



LUMINA

Gold Coast
Health and
Knowledge
Precinct



Commercial land now for sale + commercial spaces for lease

Bring your health, life sciences or tech innovation business to life at Lumina:
the Gold Coast's entrepreneurial health and tech innovation precinct.



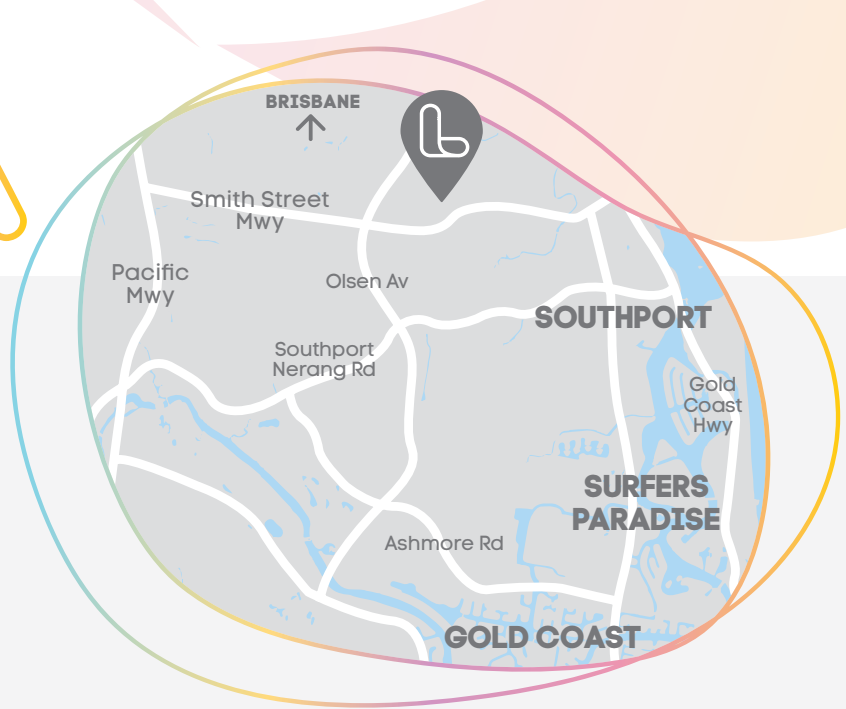
Economic
Development
Queensland



Queensland
Government

LUMINA

Stake your claim by purchasing freehold, premium commercial land or leasing office space or labs at Lumina: a 9.5-hectare health and innovation hub within the Gold Coast Health and Knowledge Precinct (GCHKP).



About Lumina

Lumina is the final development stage in the 200-hectare GCHKP, in Southport, Queensland, and is your last chance to co-locate with hospitals, universities, and established health and tech businesses in a precinct featuring over \$5 billion in health, education, transport, and residential infrastructure. Lumina is the Gold Coast's only location solely dedicated to the health and technology sectors and offers a commercial cluster with unique opportunities for land development, co-working and leasing. Expressions of interest are welcome now from health, life sciences and tech businesses keen to bring their businesses to light at Lumina.

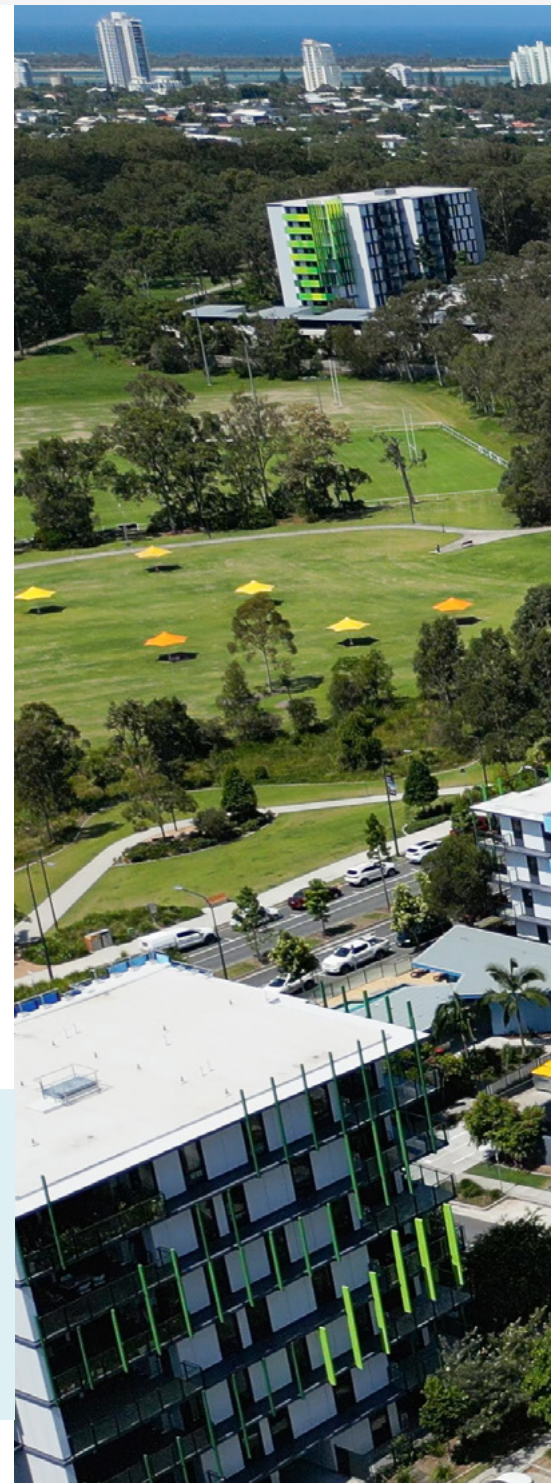
The Opportunity: Commercial Land for Sale

Purchase development-ready, serviced, freehold commercial land suited to businesses of any size, with lots ranging from 1,400m² to 1.7 hectares and the opportunity to purchase multiple lots. Whether you're an established business or solo operator seeking land for development and a building of your own, Lumina has the space or site to meet your needs.

Benefit from being part of a connected economic hub, leveraging commercial and collaborative partnerships with internationally recognised researchers and specialised services. Join a vibrant community in Australia's fastest-growing major city – the Gold Coast – and access the support of the GCHKP Precinct Office to facilitate opportunities for your business to collaborate with universities, hospitals and more.

Acknowledgment of Country

We acknowledge the Traditional Owners for the land and waters of the place we now call Lumina at the Gold Coast, their elders past and present, and to all Aboriginal and Torres Strait Islander Peoples. We acknowledge that we stand on the sacred Country of the Yugambah people whose lands were never ceded.



If we've sparked your interest in bringing your health, life sciences or tech business to light at Lumina, contact EDQ at lumina@edq.qld.gov.au and the team will be in touch to talk through your business needs.

About EDQ

Economic Development Queensland (EDQ) - the Queensland Government's land use planning and property development agency - is facilitating the development of the Lumina health, life sciences and tech innovation hub over the next 10 to 15 years as landowner, master developer and planning authority. EDQ's vision for Lumina is to curate a sustainable, world-renowned health and knowledge community on the Gold Coast powered by collaboration and innovation.





Smith
collective

Gold Coast Health
always care.
Gold Coast
University Hospital

Infinite Aged Care

HEALTH AND KNOWLEDGE PRECINCT
GOLDCOAST

Anchored by Griffith University, Gold Coast University and Private Hospitals, the Gold Coast Health and Knowledge Precinct and its Lumina commercial cluster is a prime investment location for healthcare and tech innovation, particularly in medical and digital health technologies.

At Lumina, the GCHKP Precinct Office is supporting businesses, hospitals and universities to collaborate and bring the future of medicine and technology to light, today. By offering an ecosystem of connected innovative businesses, researchers, technology innovators and medical facilities with complementary skills and offerings – all embedded in an entrepreneurial culture – at Lumina we’re creating not just a location but the perfect environment to spark world-class innovation.

Who’s Already Sparking Innovation at Lumina

All around the world, cluster precinct models have been proven to accelerate business collaboration, growth and success. And here at Lumina, we’re already seeing ground-breaking achievements come to light. World-renowned businesses, centres, institutes and researchers at the precinct are delivering research excellence and technological innovation. They’re combining new materials with digital technologies, AI, and machine learning to customise surgeries and to develop bespoke medical implants, diagnostic tools, nanotechnologies, wearable health devices, advanced neurorehabilitation technologies and more.



Who We're Inviting to Join the Lumina Innovation Hub

We're inviting health, life sciences and tech businesses to bring their ideas to light at Lumina.

Lumina is seeking expressions of interest from businesses – solo operators or established companies of any size – with new, innovative ideas or market-ready solutions in:

- Advanced design & additive manufacturing
- Big data, data analytics & translatable applications
- Artificial intelligence, machine learning & robotics
- Biotechnology
- Micro / nanotechnology & next generation materials
- Medical imaging, devices, wearable technologies & diagnostics
- E-health & health software, integrated healthcare & medical technology
- Human genomics, chronic diseases & infectious diseases
- Human healthcare
- Paediatrics
- Support services & supply chains for life sciences, health & technology-related businesses
- The wellness economy including the sports tech sector & sports innovation.

Commercial Land for Sale at Lumina

Looking to buy premium commercial land? Position your healthcare, research or tech innovation business for success at Lumina.

The Opportunity

Purchase premium, freehold commercial land at Lumina. Benefit from co-location with hospitals, universities, and established tech/health businesses in the 200-hectare Gold Coast Health and Knowledge Precinct (GCHKP) with over \$5 billion of public infrastructure already in place.

Lumina is adjacent to the Smith Collective – a thriving build-to-rent residential and retail community – as well as shopping, dining, parkland, the Southport Sharks entertainment precinct and access to more than 30,000 people living, working and studying at the GCHKP, all only a short drive to domestic and international airports.

This is the final stage of development at the GCHKP: your last chance to ignite your business's potential as part of the Lumina innovation hub.

Property Details

Development-ready, freehold sites ranging from 1,370m² to 7,500m².

Choose from 34,000m² of premium commercial land – with significant Gross Floor Area (GFA) potential – across 8 lots with flexible boundaries, allowing the purchase of part or multiple lots.

All sites are already connected to water, power, sewer, gas, NBN, and SurfNetwork – one of Australia's fastest and largest fibre optic networks.

Address

Nexus Way, Southport, Queensland 4215.

Benefit from major arterial access to the Smith Street Motorway and Parklands Drive as well as numerous public transport options, including G:link light rail and nearby heavy rail.

Local Government Authority

Gold Coast Council.

Zoning

Commercial, zoned within the [Parklands Priority Development Area](#).

Remaining Lots Available

With flexible boundaries, there is the ability to purchase multiple lots for larger developments, or subdivide for smaller developments.

SITE	SITE AREA (m ²)	ALLOWABLE GFA (m ²)
2A	7,500	11,539
2C	5,000	7,693
2D	6,000	9,231
2E	6,250	9,616
3A-1	1,807	6,175
3B	4,336	16,950
6D	1,733	8,600
6E	1,370	7,370



Why Lumina?

All the benefits of being located at Lumina:



Co-located with Griffith University & the Institute for Biomedicine and Glycomics



Co-located with 2 hospitals Gold Coast University Hospital & Gold Coast Private Hospital



Co-located with established tech & medical businesses



\$5 billion in health, education & transport infrastructure at the GCHKP



Cohort Innovation Space and business community. Home of LuminaX - Australia's largest healthtech accelerator.



Vibrant community hub with places to eat, shop, work & socialise



Adjacent to residential & retail community the Smith Collective



Access to 30,000 people living, working & studying at the GCHKP



Located in Australia's fastest-growing major city the Gold Coast



Major arterial access with signage & visibility opportunities to 50,000 motorists daily



Excellent public transport access including G:link light rail



Close to domestic & international airports



50 minute drive to Brisbane



16 minute drive to Surfers Paradise



Parks & recreational spaces including extensive parkland & the Southport Sharks entertainment precinct

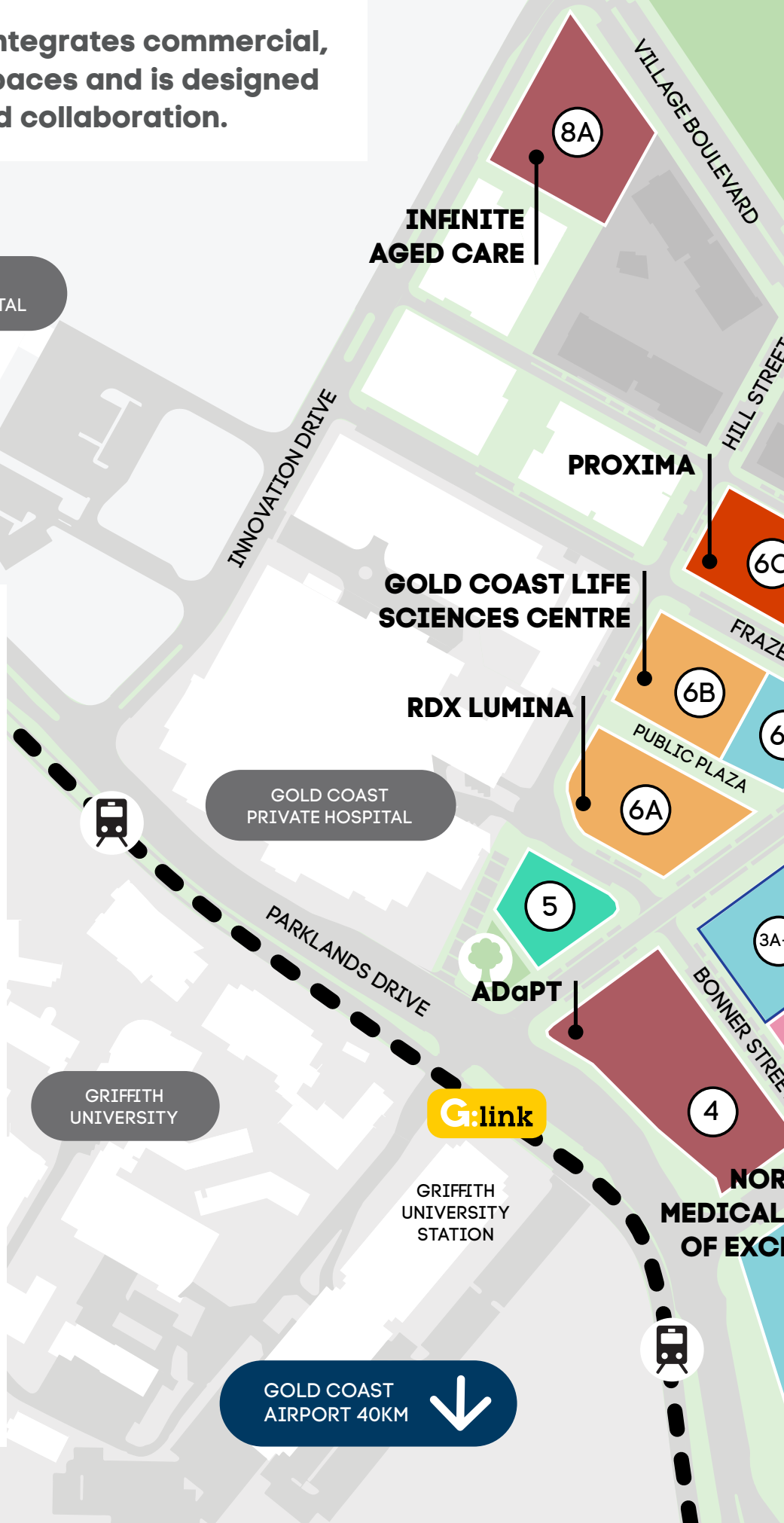


300 days of sunshine each year plus close proximity to beaches for an enviable coastal lifestyle



Master Plan

Lumina's master plan integrates commercial, residential and retail spaces and is designed to foster innovation and collaboration.



GOLD COAST UNIVERSITY HOSPITAL

GOLD COAST UNIVERSITY HOSPITAL STATION



SITE AREAS

SITE	SITE AREA (m ²)	ALLOWABLE GFA (m ²)
1	17,330	17,400
2A	7,500	11,539
2B	6,870	10,570
2C	5,000	7,693
2D	6,000	9,231
2E	6,250	9,616
3A-1	1,807	6,175
3A-2	2,554	8,728
3B	4,336	16,950
4	4,382	15,150
5	1,394	2,650
6A	2,468	11,500
6B	2,000	11,780
6C	3,040	9,300
6D	1,733	8,600
6E	1,370	7,370
8A	3,311	11,600

November 2024

Boundaries of available sites are indicative only. Sites can be subdivided to meet the requirements of the buyer.

INFINITE AGED CARE

PROXIMA

GOLD COAST LIFE SCIENCES CENTRE

RDX LUMINA

GOLD COAST PRIVATE HOSPITAL

GRIFFITH UNIVERSITY



GRIFFITH UNIVERSITY STATION

GOLD COAST AIRPORT 40KM



↑ SOUTHPORT SHARKS 0.4KM

↑ BRISBANE CBD 70KM

→ SOUTHPORT CBD 5KM

→ SURFERS PARADISE 8KM



VILLAGE HEART PARK

THE DISC

SMITH COLLECTIVE RESIDENTIAL AND RETAIL

FUTURE RESIDENTIAL

1



WOOLWORTHS BWS



- COMPLETE
- LAND FOR SALE, AVAILABLE FOR EOI
- UNDER NEGOTIATION
- UNDER CONTRACT
- SOLD/DA APPROVED
- UNDER CONSTRUCTION



Commercial Spaces for Lease or Sale at Lumina

Looking to lease or purchase office or lab space? Lumina is the premier location to grow your healthcare, research or tech innovation business.

The Opportunity

Lumina offers state-of-the-art offices, labs, and research spaces for lease or sale within the Gold Coast Health and Knowledge Precinct (GCHKP). Ideal for solo operators, SMEs, or established businesses of any size needing space – from shared desks to multiple floors. Be part of a connected economic hub and leverage long-term commercial and collaborative partnerships with internationally recognised researchers, hospitals, universities and specialised services in the GCHKP.





Cohort Innovation Space

Spaces available for lease now

Cohort is a business community and shared workspace hub supporting health and technology startups with co-working, research, and event spaces. Cohort provides support for startups to launch new products and grow their companies globally via their programs and network of entrepreneurs, mentors, industry experts and partners. The Cohort Innovation Space is managed by CoSpaces, an Australian pioneer in co-working and commercial management.

Find out more at: cohortspace.com.au

Key Features

Cohort is close to on-street parking, light rail and heavy rail stations, and also offers:

- 34 car parks
- Bike racks, showers & end-of-trip facilities
- Commercial coffee machine
- Mentoring, networking & other support programs.

Leasing Opportunities

Cohort offers a variety of spaces for lease, including:

- 46 co-working desks
- 32 private offices ranging from 10m² to 330m²
- PC1 & PC2 research labs
- 5 meeting rooms
- Corporate boardroom
- Podcast studio
- 120-person event space.



Proxima: The Meditech Innovation Hub

Construction complete / spaces available for lease now

Proxima is a fully integrated centre of excellence specialising in children's health and education, including the growth and development of children. Proxima offers 8 floors of office and research spaces, allied health and specialist suites, and childcare and training facilities in a purpose-built, architecturally designed building. With spaces up to 4,000m² for lease, Proxima is creating opportunities for specialised health providers, researchers, commercial office users, consultants, educators and carers to collaborate and innovate together.

Find out more at: luminagoldcoast.com.au/proxima

Key Features

- 142 car parks
- 200-place state-of-the-art childcare facility
- 5 star NABERS energy commitment
- Unique collaboration opportunities.

Leasing Opportunities

Proxima has floor areas for lease from 90m² to 4,000m² across 8 levels, including:

- Ground Floor – 1,000m²
- Second Floor – 119m²
- Third Floor – 1,297m²
- Fourth Floor – 1,408m²
- Fifth Floor – 1,297m²
- Six Floor – 1,408m²
- Seventh Floor – 1,297m².



RDX Lumina: Health, Research & Development Excellence

Under construction, opening mid-2025 / EOI for lease

RDX Lumina is a state-of-the-art hub for life sciences, medical research, digital health and advanced technologies featuring 12,000m² space for lease for specialist medical consulting suites, collaboration spaces and offices. RDX Lumina also offers a convenient bridge link to the Gold Coast Private Hospital, and a 6 Star Green Star certification. This sustainable, architecturally designed building features a full-height glass façade and vertical helix atrium, ensuring open spaces and natural light on every floor.

Find out more at: luminagoldcoast.com.au/rdx-lumina

Key Features

- Flexible tenancy options
- Bridge link to the Gold Coast Private Hospital
- 6 Star Green Star Certification.

Leasing Opportunities

- Floor areas for lease from 100m² to 2,000m²
- Part-floor & whole-floor leasing opportunities
- Fitted consulting suites
- Collaboration spaces.



Gold Coast Life Sciences Centre: Science for Life

Under construction, opening in 2027 / EOI for lease or purchase

The Gold Coast Life Sciences Centre is a landmark, state-of-the-art, 6-storey strata-titled development adjacent to the Gold Coast Private Hospital. This 7,000m² hub for clinical care, research and innovation will be built to class 9a surgical standard. Strata titles or leases available from 100m², catering to medical research, technology and associated medical labs, pathology, radiology, allied health, medical suites and offices, all within 70 metres of the Gold Coast Private Hospital, 400 metres of the Gold Coast University Hospital and only 300 metres of Griffith University.

Find out more at: luminagoldcoast.com.au/gold-coast-life-sciences-centre

Key Features

- Options to buy or lease
- 105 onsite car parks across 3 levels of basement parking
- Surgical lifts
- End-of-trip facilities
- Class 9a surgical standard.

Leasing Opportunities

- Floor areas for lease or purchase range from 100m² to 1,100m²
- Spaces available for medical suites, office suites, & laboratory or research facilities.



North Star Medical Centre of Excellence

Construction not started, opening in 2027 / EOI for lease or purchase

Designed for innovation in medication, health and medical treatment research, education and development, North Star is offering spaces for purchase or lease from 80m² to 1,000m² across 11 floors, equipped for laboratories, medical consulting, healthcare services, research and technology, and offices. North Star's offering includes retail opportunities for restaurant and café operators.

Find out more at: luminagoldcoast.com.au/north-star

Key Features

- Options to buy or lease
- 160 onsite car parks
- 40 bicycle parks
- Indoor sports & end-of-trip facilities
- Retail opportunities for restaurant and café operator.

Leasing Opportunities

- Floor areas for lease from 80m² to 1,000m²
- Part-floors and whole-floors available
- Spaces equipped for labs, medical consulting, healthcare services, research and technology & office suites.



Gold Coast
Health and
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Your final chance to be part of Lumina

Lumina is the Gold Coast Health and Knowledge Precinct's final development stage: your last and only opportunity to secure premium commercial land or office space at the heart of this thriving innovation hub.

Whether you're an SME requiring co-working desks or a lab, a growing or established business seeking multiple floors or a building of your own, or a development or investment partner, Lumina offers a new collaborative way to work on the Gold Coast.

Ignite your health, life sciences or tech innovation potential at Lumina: the Gold Coast's entrepreneurial health and tech innovation hub.



"Lumina understands the needs of health and technology tenants, and more importantly the vitality of innovation. The space [we] have secured at Lumina is purpose built to drive future technology."

– Dr Brent Richards

Medical Director of Innovation at ADaPT at Lumina



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Contact Steve Dolores on 0409 425 456
luminagoldcoast.com.au



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