



WINDSOR HEALTH QUARTER

DISCOVER THE FUTURE OF INTEGRATED HEALTHCARE

WELCOME TO BRISBANE'S NEW PREMIER HEALTHCARE CENTRE

Discover Windsor Health Quarter, an integrated healthcare centre designed for collaborative, people-centred care. This purpose-built facility brings together quality medical and healthcare services, and specialist disability apartments — all under one roof.

Experience the ease and convenience of accessing key healthcare services on-site and in close proximity, making it the ideal location for medical professionals, healthcare service providers and their clients.



Subject to change

ELEVATING INTEGRATED HEALTHCARE



Strategically located just 800 metres from Queensland's largest hospital, the Royal Brisbane and Women's Hospital, Windsor Health Quarter is central to supporting Brisbane's growing healthcare needs.

The six storey, purpose designed healthcare building features specialist medical and healthcare services across five levels, with one dedicated storey incorporating Specialist Disability Accommodation (SDA) and Onsite Overnight Assistance (OOA) apartments. This integrated mix supports NDIS participants with high support needs to live more independently while strengthening the precinct's holistic care offering.

The building is provisioned for Class 9a medical uses, alongside Class 5 office and consulting spaces, enabling a wide range of specialist healthcare services to operate within a flexible and compliant environment.

From the city views to the welcoming ground floor café, every detail of Windsor Health Quarter has been carefully considered to enhance wellbeing and support person centred care.

Prime medical and healthcare suites are now available for lease and purchase, with completion anticipated late 2028.



6 levels
of specialist medical services



5,500 sqm+
of healthcare service space



170+
secure car spaces



10
10 SDA apartments with
OOA accommodation

A PRIME LOCATION IN THE HEART OF BRISBANE'S HEALTHCARE NETWORK

Windsor Health Quarter is perfectly positioned at 182 Lutwyche Road, one of Brisbane's major arterial routes. In close proximity to the CBD, major road networks and public transport options, this prime location is easily accessible for specialists, staff and patients.

Windsor Health Quarter places medical professionals and healthcare providers right at the heart of Brisbane's healthcare network, supporting smooth, connected healthcare delivery.

3-minute

drive from the Royal Brisbane and Women's Hospital

6,400

overnight hospital beds located within 10km

18

licensed hospitals within 10km



MEETING BRISBANE'S GROWING HEALTHCARE NEEDS

As Brisbane's population continues to grow and age, Windsor Health Quarter is positioned to meet the increasing demand for primary, specialist, surgical and allied health services, ensuring timely and quality care for all.

104,070
Brisbane Inner North
residents (2022)

29,000+
additional Brisbane Inner
North residents projected
by 2032

24.5%
of Brisbane Inner North residents
have one or more long-term
health conditions (2021)

By 2046
the over 65 years population
in Greater Brisbane will nearly
double to 717,000 (2021)



**WINDSOR HEALTH
QUARTER**

North West
Private Hospital
6.0 km

Prince Charles
Hospital/St Vincents'
Private Hospital
5.25 km

Avive Hospital
0.1 km

Source: Windsor Health Quarter Services Market Assessment 2023 by HPI.

CREATING A COLLABORATIVE HEALTHCARE ECOSYSTEM

Strategically located in the heart of Brisbane's busiest medical precinct, Windsor Health Quarter forms a key part of creating a connected healthcare community, supporting local hospitals and healthcare facilities and strengthening the region's access to world-class care and services.

Royal Brisbane and Women's Hospital



1,000+
hospital beds



Queensland's
largest teaching and
research hospital



8,000
clinicians and staff

Over **1 million healthcare treatments** provided annually, including:

89,001

emergency department visits

838,664

outpatients treated

89,425

cancer care visits

158,594

inpatients cared for

5,084

babies delivered



HERSTON HEALTH PRECINCT



Includes one of Australia's largest surgical, treatment and rehabilitation service centres (STARS), offering specialised services such as rehabilitation, elective surgery, endoscopy and outpatient care



\$1.125 billion **Queensland Cancer Centre** set to open in 2028 featuring state-of-the-art technology and 150 beds

Sources:

<https://metronorth.health.qld.gov.au/rbwh/about-us>

<https://statements.qld.gov.au/statements/99309>

<https://www.australianunity.com.au/herston-quarter/stars-public-realm>

Building an integrated
healthcare community —
one level at a time



Subject to change

CONVENIENCE MEETS CARE ON THE GROUND LEVEL

Windsor Health Quarter's ground level is designed for both convenience and care. With dual street frontage on Lutwyche Road and Victoria Street, easy access to public transport, and close proximity to neighbouring medical precincts, this thoughtfully planned space offers excellent visibility and accessibility for visitors and healthcare professionals.

The 900sqm ground floor serves as a central hub for Windsor Health Quarter's essential healthcare services, with spaces ideal for general practice, urgent care, pharmacy, pathology services and allied health.

Andonis Café will provide a welcoming hospitality offering within the precinct, featuring a fully licensed restaurant with alfresco seating.

A warm and
welcoming
central hub



Subject to change



ADVANCING SPECIALIST CARE ACROSS SIX LEVELS

Six levels at Windsor Health Quarter are designed to accommodate a diverse range of specialist medical and healthcare services, from radiology and IVF clinics to outpatient procedures, surgical treatments, allied health and specialist consulting rooms, with one level dedicated to SDA and OOA apartments.

With expansive views across the Brisbane CBD skyline and the neighbouring Herston medical precinct, these flexible spaces are designed to support modern healthcare delivery, offering adaptable layouts, integrated fitout opportunities and generous incentives.

Purpose designed Class 9a medical spaces are available for healthcare providers requiring specialist clinical environments. Stretcher compliant lifts and direct access from secure parking ensure efficient movement throughout the building for clinicians, patients and visitors.



Purpose-designed
Class 9a medical
spaces available



Subject to change

FLEXIBLE LEASING AND OWNERSHIP OPPORTUNITIES

Windsor Health Quarter offers healthcare professionals the flexibility to lease or purchase purpose-designed medical suites, providing options to suit different practice models, investment goals and long-term business plans.

Available through strata ownership or leasing arrangements, suites range from 70sqm consulting spaces through to 1,350sqm+ whole-floor opportunities, offering flexibility for practices of every size.

With a thoughtfully planned environment, specialist medical infrastructure and a growing healthcare ecosystem, Windsor Health Quarter provides a future-focused setting for healthcare professionals to establish their practice and deliver exceptional patient care.



From 70sqm suites
to whole-floor
opportunities

A PARTNERSHIP SUPPORTING INDEPENDENCE

Youngcare has been secured as the SDA partner for the sixth floor of Windsor Health Quarter, with 10 purpose-built Specialist Disability Accommodation (SDA) apartments supported by Onsite Overnight Assistance (OOA) accommodation.

As one of Australia's leading not-for-profit organisations, Youngcare is dedicated to improving the lives of young people with complex and permanent physical disabilities. For more than 20 years, the organisation has been creating high-quality housing solutions that enable greater independence, choice and connection.

By combining purpose-built accommodation with access to healthcare services in one location, the development creates an environment designed to support both residents and the professionals who care for them.



CONNECTED LIVING WITH INTEGRATED HEALTHCARE

Windsor Health Quarter's 10 purpose-built Specialist Disability Accommodation (SDA) apartments have been designed for NDIS participants with high physical support needs. Each apartment includes a private balcony and accessible design features that promote independence and comfort.

The floor also incorporates Onsite Overnight Assistance (OOA) options, enabling dedicated support staff to provide overnight assistance when required.

Positioned within a thriving healthcare precinct, residents will benefit from convenient access to a range of medical, allied health and support services located within the building, creating a connected model of care that enhances both quality of life and service delivery.

With **Youngcare** as the SDA partner, the sixth floor reflects Windsor Health Quarter's commitment to bringing together quality healthcare, specialist accommodation and support services within a single, integrated precinct.





CONTACT US TO SECURE YOUR SPACE TODAY.

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Medi Real Estate acknowledges the Jagera people and the Turrbal people as the Traditional Custodians of Meanjin (Brisbane), the lands on which Windsor Health Quarter is located. We pay our respects to their Elders past, present and emerging.

DISCLAIMER: This brochure is intended as a general guide only and should not be relied upon in making a decision to lease all or any part of the property at Windsor Health Quarter, 182 Lutwyche Road & Victoria Street, Windsor, QLD. Neither Medi Real Estate nor any of its Related Bodies Corporate (as defined in the Corporations Act 2001 (Cth)) make any representation or warranty that any information contained in this brochure is accurate, nor do they accept any liability.