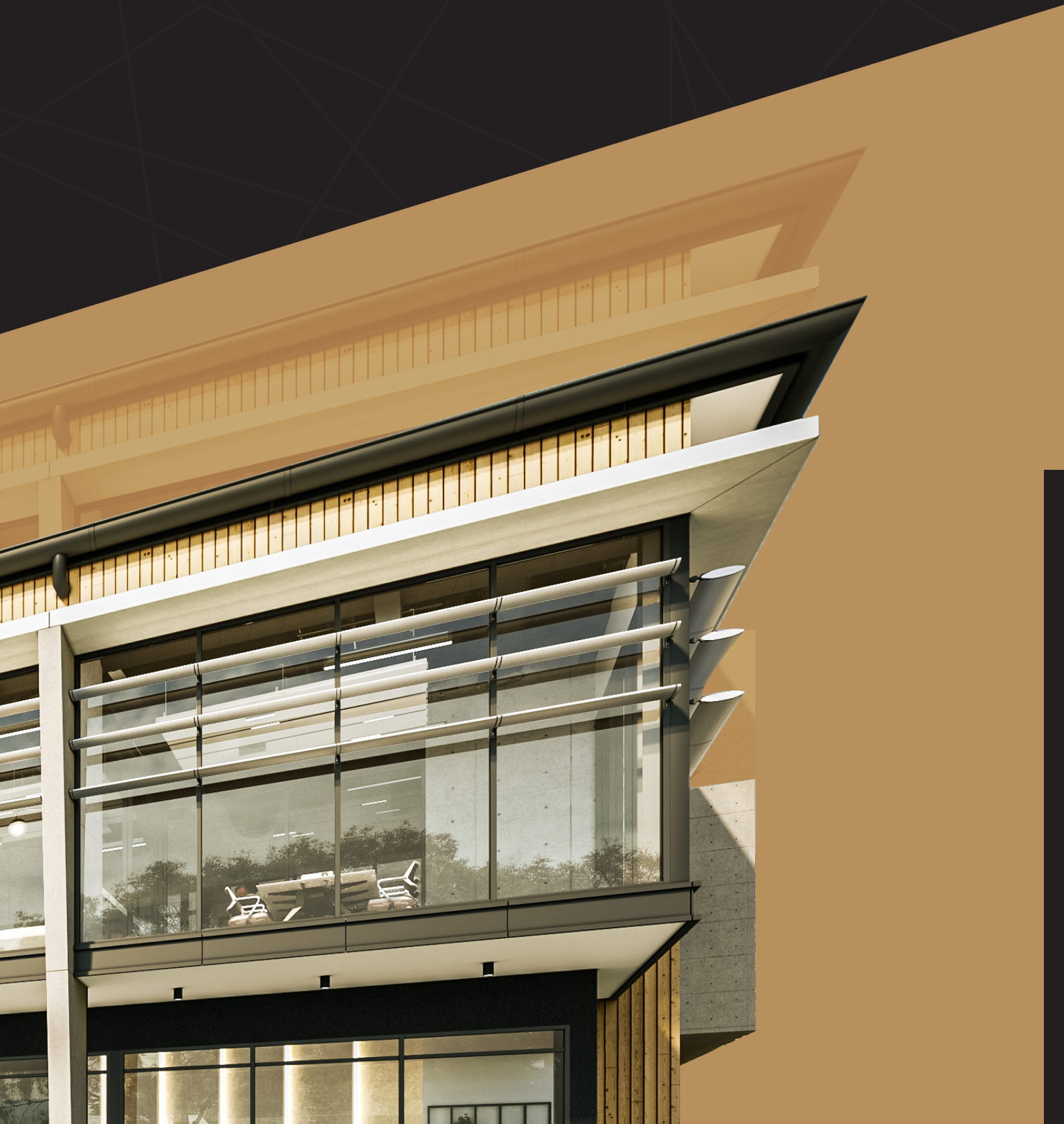


# VICINITY

ROBINA





Vicinity Robina is an exciting specialist medical/commercial centre in the heart of Robina.



THE OPPORTUNITY

In total there will be some 2,800sqm of space held within an Architectural Urban statement with striking proportions and elegant finishes. Vicinity Robina will set the new benchmark in Gold Coast healthcare/commercial development.

Vicinity Robina is located in the tightly held Robina Commercial and Medical precinct.

Robina is considered to be the heart of the Gold Coast regions economic and commercial growth given it's strategic proximity to the M1 motorway, Gold Coast International Airport and the Brisbane CBD

The medical industry is strong and growing in Robina, and health services jobs are projected to increase 195% by 2050.

Vicinity will offer owner occupiers and tenants the opportunity to purchase or lease

PROPERTY FEATURES

- Ground floor tenancies ranging from 100sqm\* - 228sqm\*
- First floor tenancies ranging from 60sqm\* - 1400sqm\*
- Second floor will have access from both lift and open foyer staircase
- 22 on grade car parks
- 58 basement car parks
- Ambulance bay
- Coffee kiosk in main foyer
- 1.5km\* from M1
- 20km\* from Gold Coast Airport
- 81km\* from Brisbane CBD

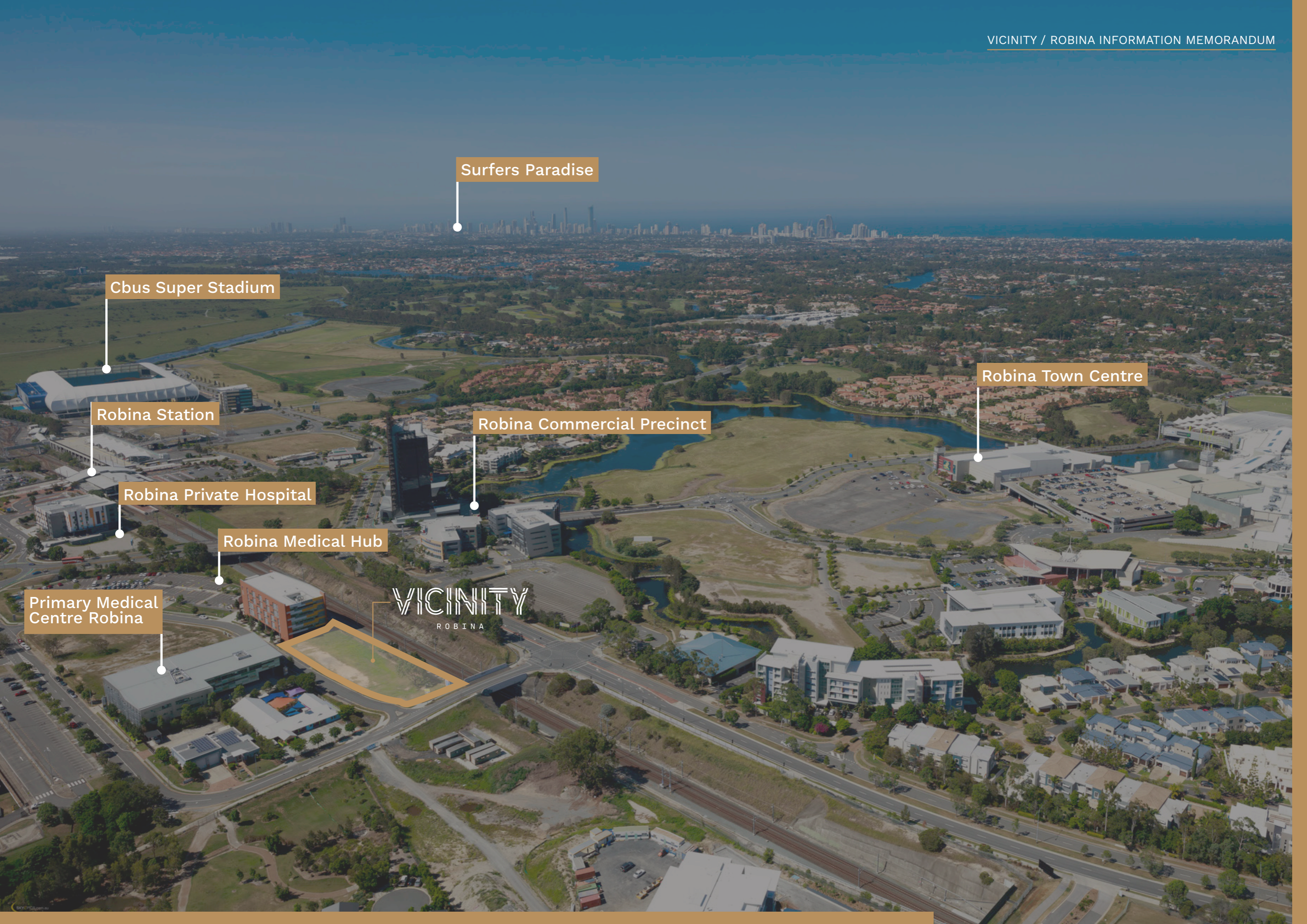


Vicinity Robina is one of the last remaining opportunities located in the heart of Robina's office and medical precinct



VICINITY  
ROBINA





Surfers Paradise

Cbus Super Stadium

Robina Town Centre

Robina Station

Robina Commercial Precinct

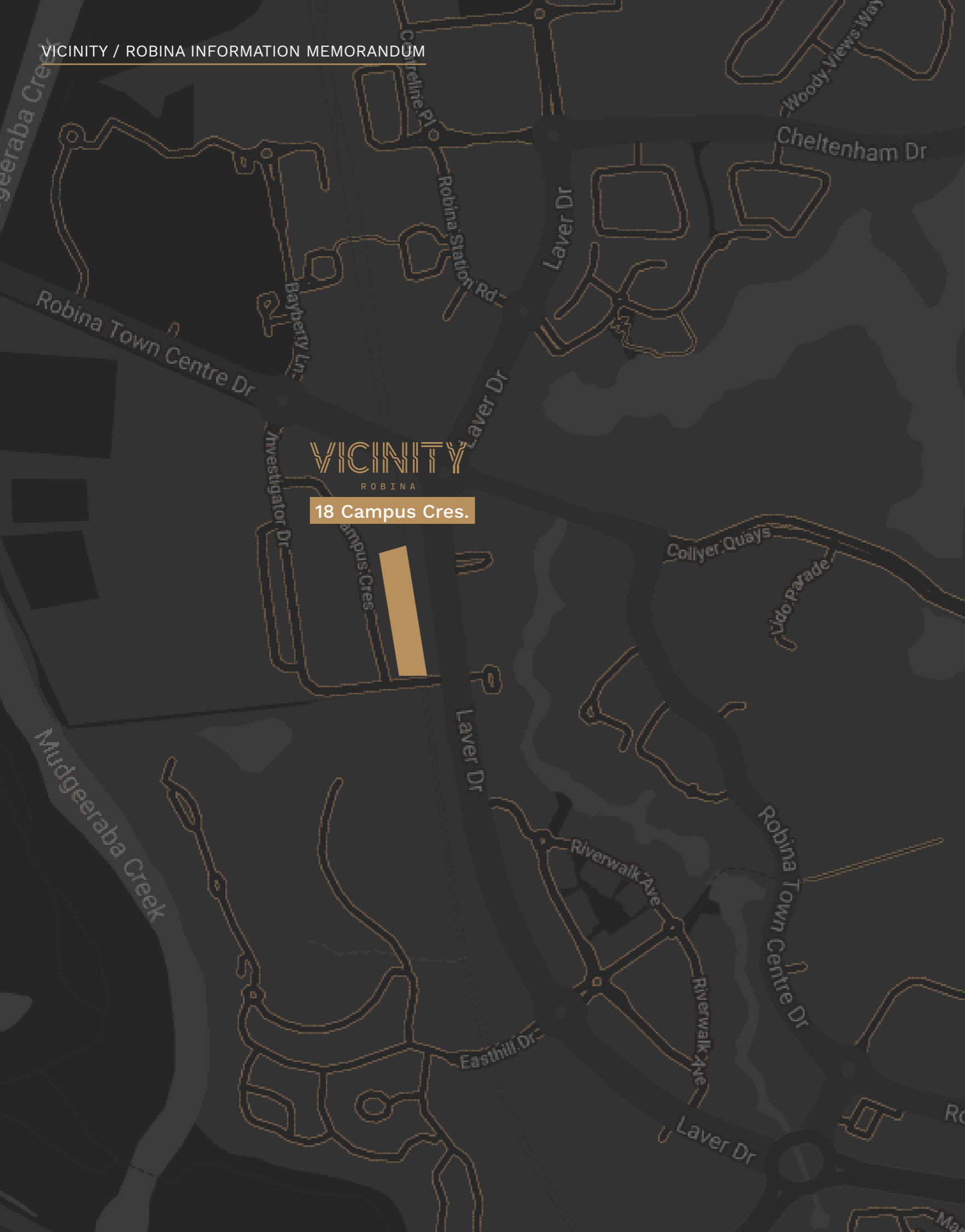
Robina Private Hospital

Robina Medical Hub

Primary Medical Centre Robina

VICINITY  
ROBINA





## Robina has become a hub of Public Health and commercial services for the Gold Coast Community

### SHOPPING

As Gold Coast's City's number one shopping, and entertainment destination, Robina Town Centre now attracts in excess of 260,000 visitors a fortnight, and has just undergone a \$160 million refurbishment to incorporate "The Kitchens" a new dining, leisure and entertainment precinct.

Located around the corner from Robina Town Centre, Vicinity has immediate access to over 350 retail outlets and associated entertainment and restaurant precincts.

### ROBINA MEDICAL HUB

Vicinity is ideally located with potential access to 65\* General Practitioners as a referral base within a 2km\* radius of the site and will form part of Robina's expanding medical/ health hub anchored by the 364 bed public Robina Hospital, Robina Private Hospital, Queensland Health's Medical Precinct and the Bond University Clinical Education and Research Centre. The medical industry in Robina is experiencing strong growth with healthcare jobs projected to increase 195% by 2050

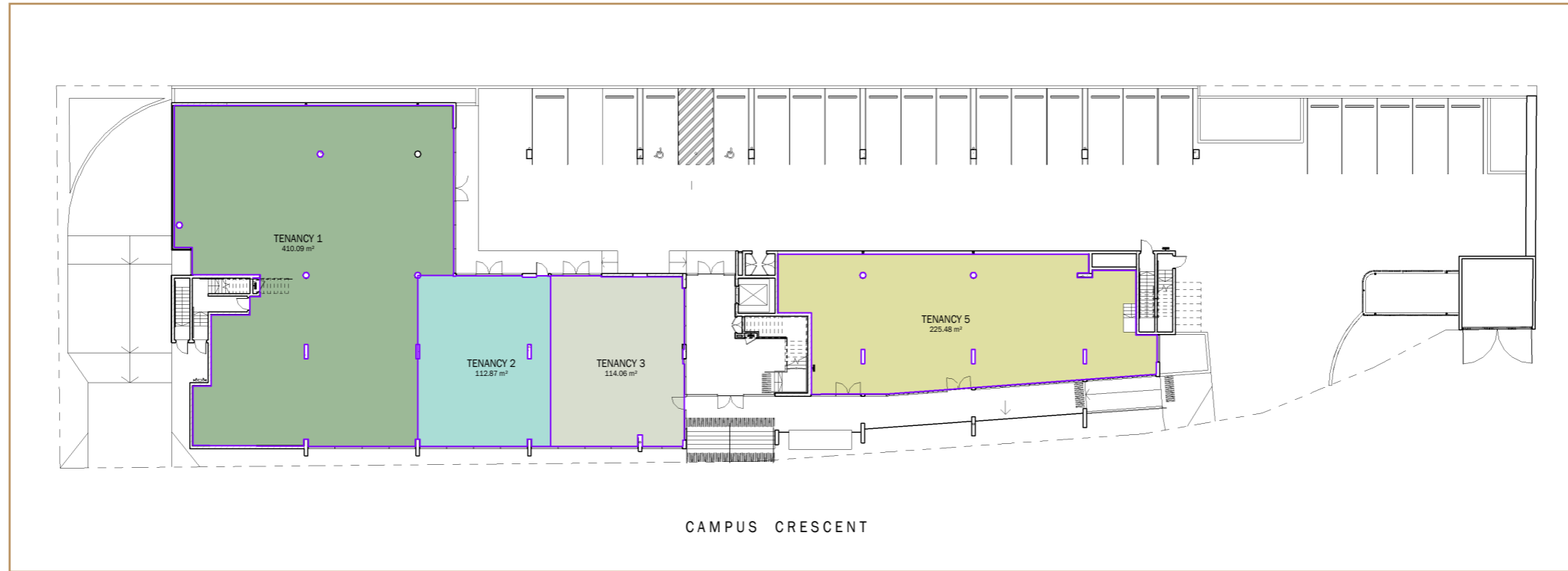
Future stages are planned for both Robina Private Hospital and Queensland Health's Medical Precinct. Billion dollar health care fund Australian Unity has also injected over \$64million into assets and land acquisitions and has commenced development of additional facilities, meaning there are now several major stakeholders driving the ongoing development of the Robina medical hub.



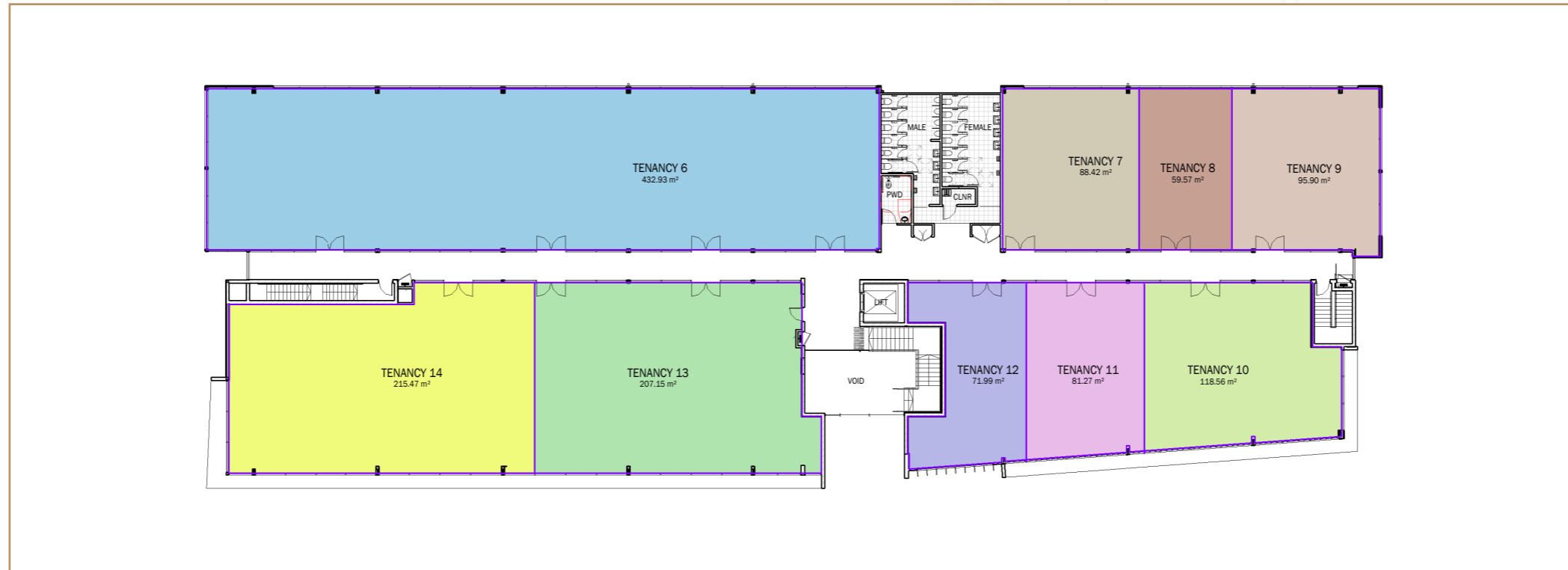




GROUND FLOOR



FIRST FLOOR





# Vicinity Robina

## SUMMARY OF UNITS

SUITE	TOTAL AREA	GROUND PARKING	BASEMENT PARKING	TOTAL CARS
1	410	5	8	13
2	113	2	1	3
3	114	2	1	3
5	225	3	4	7
6	433	0	13	13
7	88	0	3	3
8	60	0	2	2
9	96	0	3	3
10	119	0	4	4
11	81	0	3	3
12	72	0	3	3
13	207	0	6	6
14	215	0	7	7





# M-SPACE

M-Space and Engage have been operating for over 10 years as a diversified property developer.

As a small team, we pride ourselves in being fastidious with our developments through due diligence, market research, modelling, design, marketing and professional consultants.

With over \$200+ million sold in commercial, industrial and retail sectors, Engage has a proven track record in delivering unique and interesting properties to market on time and with exceptional quality.

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