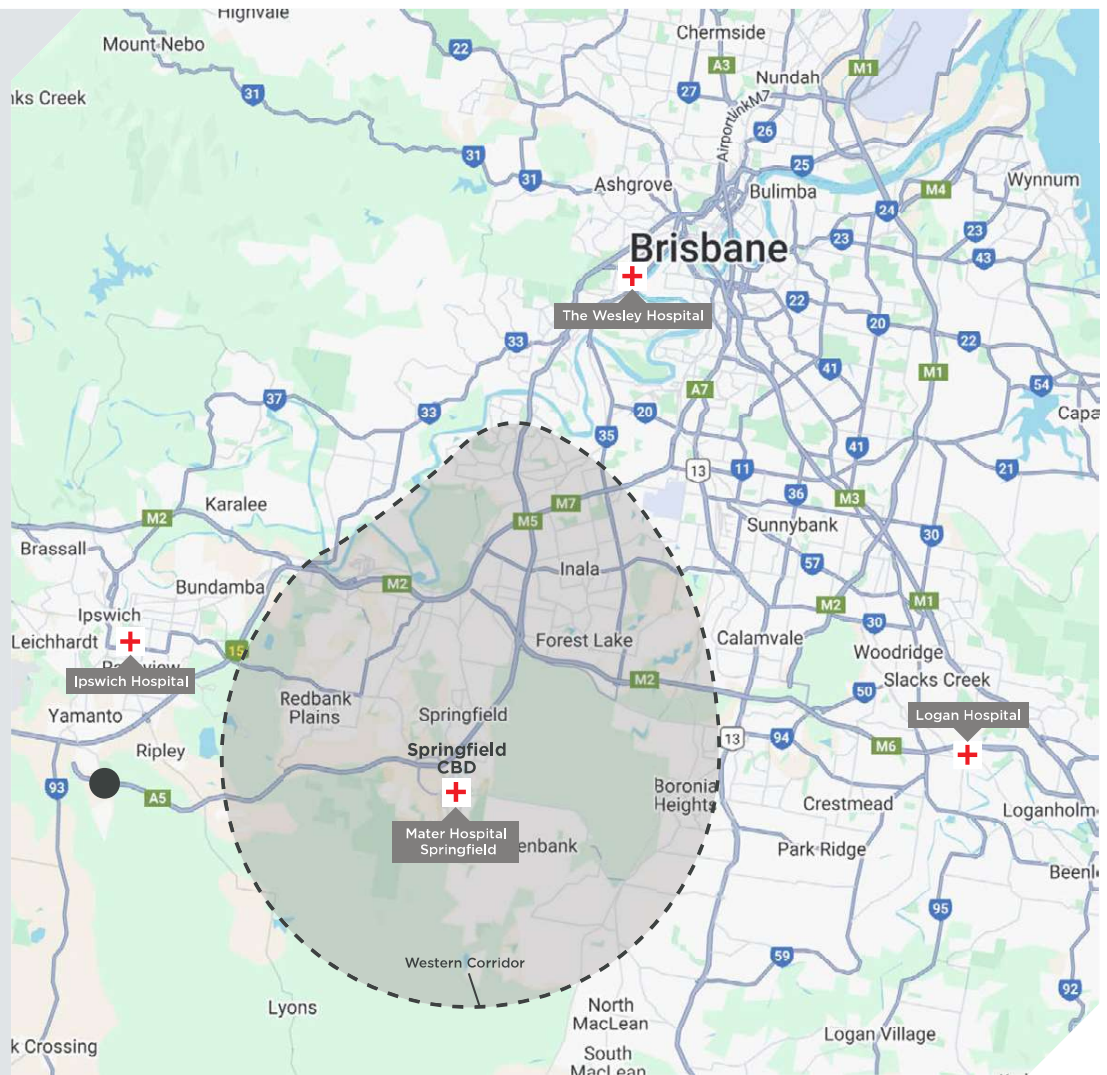
Western Corridor Catchment

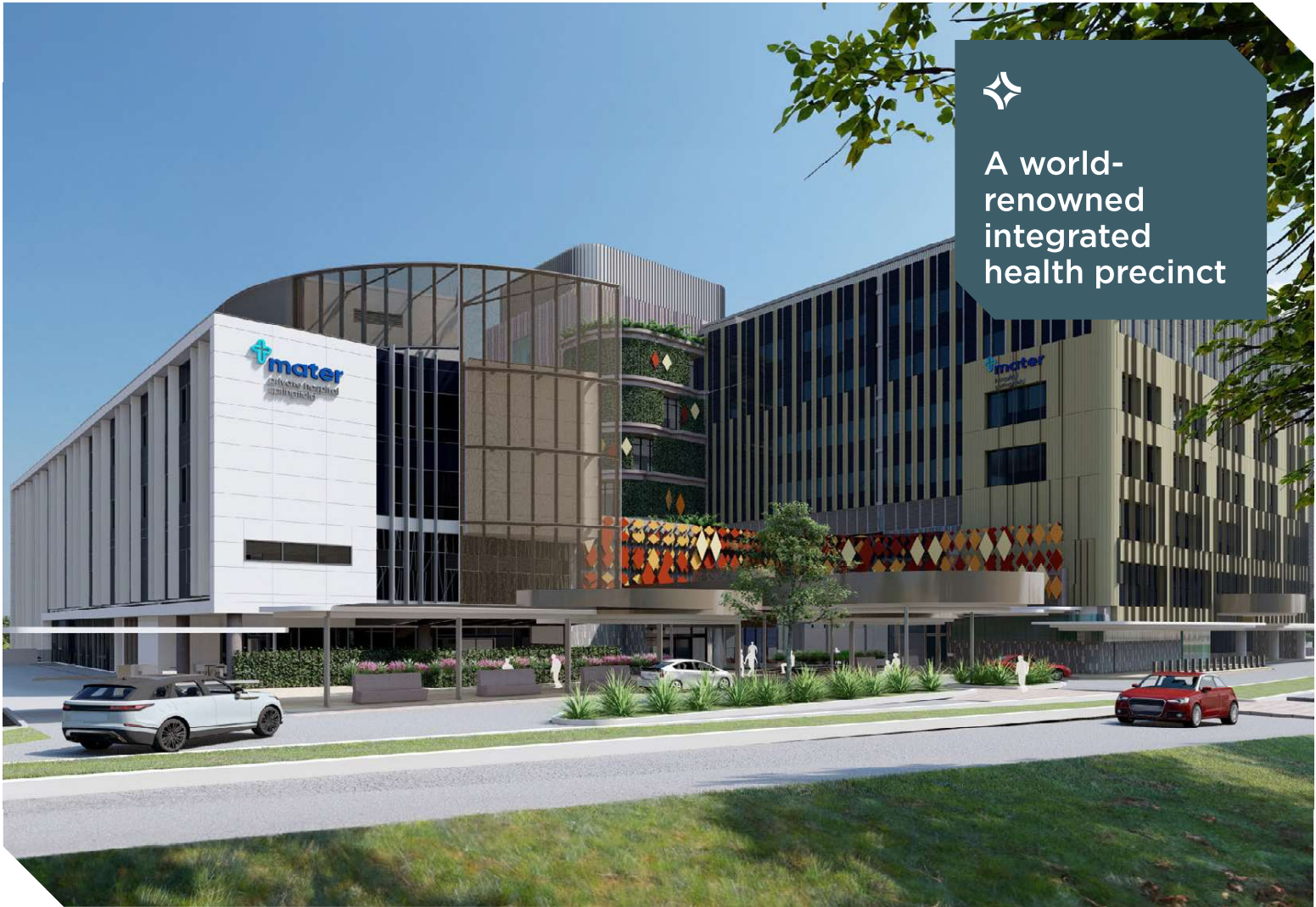


585,385 population
within 22 min drive

Health City is the next major Hospital precinct within the Western Corridor of Southeast Queensland. It is ideally positioned equal distance between the Wesley, Ipswich and Logan Meadowbrook Hospitals and will provide Public & private health services for the rapidly growing catchments of Springfield, Ripley & Yarrabilba.

Hards and Associate assessment available by request.

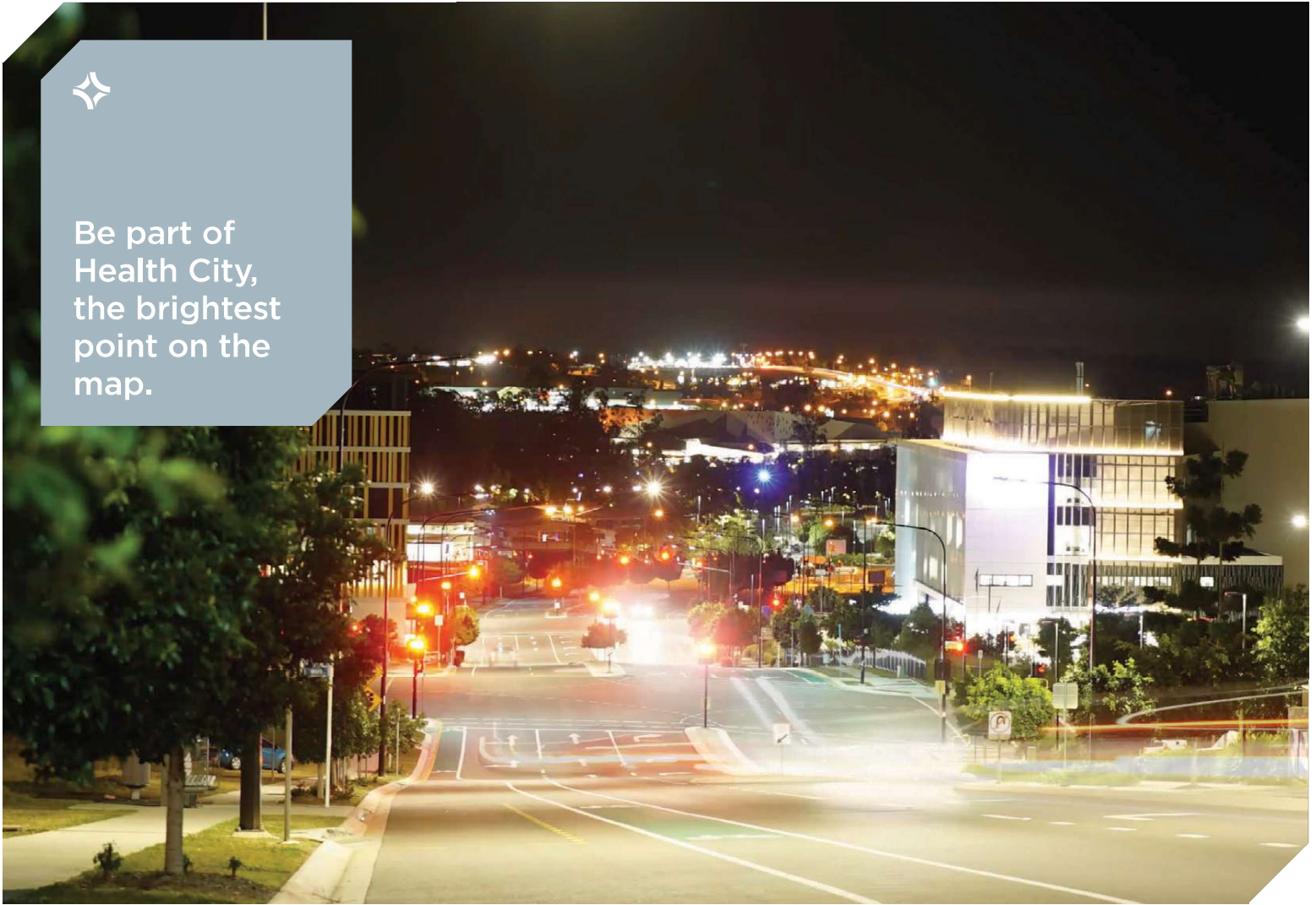




A world-
renowned
integrated
health precinct



Be part of
Health City,
the brightest
point on the
map.





52 hectares of integrated health care and technology - an Australian first.

Health City Springfield Central is completely dedicated to all forms of human health in one, modern location. Health City is set to become a world-renowned integrated health precinct underpinned by health promotion and wellness, whilst serving as a major global leading medical, research and innovation hub. There is no better place to situate your health or medical business.

Health City's dedication to high-quality medical services has already been demonstrated by the founding partners of the precinct, including Mater Group, Aveo and

Springfield City Group. New partnerships will continue to be developed to progress this one-of-a-kind, world class health precinct.

By situating your business or medical practice in Springfield City, you'll be taking advantage of an ideal location with direct access to the Mater Hospital Springfield and a wealth of potential partnerships.



- ✦ Public hospital opening 2026 with 233 beds, intensive care unit, maternity services and additional operating theatres and endoscopy suites
- ✦ Close to major university and schools
- ✦ Includes large Aveo senior living community
- ✦ Quest 81 bed serviced apartments



- ✦ Prominent medical development opposite the Mater Hospital Springfield
- ✦ Own your destiny, Freehold Strata Suites from 50m² up to full floors
- ✦ Designed to accommodate various clinical, R&D and associated commercial uses
- ✦ Custom floor plan options available to suit specific requirements
- ✦ 120+ car parks on site
- ✦ Allocated visitor and staff parking



Own your future.

Owning a consulting suite opposite Mater Hospital Springfield places your practice at the heart of a thriving medical hub within Springfield's "Health City" precinct. With the city's rapidly growing population and increasing patient demand, this prime location ensures a steady flow of clients while enabling seamless collaboration with hospital specialists and allied health professionals.

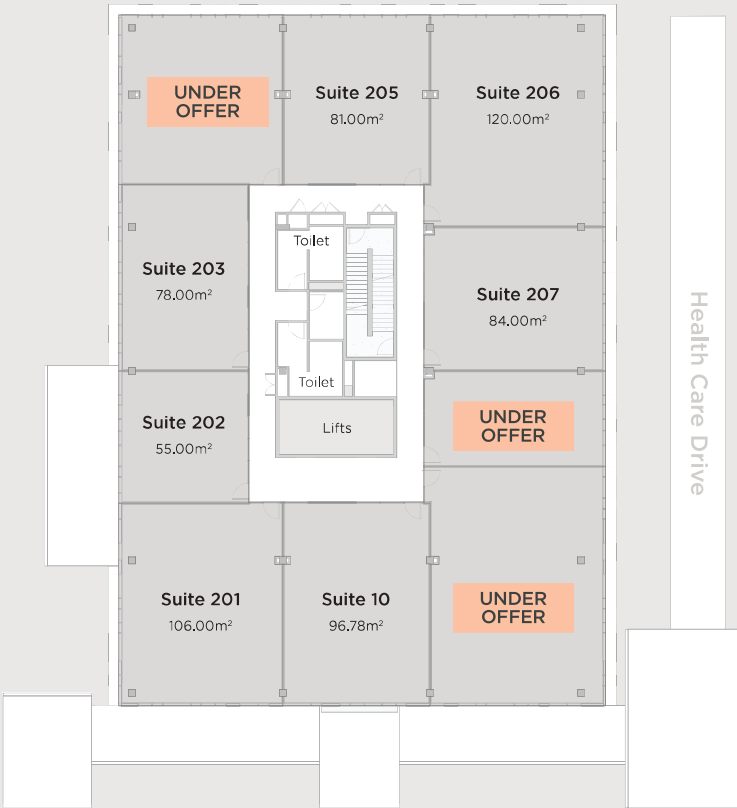
Designed for long-term healthcare excellence, the area benefits from continuous investment in infrastructure, cutting-edge medical technology, and strong transport connectivity. Modern facilities, ample parking, and a supportive medical ecosystem make this a strategic opportunity for practitioners seeking growth, stability, and professional success.



Accelerate your
business.



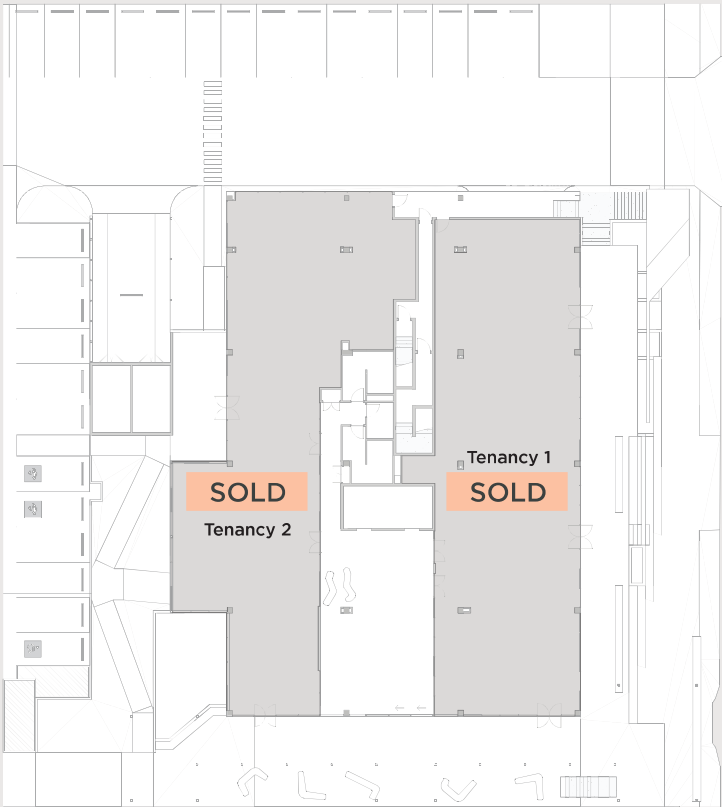
Level 1 Floor Plan - Suite Layout



Suites Options

Suite	Size m ²	Car Parks	Availability
Suite 201	106.00	2	For Sale
Suite 202	55.00	1	For Sale
Suite 203	78.00	1	For Sale
Suite 204	89.00	2	UNDER OFFER
Suite 205	81.00	1	For Sale
Suite 206	120.00	2	For Sale
Suite 207	84.00	2	For Sale
Suite 208	56.00	1	UNDER OFFER
Suite 209	135.00	2	UNDER OFFER
Suite 210	97.00	2	For Sale

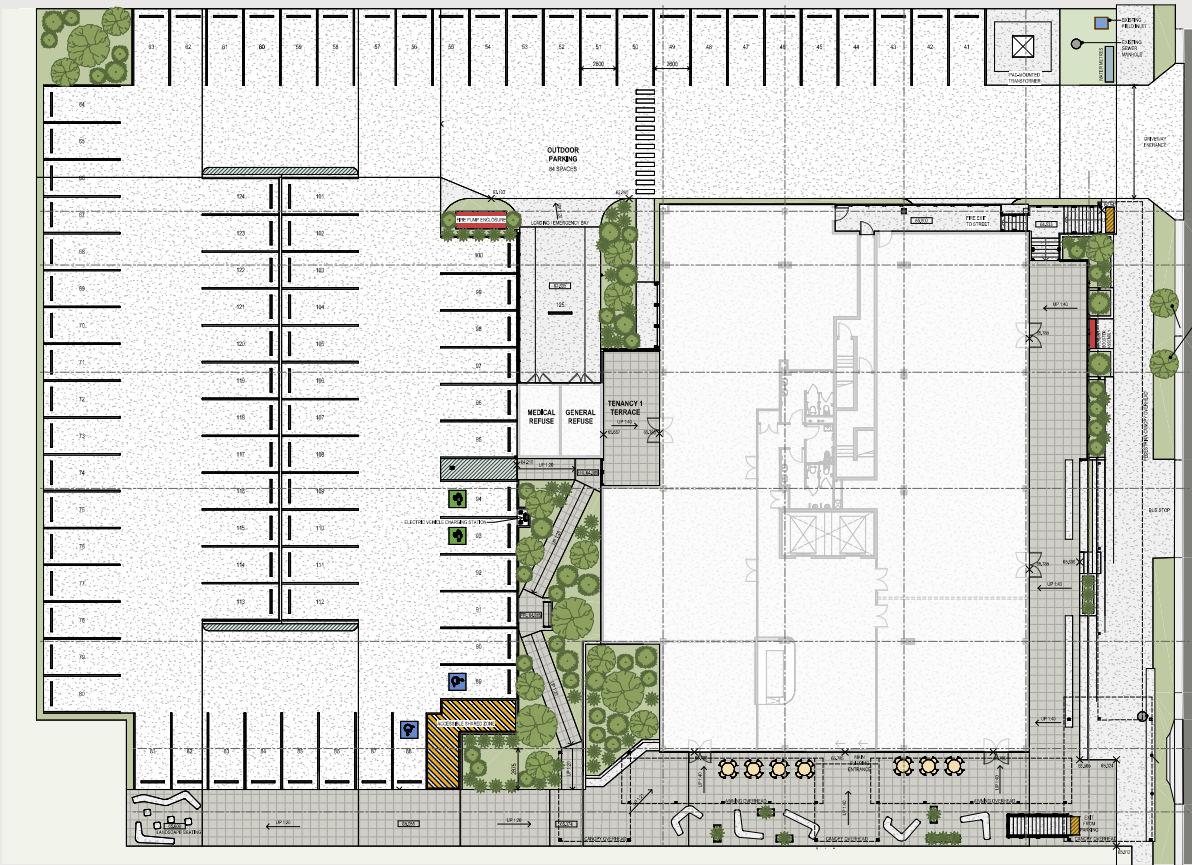
Floor Plan - Ground Floor



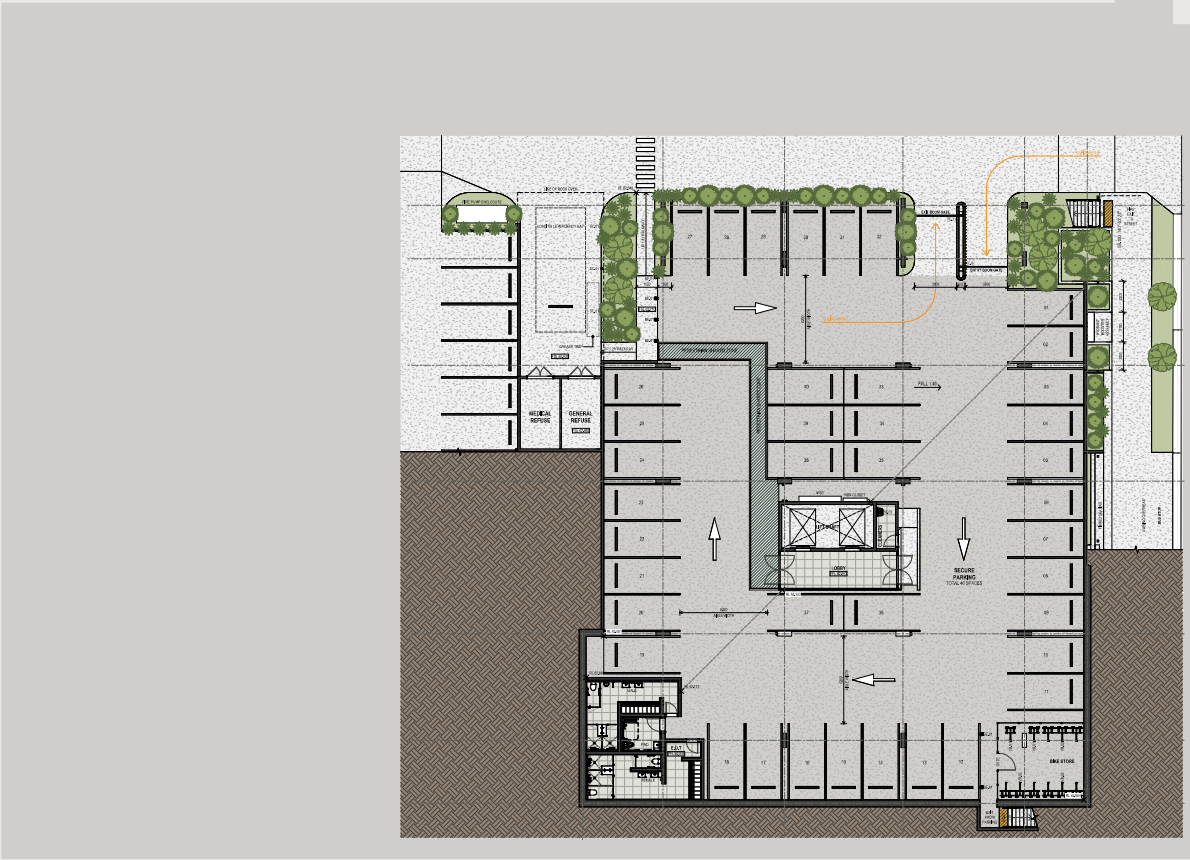
Tenancy Options

Suite	Size m²	Car Parks	Availability
Tenancy 101	387.00	6	SOLD
Tenancy 102	400.00	14	SOLD

Site Overview - Surface Parking



Site Overview - Parking Underground





For more information, including access to tailored "Hardes Data" for the Springfield catchment, please direct your queries to:

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