



Economic Development Queensland

Gold Coast's Leading Opportunity

Lumina Gold Coast is located within one of Australia's leading precincts offering shovel-ready sites.



8km

from Surfers Paradise



Proximity

of Griffith University
and Gold Coast Hospital



G-Link

light rail station
adjacent to site



3.5ha

Shovel ready land



Lumina Gold Coast, Nexus Way, Southport, Gold Coast, Queensland

About Economic Development Queensland

EDQ is the Queensland Government's specialist land activation and development agency. We partner with investors, industry, and local government to deliver housing, infrastructure, and economic growth at pace and scale. Through our Priority Development Areas, EDQ delivers investment-ready sites, streamlined approvals, and coordinated infrastructure—reducing risk and accelerating delivery for large-scale projects.

Contact: invest@edq.qld.gov.au | edq.qld.gov.au/invest



The Opportunity

- 3.5ha shovel-ready land across 8 superlots (1,370sqm to 17,250sqm).
- 79,824sqm GFA within a fully master-planned precinct.
- Priority Development Area – fast-tracked approvals, flexible zoning.
- Anchored by Griffith University, Gold Coast University Hospital, and Gold Coast Private Hospital.
- Proven market with \$75M+ in transactions; 15+ spinouts; \$15.4M+ VC raised; Global players: Sanofi, ThermoFisher, Philips, ADIC
- Backed by Economic Development Queensland – streamlined approvals, government support.

One of Australia's leading innovation precincts offering a globally rare investment potential.



Why Lumina Gold Coast?

Lumina Gold Coast is the final stage in the 200ha Gold Coast Health and Knowledge Precinct, anchored by a major university and major hospitals on the Gold Coast. A strong network of partners within an integrated eco-system fostering collaboration under a governance framework to drive innovation and growth.



Eco-system

co-located with hospitals, university, and research institutions.



Delivery Certainty

Government-backed PDA and whole-of-government coordination, designed to de-risk delivery.



Precinct Value

Fully master-planned precinct with infrastructure, public realm, retail, and transport connectivity.

World-class education, health and research facilities within 5km

Griffith University (Gold Coast campus); Bond University; Gold Coast University Hospital; Gold Coast Private Hospital; Southport State High School, The Southport School, St Hilda's School, and other leading public and private schools.





Gold Coast advantage

The Gold Coast is one of Australia's fastest-growing cities, with a population of over 650,000 and forecast to reach more than 1 million by 2041.

The region's economy is valued at over \$40 billion, with \$3.3B in output and \$3.9B GVA from the health and knowledge sector alone and projected 2,500+ jobs and \$350M annual impact within 10 years.

Population

650,000+

projected 1M by 2041

Economy

\$40B

Major projects

\$1.76B

Light Rail, 2032 Olympic & Paralympic Games infrastructure

Development Land For Sale



Sites are shovel-ready and
AVAILABLE NOW FOR SALE



Opportunity to develop and own commercial real estate at scale within an established precinct

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