



**Gold Coast
Health and
Knowledge
Precinct**



Commercial land now for sale + commercial spaces for lease

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



**Economic
Development
Queensland**

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



**Queensland
Government**



Stake your claim at Lumina – a 9.5-hectare health and innovation hub within the Gold Coast Health and Knowledge Precinct (GCHKP). Explore a range of opportunities across freehold commercial land, office spaces, suites, and labs tailored to meet the needs of forward-thinking businesses and innovators.



Lumina Gold Coast

Lumina is the final development stage in the 200-hectare GCHKP in Southport, Queensland: your last chance to co-locate with hospitals, universities, and health and tech businesses. The GCHKP features over \$5 billion in health, education, transport, and residential infrastructure. Lumina offers unique opportunities for leasing, strata title and land development for Australian and international businesses looking to join a world-class innovation ecosystem. Expressions of Interest are welcome from business owners, developers and investors from all industries keen to bring new ideas, services and facilities to light at Lumina.

The Opportunity

• Commercial Land for Sale

Purchase development-ready, serviced, freehold commercial land with lots ranging from 1,400m² to 1.7 hectares and the opportunity to subdivide or purchase multiple lots. Whether you're an established business, investor, or solo operator seeking land for development and a building of your own, Lumina has the site to meet your needs. Read more on page 6.

• Commercial Spaces for Lease or Sale

Lease prime commercial spaces at Lumina. Lumina partners with Australia's leading property developers and design innovators to deliver state-of-the-art, world-class offices, medical and research suites and spaces in the heart of the GCHKP. Read more on page 7.

• Support For Your Business

Access the support of the GCHKP Precinct Office to facilitate opportunities for your business to collaborate with world-class universities, hospitals, researchers, specialised services and more. Government incentives and streamlined support services may also be available to make it easier for your business to establish and expand in this thriving innovation precinct.

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.

Why Lumina?

The many benefits of being located at Lumina:



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



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



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



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



**Co-located with established tech
& medical businesses**



Excellent public transport access
including G:link light rail



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



**Close to domestic & international
airports**



Cohort Innovation Space
& business community, home
of LuminaX: Australia's largest
healthtech accelerator



50 minute drive to Brisbane
& 70 minutes via express train



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



**Extensive parklands & recreational
spaces** including the Southport
Sharks entertainment precinct



**Adjacent to residential & retail
community** the Smith Collective



16 minute drive to Surfers Paradise



Access to 30,000 people living,
working & studying at the Gold
Coast Health & Knowledge Precinct



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



Anchored by Griffith University, Gold Coast University Hospital and Gold Coast Private Hospital, 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

Lumina is the ideal destination to establish or expand your business with prime development-ready land and leasing opportunities in a world-class ecosystem designed to foster collaboration and innovation.

Lumina is seeking expressions of interest from businesses of all sizes from any industry, including those offering 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
- General business from any industry.

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 and the Southport Sharks entertainment precinct. Your business will benefit from being located a short drive from domestic and international airports with access to more than 30,000 people living, working and studying at the GCHKP.

The population of the Gold Coast is estimated to grow by 50% by 2040, indicating significant growth and opportunity. In terms of potential, the Gold Coast outperforms Brisbane, Sydney, and Melbourne, showcasing the advantages of an economy that competes with capital cities.*

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, you have the option to purchase multiple lots for larger developments or subdivide for smaller developments.

SITE	SITE AREA (m ²)	ALLOWABLE GFA (m ²)
1	17,330	17,400
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



To find out more about prime development-ready land at Lumina, Gold Coast – or to lodge an Expression of Interest – to head to:
luminagoldcoast.com.au/developers

Commerical Spaces for Lease at Lumina

Looking to lease – office, medical or lab space? Lumina is the premier location to grow your business.

The Opportunity

Lumina offers world-class offices, labs, medical suites and research spaces for lease across state-of-the-art facilities within the Gold Coast Health and Knowledge Precinct (GCHKP). They're ideal for solo operators, SMEs, or established businesses of any size needing space to start or grow their business. Lumina offers the many benefits of being part of a co-location hub to all its tenants and welcomes Expressions of Interest from businesses from any industry or stage of growth.

Cohort Innovation Space

Open now – spaces available for lease

Cohort is a shared workspace hub for health and tech startups, offering co-working, research, and event spaces. Cohort helps startups launch products and grow their companies globally through programs and a network of experts, mentors, and partners. Managed by CoSpaces, an Australian leader in co-working and commercial management. Find out more at cohortspace.com.au

Proxima: The Meditech Innovation Hub

Open now – spaces available for lease

Proxima is a centre of excellence in children's health, education and development, featuring 8 floors of office and research spaces, allied health suites, training facilities and childcare. With spaces up to 4,000m² available, current tenants include Child Development Services, Sanctuary Early Learning Adventure, and Cancer Radiology and Therapy. Find out more at luminagoldcoast.com.au/proxima

RDX Lumina: Health, Research & Development Excellence

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 – featuring specialist medical consulting suites, collaboration spaces and offices. RDX Lumina also offers a bridge link to the Gold Coast Private Hospital. Find out more at luminagoldcoast.com.au/rdx-lumina

Gold Coast Life Sciences: Science for life

Opening 2027 – EOI for lease

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 are available from 100m², catering to medical research, technology and associated medical labs, pathology, radiology, allied health, medical suites and offices. Find out more at luminagoldcoast.com.au/gold-coast-life-sciences-centre

North Star Medical Centre of Excellence

Opening 2027 – EOI for lease

Designed for innovation in medication, health and medical treatment research, education and development, North Star is offering spaces for purchase or lease. This world-class facility offers spaces from 80m² to 1,000m² across 11 floors, equipped for laboratories, medical consulting, healthcare services, R&D, and offices. North Star's offering includes retail opportunities for restaurant and café operators. Find out more at luminagoldcoast.com.au/north-star



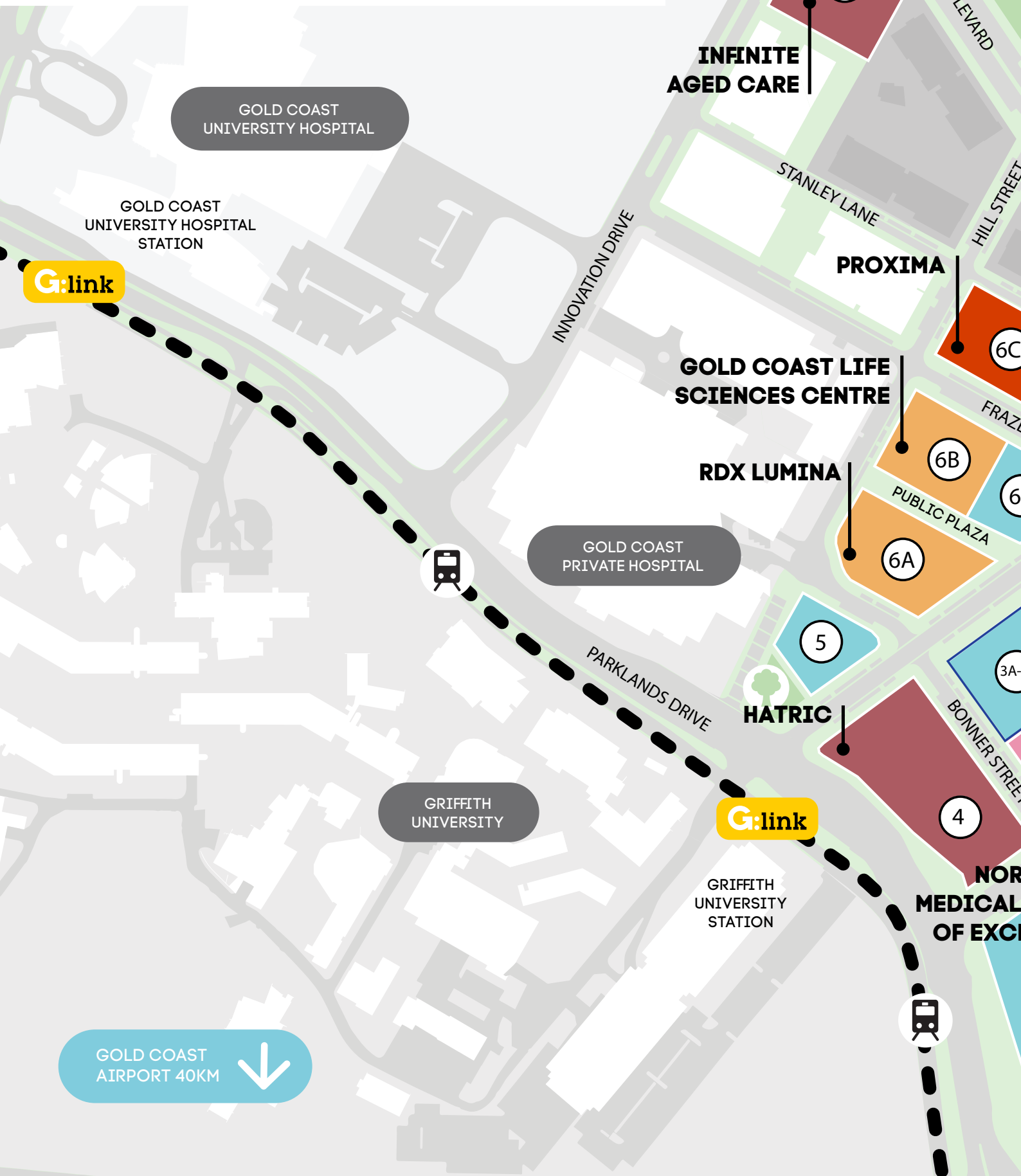
To find out more about prime leasing opportunities at Lumina Gold Coast, head to:

luminagoldcoast.com.au/leasing-and-strata



Master Plan

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





SOUTHPORT
SHARKS 0.4KM

BRISBANE
CBD 70KM



SOUTHPORT
CBD 5KM



SURFERS
PARADISE 8KM



VILLAGE HEART
PARK

Gold Coast Health
and Knowledge
Precinct Office

THE
DISC

SMITH COLLECTIVE
RESIDENTIAL
AND RETAIL

**FUTURE
RESIDENTIAL**

SHOPS

SHOPS

WOOLWORTHS
BWS

SHOPS

VILLAGE BOULEVARD

PEARSON LANE

CLARKE STREET

PERKINS LANE

CLARKE STREET

6D

1



3B

2E

2D

2c

2B

2A

PUBLIC PLAZA

KNOWLEDGE STREET

VON ITZSTEIN STREET

NEXUS WAY

ER STREET

E

T

TH STAR
CENTRE
ELLENE

N

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



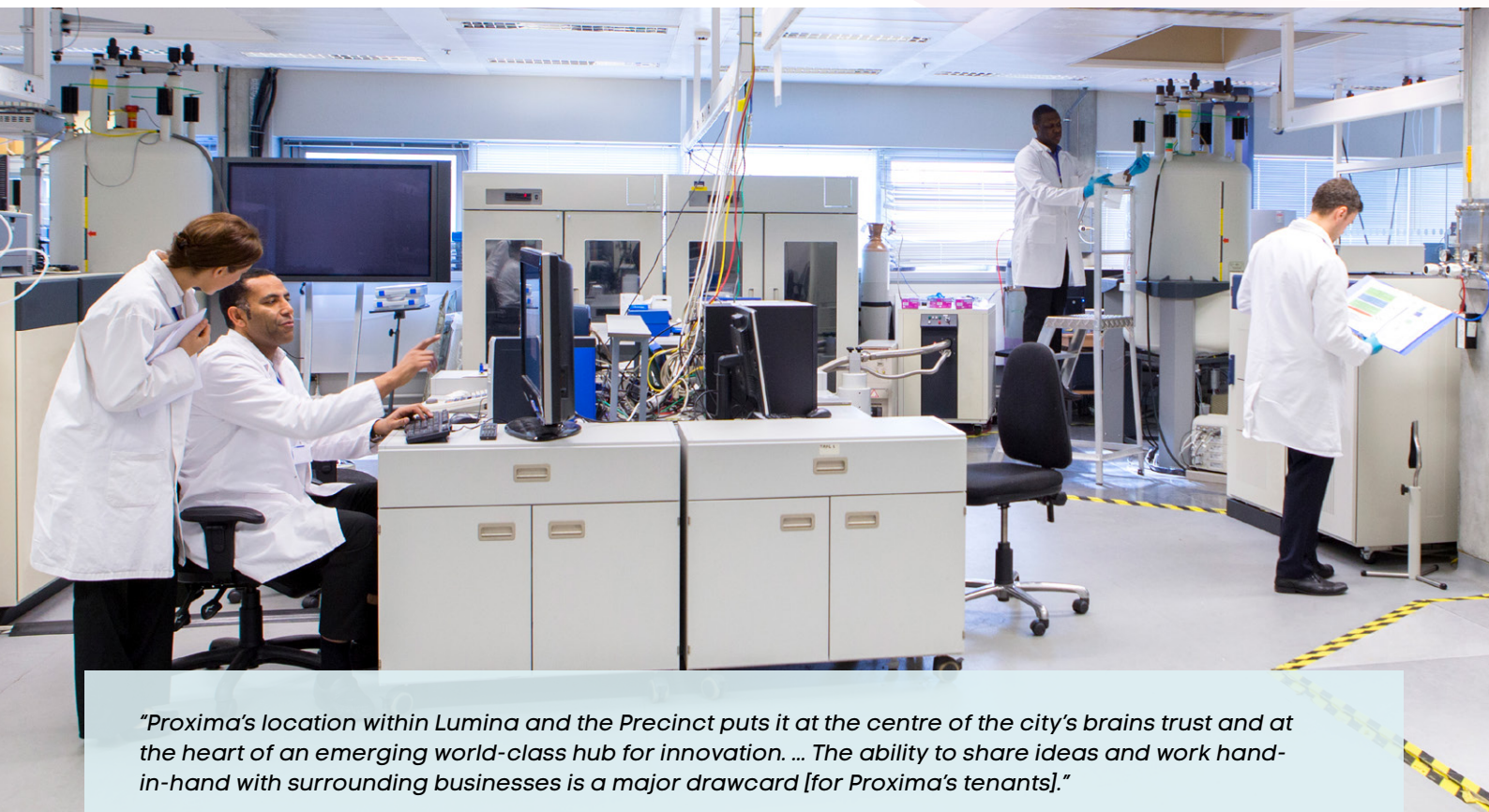
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Your final chance to be part of Lumina

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.**



"Proxima's location within Lumina and the Precinct puts it at the centre of the city's brains trust and at the heart of an emerging world-class hub for innovation. ... The ability to share ideas and work hand-in-hand with surrounding businesses is a major drawcard [for Proxima's tenants]."

– Dirk Evans

Director at Evans Long, the developer of Proxima



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