



SPECIALIST SUITES · LEASING & STRATA · COMPLETION MID 2027

# Where Healthcare Meets Innovation



60-64 Showground Road  
Gosford NSW 2250, Australia

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[healthhubs.com.au](http://healthhubs.com.au)

# What is a Specialist Health Hub?

Gosford Health Hub is a purpose-built specialist medical facility, bringing a range of specialist healthcare providers together under one roof.

General medical centres focus on primary care, such as general practice. A Specialist Health Hub centres on secondary and tertiary care, giving targeted support to patients with more complex or ongoing medical needs.

Cardiologists, dermatologists, orthopaedic surgeons, oncologists and more practise side by side, so patients follow one coordinated care pathway instead of travelling between separate practices.



## GENERAL MEDICAL CENTRE

### Primary care

General practitioners and everyday health needs.

## SPECIALIST HEALTH HUB

### Secondary & tertiary care

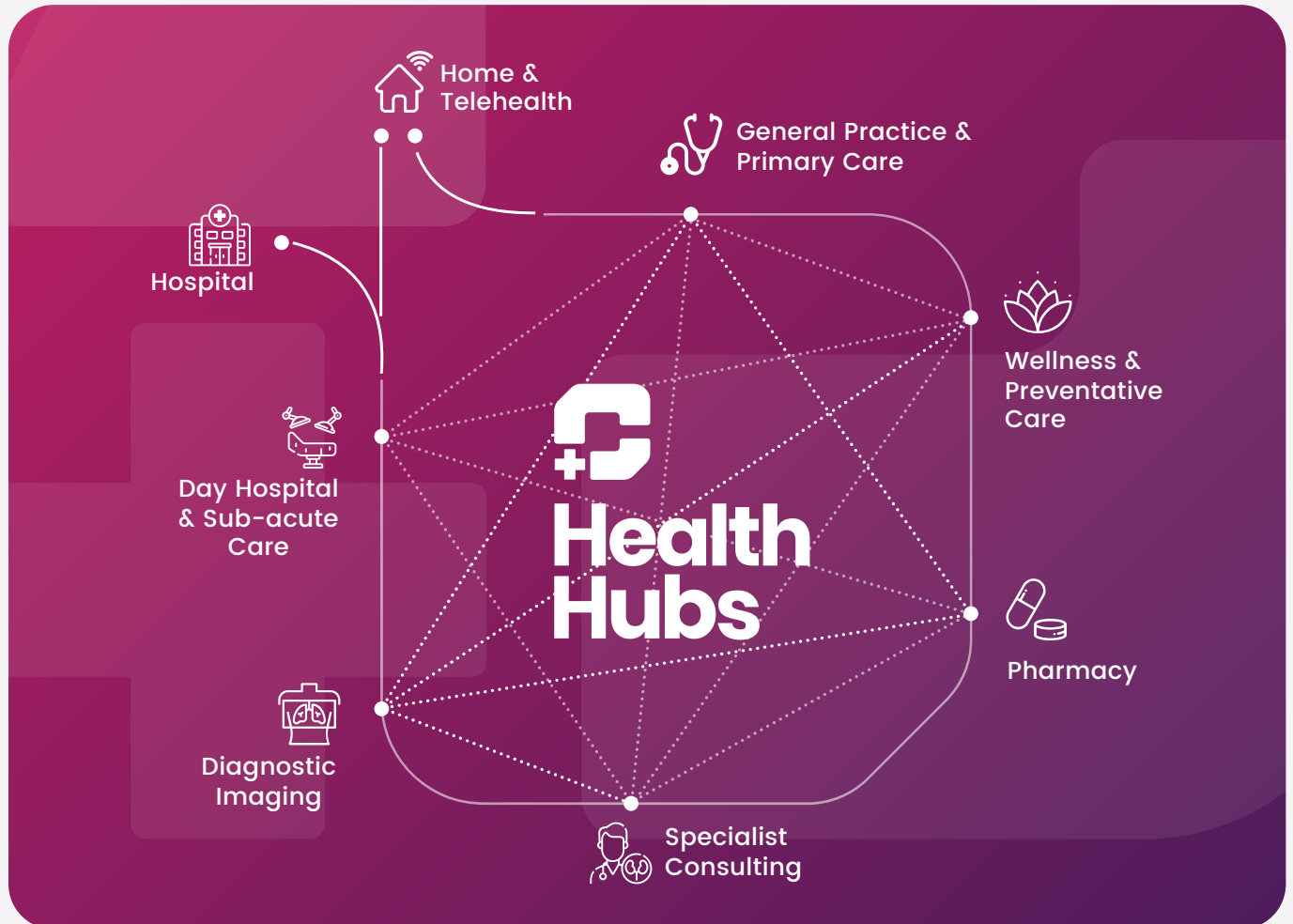
Targeted, coordinated care for complex or ongoing needs.

# Built around the way specialists work

- |    |                                               |                                                                                                                                                                                                  |
|----|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01 | <b>Integrated Specialist Care</b>             | Cardiologists, dermatologists, orthopaedic surgeons, oncologists and more within one facility, giving patients a coordinated care pathway.                                                       |
| 02 | <b>State-of-the-Art Facilities</b>            | Advanced diagnostic imaging (MRI, CT, ultrasound), pathology collection, day surgery and procedural suites, and consulting rooms built to hospital-grade standards.                              |
| 03 | <b>Collaborative Environment</b>              | Co-located specialists, GPs and allied health encourage inter-disciplinary collaboration and referrals: streamlined communication, faster diagnostics and more comprehensive treatment planning. |
| 04 | <b>Convenient Patient Access</b>              | Less travel, better appointment coordination and access to services that may traditionally only be available in hospital settings.                                                               |
| 05 | <b>Purpose Built for Health Professionals</b> | Customisable suites, premium fit-outs and medical-grade infrastructure, designed with healthcare providers in mind.                                                                              |



# Designed for Tomorrow's Healthcare



Specialist Health Hubs are the future of outpatient care. Demand for specialised services closer to home is rising, and hubs like Gosford help decongest hospitals by delivering care where and when patients need it most.

Patients spend less time travelling, appointments are easier to coordinate, and services once found only in hospital settings sit within a single, accessible building.

Looking for a space built around excellence? A Specialist Health Hub gives you the infrastructure and environment to support exceptional outcomes.



## ABOUT GOSFORD HEALTH HUB

# Five floors of possibility on the Central Coast

Gosford Health Hub is a cutting-edge healthcare facility, strategically positioned to transform the delivery of care across the Central Coast. Due for completion in mid 2027, this integrated hub gives healthcare businesses and professionals five floors in which to thrive.

## Key features

### Prime location

A high-exposure site within the Central Coast Health District.

### Exclusive medical use

Purpose-built for collaborative, patient-centred care.

### Abundant parking

Convenient on-site parking for doctors and patients.

### Adjacent to Gosford Hospital

Co-located for collaboration and seamless patient care.

### Flexible tenancy options

Customise your practice space to suit your needs.

### Strata or leasing

Level 3 suites are available to own or to lease.

# Exceptional Location Within the Gosford Health Precinct



At 60–64 Showground Road, the hub sits directly beside Gosford Hospital and opposite Gosford train station, giving patients and practitioners unrivalled access.

Within the Central Coast Health District, the site offers high visibility at the centre of a thriving health precinct, ready to meet the community's growing healthcare needs.

## Precinct advantages

### Principal referral hospital next door

Gosford Hospital is the region's referral and trauma centre.

### 24/7 cardiac catheterisation

Two cath labs at Gosford Hospital for heart attack care.

### Medical school on the doorstep

University of Newcastle Central Coast Clinical School.

### Train station opposite

Gosford Station, on the Central Coast & Newcastle Line.

# Local Health District Snapshot

357,000+

RESIDENTS TODAY (2024)

484

BEDS, GOSFORD HOSPITAL

400,000+

PROJECTED BY 2041

\$348m

HOSPITAL REDEVELOPMENT (2019)

The Central Coast health precinct serves one of the fastest-growing regions in New South Wales. More than 357,000 people live here today, a number projected to pass 400,000 by 2041. With a median age of 43 and the NSW share of people aged 65+ set to rise from 17% to 21% by 2041, demand for specialist care is climbing.

The precinct also supports a thriving private healthcare sector, the University of Newcastle's Central Coast Clinical School on the Gosford Hospital grounds, community health centres and a wide network of health professionals. The Coast is fast becoming a hub for health innovation and investment.

Two acute hospitals and two sub-acute facilities anchor the public network. Gosford Hospital is the principal referral hospital and regional trauma centre for the Central Coast, and Wyong Hospital has received its own \$200m redevelopment.

|                              |                    |
|------------------------------|--------------------|
| Gosford Hospital             | PRINCIPAL REFERRAL |
| Wyong Hospital               | ACUTE              |
| Woy Woy Hospital             | SUB-ACUTE          |
| Long Jetty Healthcare Centre | SUB-ACUTE          |

Sources: Central Coast Council population forecasts (.id, 2024); NSW Department of Planning, Central Coast Regional Plan 2041 and 2024 Population Projections; Central Coast Local Health District; NSW Health Infrastructure.





## THE BUILDING

# The Future of Healthcare

At Health Hubs, we're 100% committed to reimagining the patient experience. Through collaboration and integration, we give healthcare businesses and professionals the chance to lead. Across five floors on Showground Road, this is a platform to start, grow, innovate and advance your practice.

## 6,745 m<sup>2</sup>

of floorplate across five levels, planned as one of the Central Coast's largest private integrated health hubs

## Floor by floor

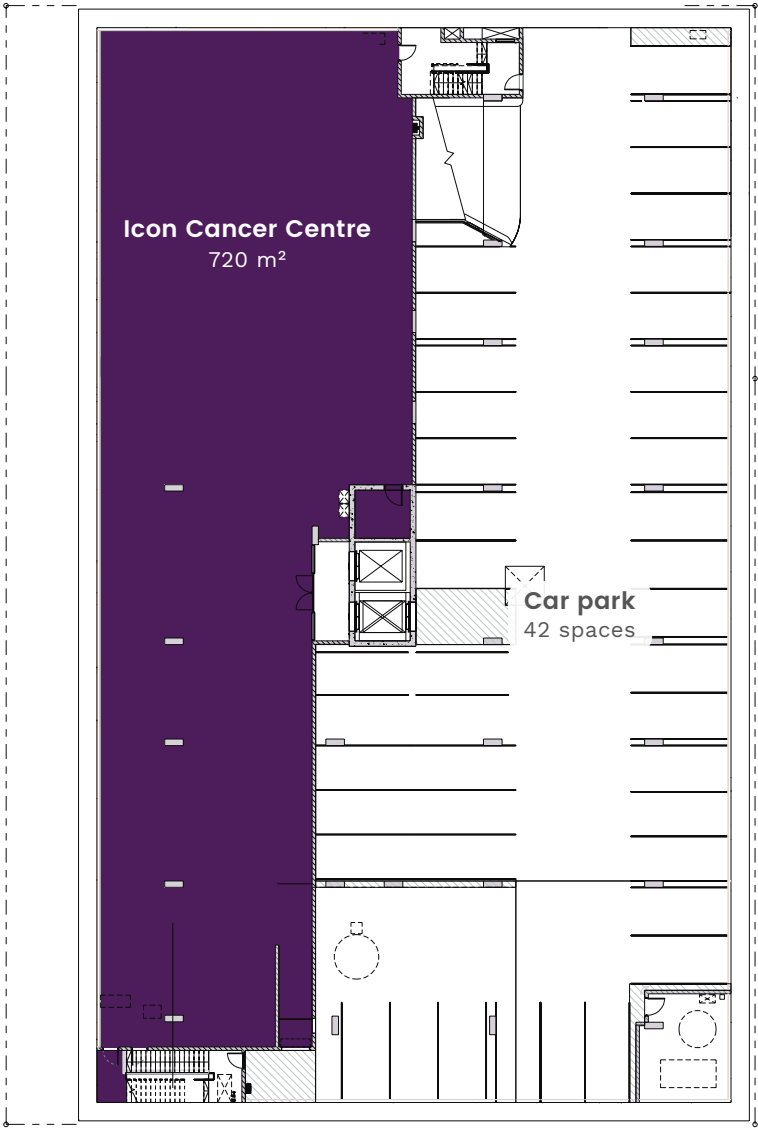
■ Space available ■ Fully leased ■ Parking

|                       |                                     |                                                     |
|-----------------------|-------------------------------------|-----------------------------------------------------|
| L4                    | ≥ 600 m <sup>2</sup> + outdoor play | Leased · Explore & Develop                          |
| L3                    | ≥ 1,400 m <sup>2</sup>              | Strata or leasing · 8 suites available              |
| L2                    | ≥ 1,400 m <sup>2</sup>              | 1,069 m <sup>2</sup> available                      |
| L1                    | ≥ 1,400 m <sup>2</sup>              | 136 m <sup>2</sup> available                        |
| GF                    | ≥ 900 m <sup>2</sup>                | 103 m <sup>2</sup> and 116 m <sup>2</sup> available |
| SHOWGROUND ROAD LEVEL |                                     |                                                     |
| B1                    | 44 car parks                        |                                                     |
| B2                    | 70 car parks                        |                                                     |
| B3                    | 42 car parks                        |                                                     |
| B3 lower              | ≥ 700 m <sup>2</sup>                | Leased · Icon Cancer Centre                         |

# Basement Three

- L4
- L3
- L2
- L1
- GF
- B1
- B2
- B3**
- B3 lower

SHOWGROUND ROAD



## Tenancy schedule

Available Under offer Leased Core / parking

|                      |           |         |
|----------------------|-----------|---------|
| Icon Cancer Centre   | 720 m²    | LEASED  |
| Basement car parking | 42 spaces | PARKING |

Not to Scale. All areas are indicative and subject to final survey.  
Internal layout drawings are indicative only and items shown are not included in the purchase.

### Fully leased

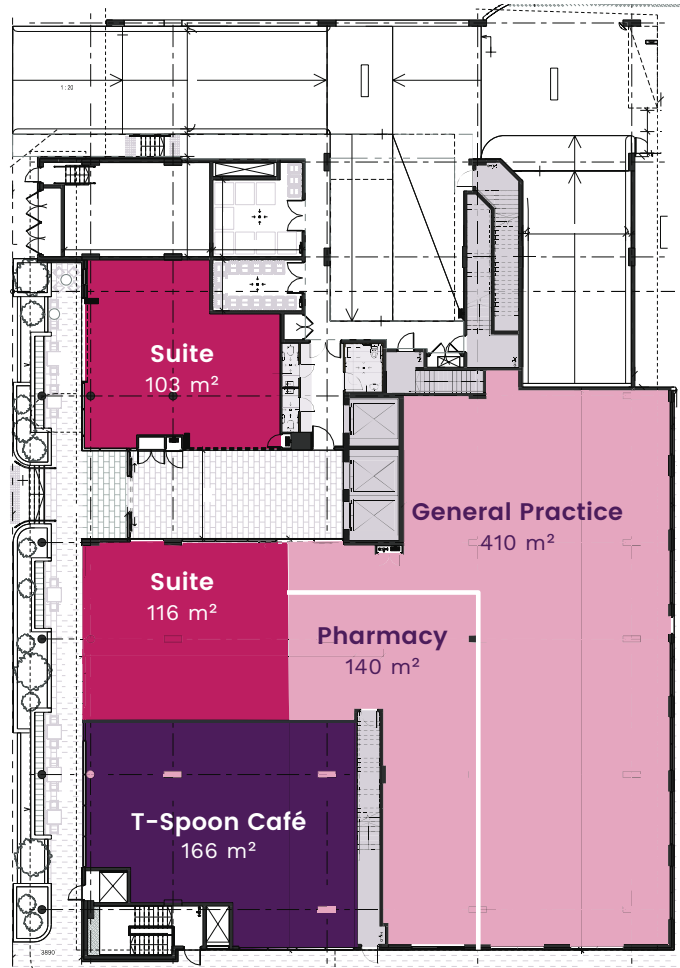
A 720 m² medical tenancy alongside 42 basement car parks.



# Ground Floor

L4 ☐  
 L3 ☐  
 L2 ☐  
 L1 ☐  
**GF** ☒  
 B1 ☐  
 B2 ☐  
 B3 ☐  
 B3 lower ☐

SHOWGROUND ROAD



## Tenancy schedule

■ Available 
 ■ Under offer 
 ■ Leased 
 ■ Core / parking

|                  |                    |             |
|------------------|--------------------|-------------|
| Suite            | 103 m <sup>2</sup> | AVAILABLE   |
| Suite            | 116 m <sup>2</sup> | AVAILABLE   |
| Pharmacy         | 140 m <sup>2</sup> | UNDER OFFER |
| General Practice | 410 m <sup>2</sup> | UNDER OFFER |
| T-Spoon Café     | 166 m <sup>2</sup> | LEASED      |

### Available for leasing only

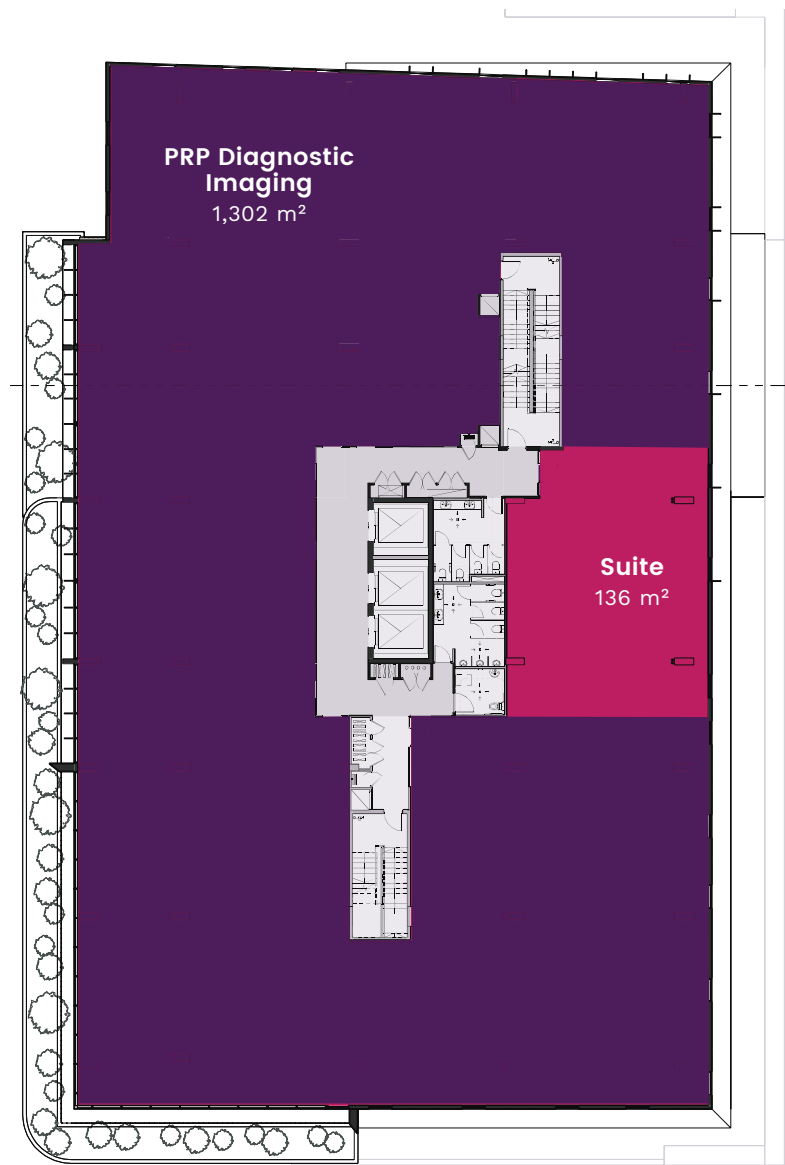
Suites are flexible in size to suit each operator's ideal floor area.

Not to Scale. All areas are indicative and subject to final survey. Internal layout drawings are indicative only and items shown are not included in the purchase.

# Level One

L4 ☐  
 L3 ☐  
 L2 ☐  
**L1** ☒  
 GF ☐  
 B1 ☐  
 B2 ☐  
 B3 ☐  
 B3 lower ☐

SHOWGROUND ROAD



## Tenancy schedule

☒ Available  
 ☐ Under offer  
 ☒ Leased  
 ☐ Core / parking

|                        |                      |           |
|------------------------|----------------------|-----------|
| Health & medical suite | 136 m <sup>2</sup>   | AVAILABLE |
| PRP Diagnostic Imaging | 1,302 m <sup>2</sup> | LEASED    |

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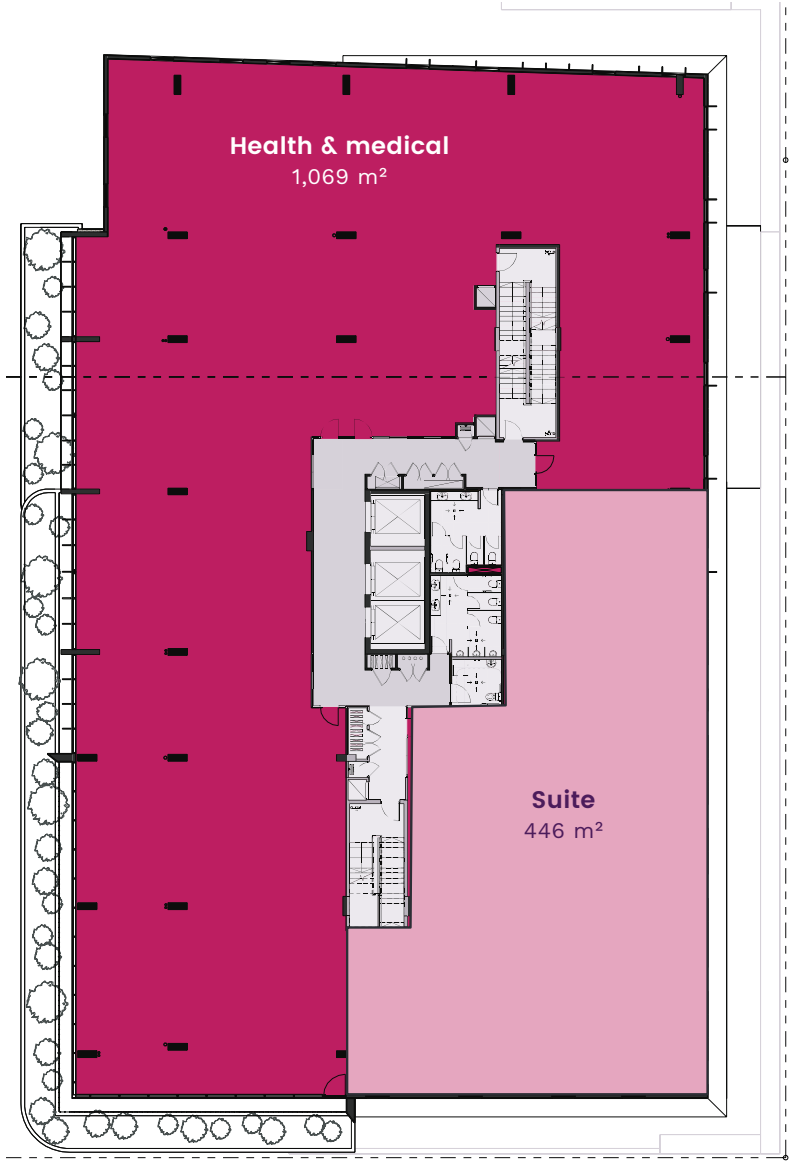
### Available for leasing only

Suites are flexible in size to suit each operator's ideal floor area.

# Level Two

- L4
- L3
- L2**
- L1
- GF
- B1
- B2
- B3
- B3 lower

SHOWGROUND ROAD



## Tenancy schedule

Available Under offer Leased Core / parking

|                        |                      |             |
|------------------------|----------------------|-------------|
| Health & medical suite | 1,069 m <sup>2</sup> | AVAILABLE   |
| Suite                  | 446 m <sup>2</sup>   | UNDER OFFER |

Not to Scale. All areas are indicative and subject to final survey. Internal layout drawings are indicative only and items shown are not included in the purchase.

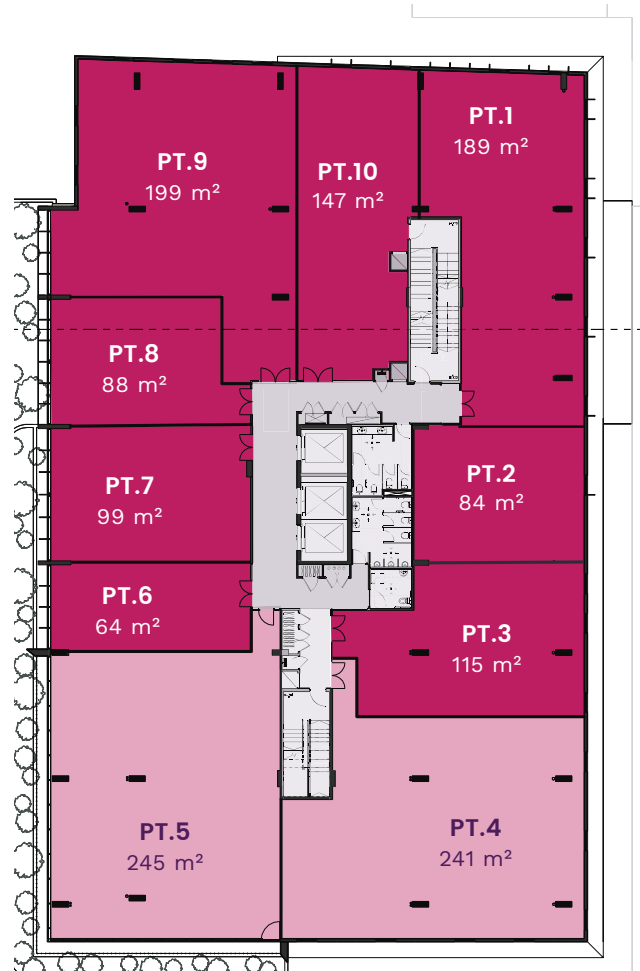
### Available for leasing only

Suites are flexible in size to suit each operator's ideal floor area.

# Level Three

L4   
 L3   
 L2   
 L1   
 GF   
 B1   
 B2   
 B3   
 B3 lower

SHOWGROUND ROAD



## Tenancy schedule

Available 
 Under offer 
 Leased 
 Core / parking

|      |                    |             |       |                    |           |
|------|--------------------|-------------|-------|--------------------|-----------|
| PT.1 | 189 m <sup>2</sup> | AVAILABLE   | PT.6  | 64 m <sup>2</sup>  | AVAILABLE |
| PT.2 | 84 m <sup>2</sup>  | AVAILABLE   | PT.7  | 99 m <sup>2</sup>  | AVAILABLE |
| PT.3 | 115 m <sup>2</sup> | AVAILABLE   | PT.8  | 88 m <sup>2</sup>  | AVAILABLE |
| PT.4 | 241 m <sup>2</sup> | UNDER OFFER | PT.9  | 199 m <sup>2</sup> | AVAILABLE |
| PT.5 | 245 m <sup>2</sup> | UNDER OFFER | PT.10 | 147 m <sup>2</sup> | AVAILABLE |

### Available for strata or leasing

Suites are flexible in size to suit each operator's ideal floor area.

Not to Scale. All areas are indicative and subject to final survey. Internal layout drawings are indicative only and items shown are not included in the purchase.

# Level Four

- L4
- L3
- L2
- L1
- GF
- B1
- B2
- B3
- B3 lower

SHOWGROUND ROAD



## Tenancy schedule

Available Under offer Leased Core / parking

|                               |                      |        |
|-------------------------------|----------------------|--------|
| Explore & Develop · Childcare | ≥ 600 m <sup>2</sup> | LEASED |
| Outdoor play area             | Rooftop              | LEASED |



Not to Scale. All areas are indicative and subject to final survey. Internal layout drawings are indicative only and items shown are not included in the purchase.

### Fully leased

An early learning centre with its own outdoor play space.



# Your Practice. Your Way.

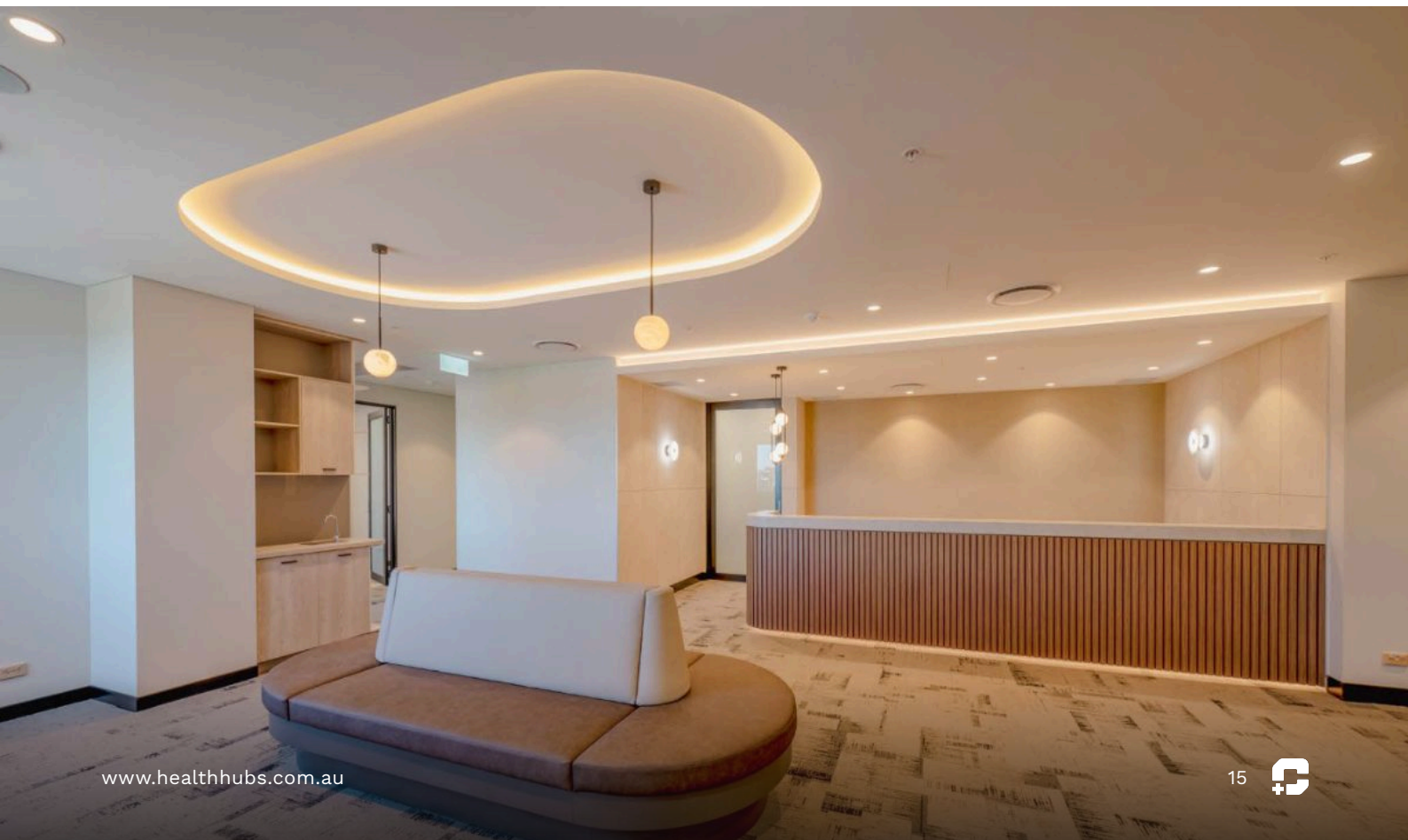
A unique end-to-end service with turnkey fit-out options, designed around the needs of healthcare professionals.

We specialise in health and medical projects, from detailed custom fit-outs to complete turnkey suites. Our experience across the healthcare sector means we can offer the right solution as you begin your Health Hub journey.

## Services

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- Interior design
- Project management
- Layout flow
- Furniture & fitting
- Acoustic design
- Compliance & safety



# Integrated Health Hubs focused on a continuum of care.

Beerwah QLD · Canberra ACT · Chermside QLD  
North Lakes QLD · Gosford NSW · Nepean NSW

ENQUIRE ABOUT GOSFORD HEALTH HUB

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