



11 TILLEY LANE,
FRENCHS FOREST

PRE-CONSTRUCTION
LEASING CAMPAIGN



Ray White



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Leasing Highlights



———— Vehicular Path Northern
Beaches Hospital to 11 Tilley
Lane (approximately 2
minutes drive)

———— Pedestrian path to
Northern Beaches
Hospital (approximately 7
minutes walk)

Northern Beaches
Health Hub - 11 Tilley
Lane Frenchs Forest

- Northern Beaches Health Hub located at 11 Tilley Lane, Frenchs Forest; is an approved world class medical facility (building class 9a). Building commenced in early 2020. An opportunity exists to co-locate within this emerging medical precinct next to the Northern Beaches Hospital and complimentary health professionals
- Approved for hospital services, including surgery and inpatient accommodation and a wide range of specialists
- Easily accessible by public transport and the beneficiary of major road investment by the NSW State Government. Beneficiary of the planned Harbour Tunnel (expected 2026)
- Pathology collection centre, lobby and cafe reside on the Ground floor with four upper floors above. Each upper floor of approx. 500 sqm, enables premium medical suite fit outs with floor to ceiling heights of 3 metres achievable throughout.
- Two basement car park levels will accommodate 72 security car spaces, reflecting a generous car parking ratio of car space per ~30 sqm of space leased.
- Rooftop terrace which will enjoy views back to City, Chatswood, harbour and out over the Northern Beach's coastal precinct.
- Area demographics forecast growing population with an increasing age profile. Household income substantially exceeds the Greater Sydney median. Notwithstanding the new Northern Beaches Hospital, there remains unmet northern beaches demand.

What is for Lease?



Class 9a building with ample car parking, dedicated rooftop common area and easily accessible.

- The Northern Beaches Health Hub is offering flexible tenancy configurations, from multiple connecting floors to smaller boutique tenancies suitable to accommodate specialist medical users. The building offers basement and on grade car-parking totalling 72 secure parking spaces (1 car space per 30 sqm leased). Including a rooftop terrace common area.

Level	Area (NLA)*	Availability	Comment
Ground	40 sqm	Mid 2021	To accommodate Pathology Collection, Lobby and Cafe space
Level 1	488 sqm	Mid 2021	Ready for purpose built fit out can be split to smaller area.
Level 2	488 sqm	Mid 2021	As above
Level 3	488 sqm	Mid 2021	As above
Level 4	488 sqm	Mid 2021	As above
Level 5	Common area, roof top terrace		
UG 1 & 2	Car park		

- Net rentals are available via negotiation on base building plus dedicated tenancy car parking.

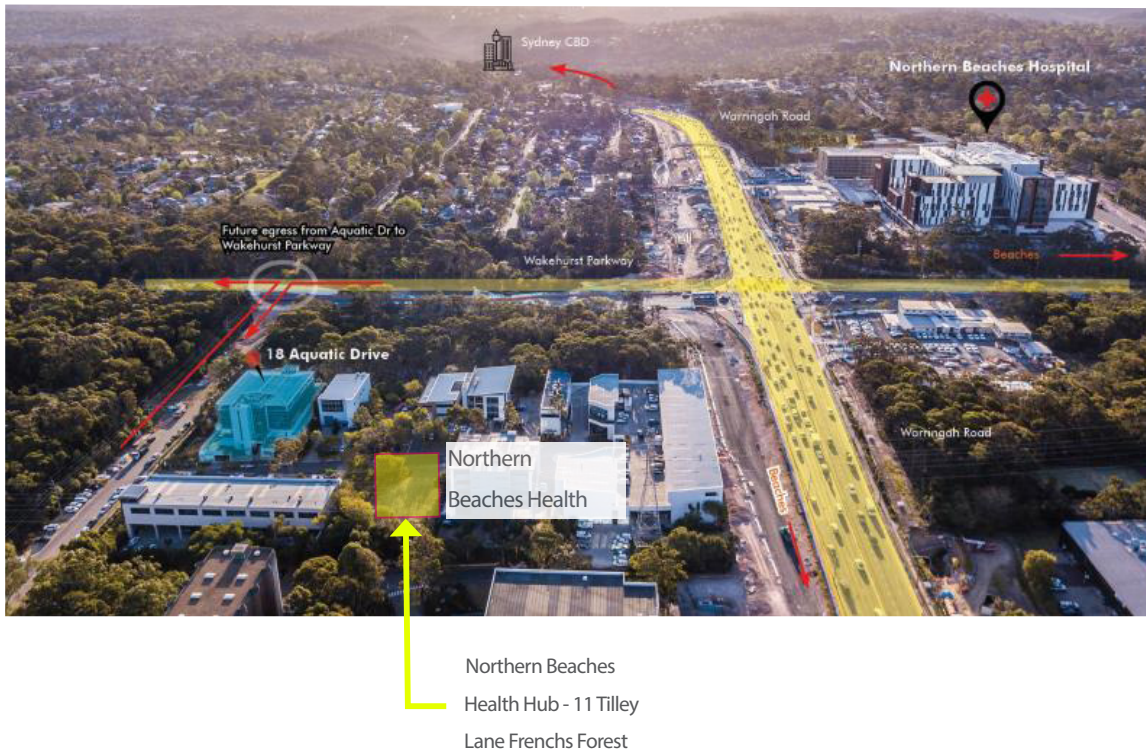


Terrace

Level 5 rooftop terrace

Common area providing views to City, Harbour & Beaches.

The Location



Walk door to door to the new \$2.4b Northern Beaches Hospital in under 10 minutes
- less than any other comparable space for lease, or drive in less than 2 minutes.

- Northern Beaches Health Hub offers the opportunity to relocate to a brand-new world class medical centre located in the emerging medical precinct of Frenchs Forest. The location provides easy access to City, Chatswood, the Northern Beaches and the amenities of Frenchs Forest;
- North Beaches Hospital (opened October 2018) and major arterial road upgrade, a State Government infrastructure investment of over A\$2.4b. The new hospital provides 488 beds over nine stories serving both private and public patients, operated by Healthscope. Notwithstanding this new facility, studies show that unmet northern beaches medical service demand remains.
- The Northern Beaches Health Hub is located only minutes from the new Hospital. It enjoys direct pedestrian access for both patients and professionals. Road travel benefits from the new opening of Wakehurst Parkway and Aquatic Drive.
- This Northern Beaches medical precinct has also undergone major road investment in the major arterial Warringah Road as well as the immediate surrounding connecting road of Frenchs Forest Road, Aquatic Drive and Wakehurst Parkway. Public transport connects to the City, Manly, Chatswood, Mosman and Dee Why.
- Demographics - The Northern Beaches council area has a population of 237,640 as of 2010. By 2031 the population in this region is forecast to grow to over 310,000*. The area's population is ageing with over 25% of the population forecast to be aged 60 or older by 2031*. 2016 census income reveals median household income to be 25% higher than that of the total greater Sydney area**.

The floor plan of the UIC Health Services Center is organized into several functional zones. At the top, there are restrooms (Men, Women, Unisex), a kitchen, and a storage room. A central corridor provides access to Studio 1 (Physical Therapy + Assessment, 200.1 sq ft) and Studio 2 (Physical Therapy + Assessment, 400.1 sq ft). Studio 1 includes a waiting area and a physical therapy assessment room. Studio 2 is a larger space for physical therapy and assessment. A large gymnasium (2,800.1 sq ft) is located at the bottom of the plan. The plan also includes a waiting room (100.1 sq ft) and a physical therapy assessment room (200.1 sq ft). The plan is divided into sections 1 through 7, with a central corridor connecting the areas.

1000 Level

Rooms and Dimensions:

- Sub W4#1: 30.6'w
- Sub W4#2: 33.9'w
- Sub W4#3: 30.6'w
- Sub W4#4: 30.6'w
- Sub W4#5: 30.6'w
- Sub W4#6: 30.6'w
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- Sub W4#97: 30.6'w
- Sub W4#98: 30.6'w
- Sub W4#99: 30.6'w
- Sub W4#100: 30.6'w

Figure 1 is a detailed floor plan of a 100-bed, 10-story, 100,000-sq-ft hospital building. The plan is organized into sections A through F along the left and right edges, and numbered 1 through 10 along the top and bottom edges. Key areas include:

- Reception:** 10.7 sq ft
- Waiting:** 15.0 sq ft
- Mail:** 12.2 sq ft
- F. Staff Change:** 13.0 sq ft
- NURM Office:** 13.0 sq ft
- F. Staff Change:** 13.0 sq ft
- Disposed:** 13.0 sq ft
- Chr / Dirty Utility:** 16.2 sq ft
- Clean Utility:** 11.5 sq ft
- Ena 1-9:** 4.4 sq ft each
- Bed 1-9:** 4.4 sq ft each
- Procurement:** 22.7 sq ft
- Various utility and storage areas:** 4.5 sq ft, 6.2 sq ft, 8.2 sq ft, 11.5 sq ft, 13.0 sq ft, 16.2 sq ft, 22.7 sq ft, 27.0 sq ft, 30.0 sq ft, 33.0 sq ft, 36.0 sq ft, 39.0 sq ft, 42.0 sq ft, 45.0 sq ft, 48.0 sq ft, 51.0 sq ft, 54.0 sq ft, 57.0 sq ft, 60.0 sq ft, 63.0 sq ft, 66.0 sq ft, 69.0 sq ft, 72.0 sq ft, 75.0 sq ft, 78.0 sq ft, 81.0 sq ft, 84.0 sq ft, 87.0 sq ft, 90.0 sq ft, 93.0 sq ft, 96.0 sq ft, 99.0 sq ft.

Physiotherapy and Hydrotherapy, Primary Care such as Dental Service and GP Clinics, Allied Health Care (Dieticians, Podiatry, Psychology etc.), Open Plan Studio Space (for classes, group sessions and open plan treatment), Rehabilitation and step-down accommodation, Sleep clinics, Pain Clinic, Clinical trials and translational research space, Cancer Care Services such as Chemotherapy (excluding Rad Onc), Renal Dialysis, Community Health, Pathology (Collection and Laboratories)

Building Design



Perspective from south west showing roof terrace

Ocean, Harbour & City views.

DESIGN FEATURES:

- Large floor to ceiling heights (allowing for up to 3 metre ceilings in most areas with generous service voids above)
- Large rectangular open plan floor with minimal interruption by columns
- Oversized and naturally ventilated stairs to encourage exercise and communication between floors (if users desire)
- Pre-approved for illuminated Building and driveway signage
- Design incorporates technology and modern clinical practice.
- Individually air conditioned tenancies to reduce energy usage.
- Energy efficient glass incorporated into the external façade.
- Facade designed to houses services, maintain views and preserve floor layout flexibility.
- Sustainability principals incorporated to reduce ongoing annual opex and long term maintenance.
- Views and natural lighting enhanced throughout the building.
- Ground floor and lift design for Class 9a requirements.

The Team



PMK Investments

GROUP
HiS

- Northern Beaches Health Hub is proudly developed by the joint venture of CK Group and Dr Mark Kohout.
- CK Group is a leading national diversified real estate Investment & Development firm with a highly successful track record over a 20 year period. CK Group's current investment pipeline include Healthcare, Childcare, Hotel and Mixed Use developments in Brisbane, Sydney, Newcastle, Melbourne, Adelaide & Perth.
- PMK Investments is a medically focused property investment group. PMK has developed premium private health facilities in Sydney and its investment in Frenchs Forest reflects PMK's insights into the future demand for high quality health for Sydney's northern beaches.
- Group HiS is a diversified planning, design, project management and construction company for the medical, healthcare and commercial sectors.
- The exclusive leasing agents are Barratt Jennings Partners.



Pre-Construction Leasing Campaign

Construction is scheduled to commence in early 2020 with building availability from late mid 2021.

Leasing is available for whole or part floors

Further information and leasing terms can be obtained from the exclusive leasing agents or www.healthhub.com.au.

DISCLAIMER

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Ground floor

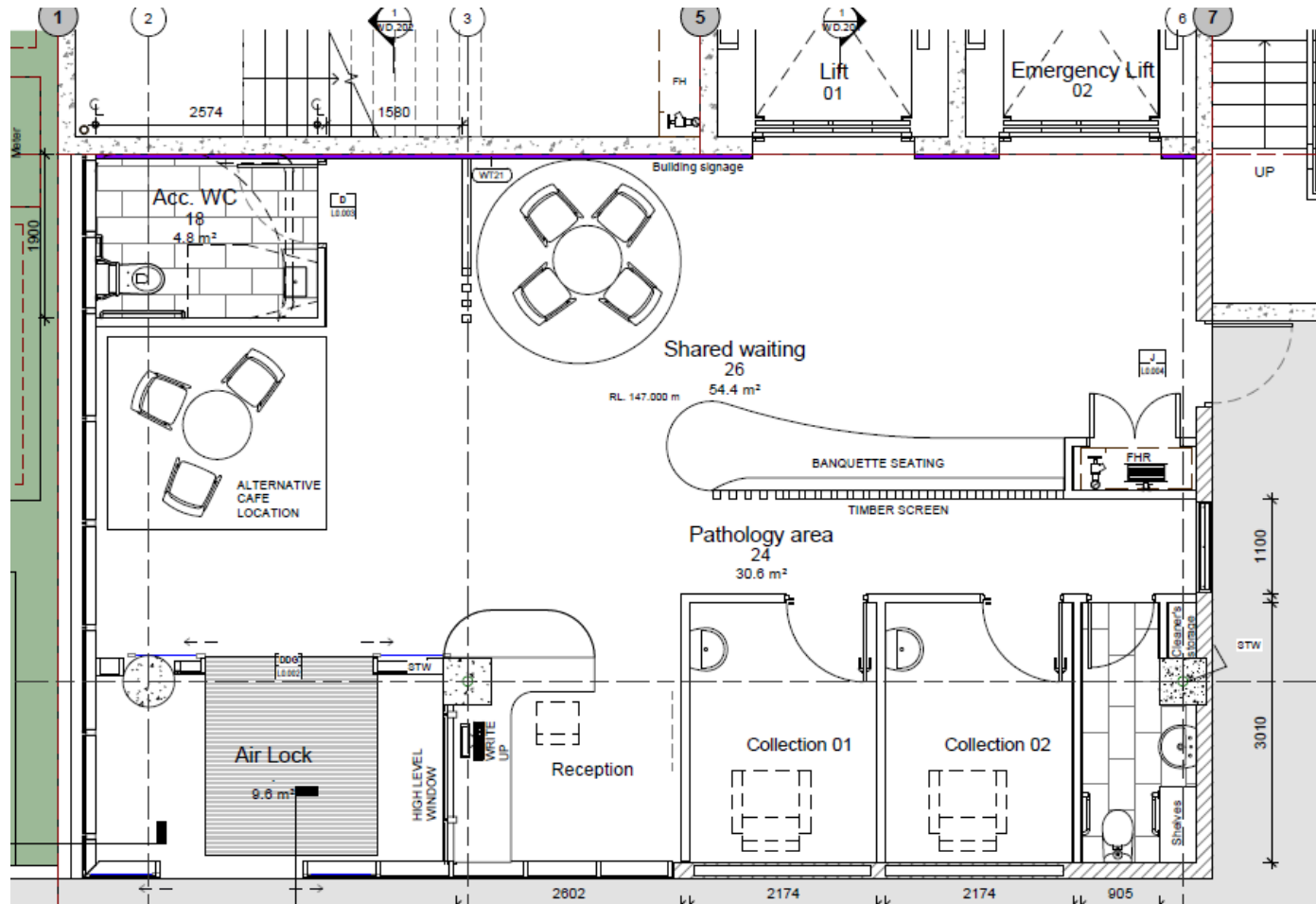
High traffic location, servicing Hospital tenancies and surrounding commercial businesses.

Easy car parking to support pathology collection and patient transport.

Class 9a lifts and services.

Example Floor Plans

Entrance, Collection & Cafe



Indicative fit out + floor plan Ground floor (2 bay Pathology Collection shown bottom right)

MAIN ENTRANCE

- Features entrance area with a café and pathology collection area. High ceiling permits optimal natural light into space.
- Ground floor also contains ample back of house and plant spaces, amenities (including accessible WC), a loading dock, ambulance loading bay and 19 on grade car spaces.
- A curved ramp to the east (rear) of the block serves 2 basement levels, which house an additional 53 car spaces, end of trip facilities, plant and stairs, lifts.

FLEXIBLE FLOOR PLATE
OPTIONS AVAILABLE

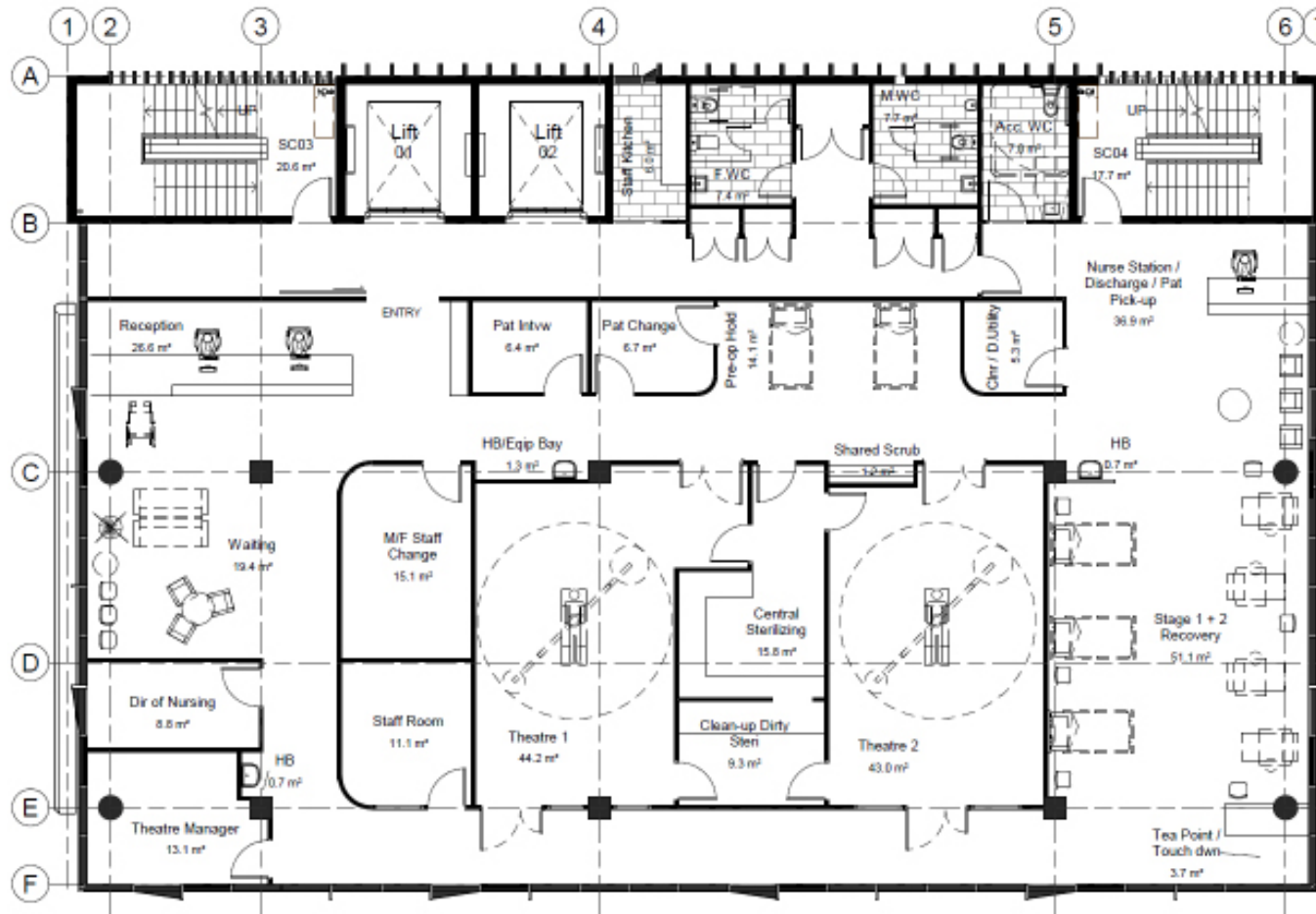


Day Surgery

Flexible floorplate with natural lighting

Example Floor Plans

Day Surgery



Indicative fit out + floor plan of Theatre floor

DAY SURGERY

Gross floor plate of 600 sqm fits 2 operating theatres with all associated sterilization and recovery stage rooms enabling seamless licensing and accreditation for any operator.

The design at left shows 2 theatres straddling a 'clean core' (sterilizing with dedicated clean + dirty flows to/from theatre), surrounded by a 'racetrack style' trolley trafficable corridor; this allows for maximum natural light to waiting and recoveries, borrowed light from the southern corridor (or the deletion of this corridor) could see natural light penetrate theatres as well.

Open column floorplate & service stacking allows for AUSHFG compliant space (meeting minimum theatre size, corridor widths and recovery areas).

NLA of 488 sqm per floor approx.

**FLEXIBLE FLOOR PLATE
OPTIONS AVAILABLE**

CT SCANNING



Imaging

One-stop-shop floorplate

Class 9a design supports remaining tenancies

The floor plan is divided into a grid with columns 1-7 and rows A-F. The layout includes the following rooms and areas:

- Top Section (Rows A-C):**
 - SC03 (20.4 m²) and SC04 (17.9 m²) at the top corners.
 - Lift b1 and Lift b2 in the center.
 - Kitchen (6.0 m²), F.W.C. (7.3 m²), and M.W.C. (7.5 m²) in the middle.
 - Acc. WC (6.9 m²) and Reception (9.5 m²) on the right.
- Middle Section (Rows C-E):**
 - Reporting / Collating (36.0 m²) in the center.
 - X-Ray (23.6 m²) and CT (32.5 m²) on the left.
 - MRI (36.3 m²) and MRI Equipment (10.1 m²) on the right.
 - Practice Mngt/Admin (16.9 m²) and Sub Wait 2 (6.0 m²) on the far left.
- Bottom Section (Rows E-F):**
 - Mammography (16.9 m²) at the bottom left.
 - Shared WC/CC (6.0 m²) and Ultra 1 (13.2 m²) at the bottom right.
 - Sub Wait 1 (12.1 m²) and Ultra 2 (12.9 m²) at the bottom right.

The plan also shows various corridors, stairs, and equipment storage areas. A red hatched area is located near the MRI room.

MEDICAL IMAGING

Medical imaging facilities such as MRI, CT, X-Ray and ultrasound consulting rooms can all be catered for in one floor level, making it an ideal one stop shop.

The option at left shows all modalities required for retail medical imaging (by either franchise or individual operator) A 'racetrack style' trolley trafficable corridor surround the larger CT and MRI modalities ; this allows for great circulation and maximum natural light to waiting areas and smaller Imaging spaces.

NB: Medical Imaging is best located on the first floor as this floor has the highest floor to ceiling height, strongest and thickest slab and will be the easiest for Equipment installation and replacement

NLA of 488 sqm per floor approx.

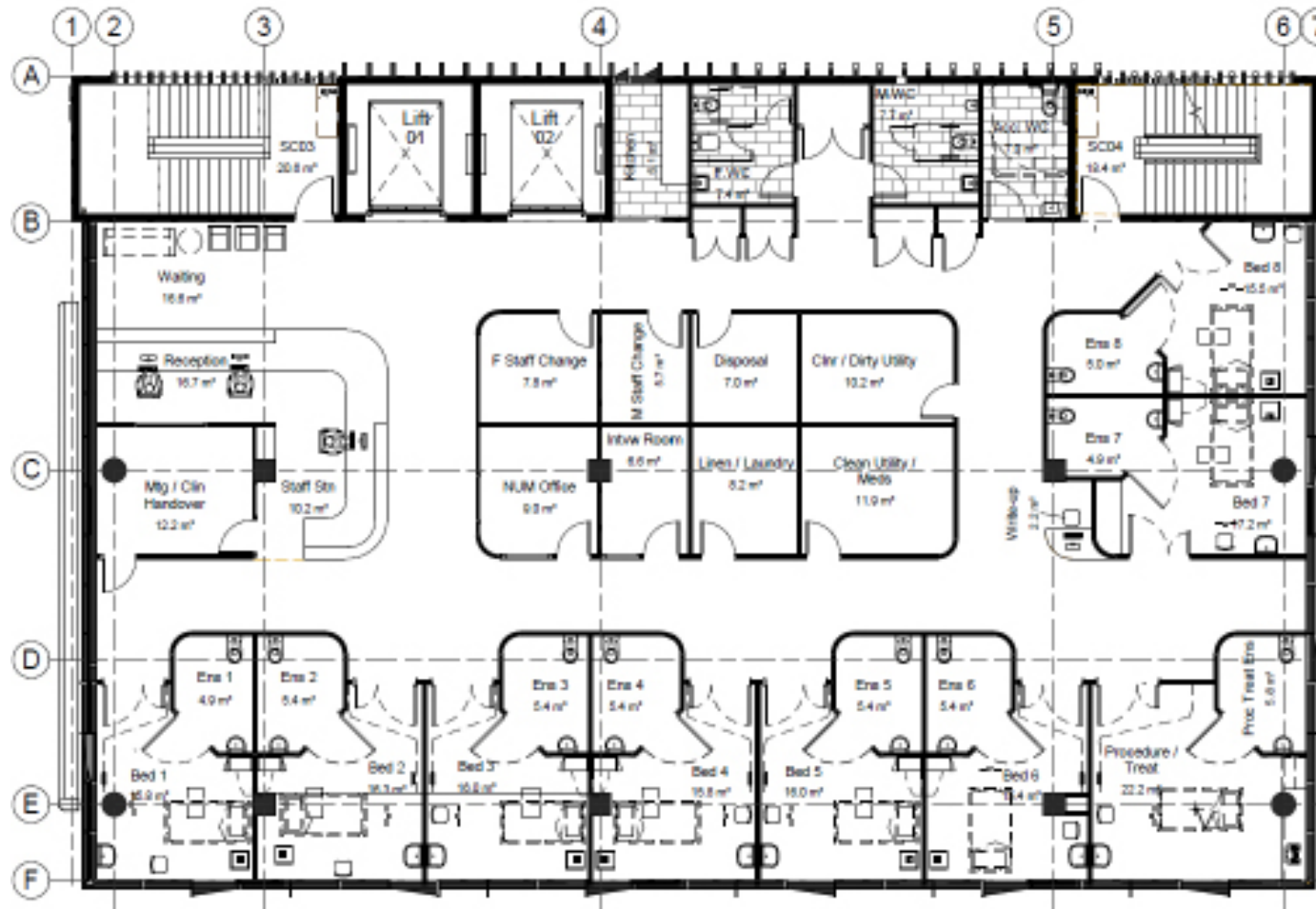


Accommodation

Minimum nine (9) bed configuration with ensuite.

Example Floor Plans

Accommodation



Indicative floor layout for a 9 x bed overnight ward (ward may have split function or individual beds leased)

INPATIENT ACCOMMODATION

At least 9 (+ potentially more depending on size/function) single rooms with en suites + natural light can be accommodated on an IPU floor. The architectural design allows an abundance of natural light and possible views.

The option at left shows a best practice model of IPU design with bedrooms to the periphery, inboard en suites, a central core of support services and a staff hub with high visibility of ward entry, exits and the general activities on the floor. Bedroom sizes (which are generously proportioned and over the AUSHFG minimum) could be customized for efficiency with an operator to increase yield.

Similarly the ward can easily be split for 2 x operators/functions with shared services in the middle.

NLA of 488 sqm per floor approx.

FLEXIBLE FLOOR PLATE
OPTIONS AVAILABLE

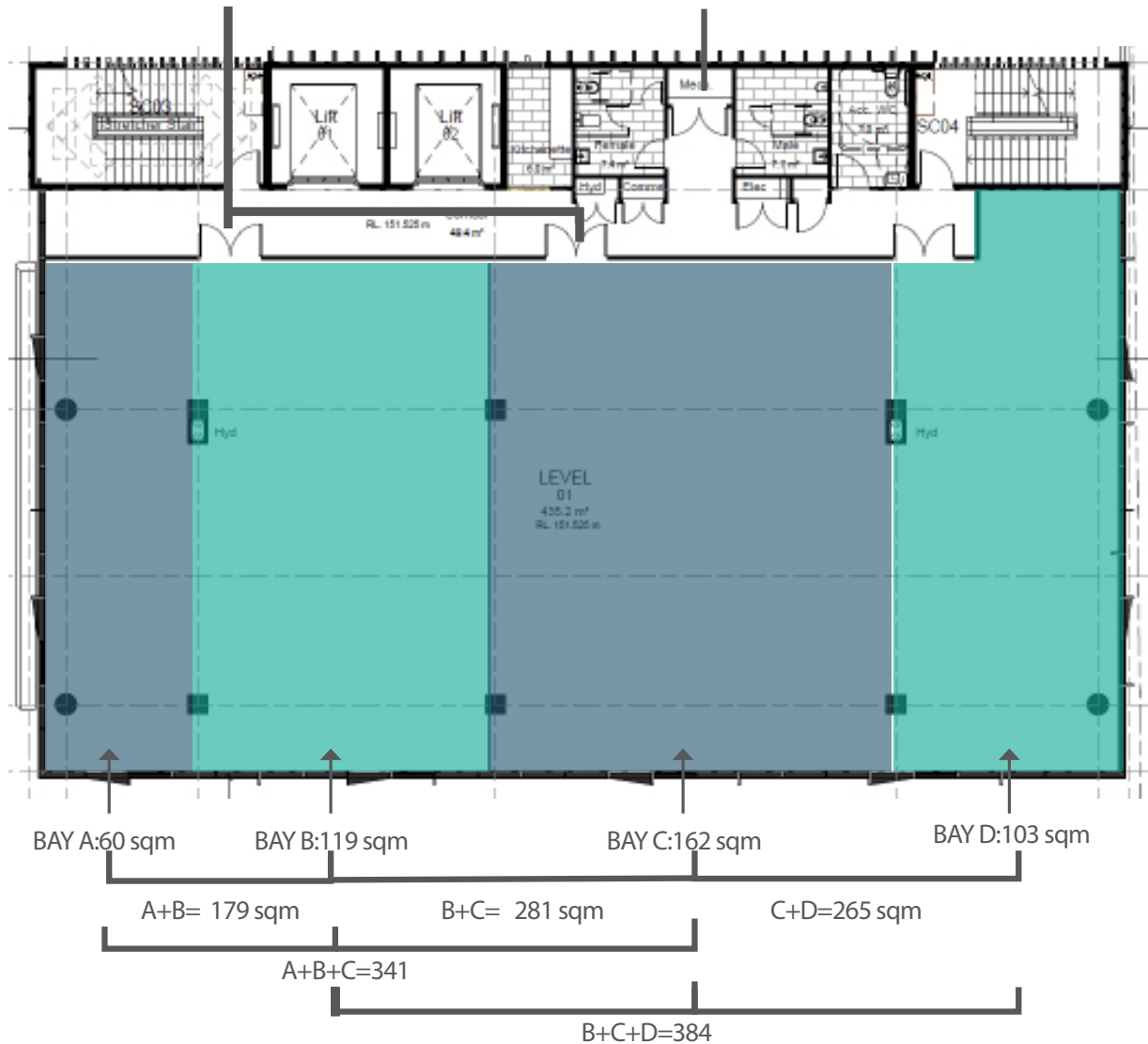


Tenancy

Four tenancy model

Example Floor Plans

Tenancies



A+B+C+D = 444 sqm+ 44 sqm (for corridor + amenities) Single floor = 488 sqm

TENANCIES FLOOR SPLIT OPTIONS

Hyper-efficient planning has resulted in a northern 'services spine' containing vertical transportation, WCs, and a kitchen.

A parallel corridor (or 'tenancy street') provides the separation for inter-floor tenancies, which can be broken up into multiple configurations, from the smallest NLA tenancy of 60 sqm to the largest of 488 sqm (for a whole floor) and 8 permutations in between.

FLEXIBLE FLOOR PLATE
OPTIONS AVAILABLE



Tenancy

Two tenancy model

Example Floor Plans

Tenancies



Tenant 1- Med Consulting Hub- 179 sqm (excluding shared amenity)

Tenant 2 - Physiotherapy and Rehab 265 sqm (excluding shared amenity)

EXAMPLE OF SPLIT TENANCY

The example at left shows a possible shared tenancy floor.

In this example Tenant 1 and 2 enjoy virtually open plan spaces unencumbered by any core services, which are 'outboard' of the 'tenancy area proper' in the shared services spine. In this example both tenancies do not need further amenities than what is provided as shared, therefore the tenancy layouts can be maximized with clinical, 'billable' functions (Consults, treat spaces, plus admin etc..)

FLEXIBLE FLOOR PLATE
OPTIONS AVAILABLE