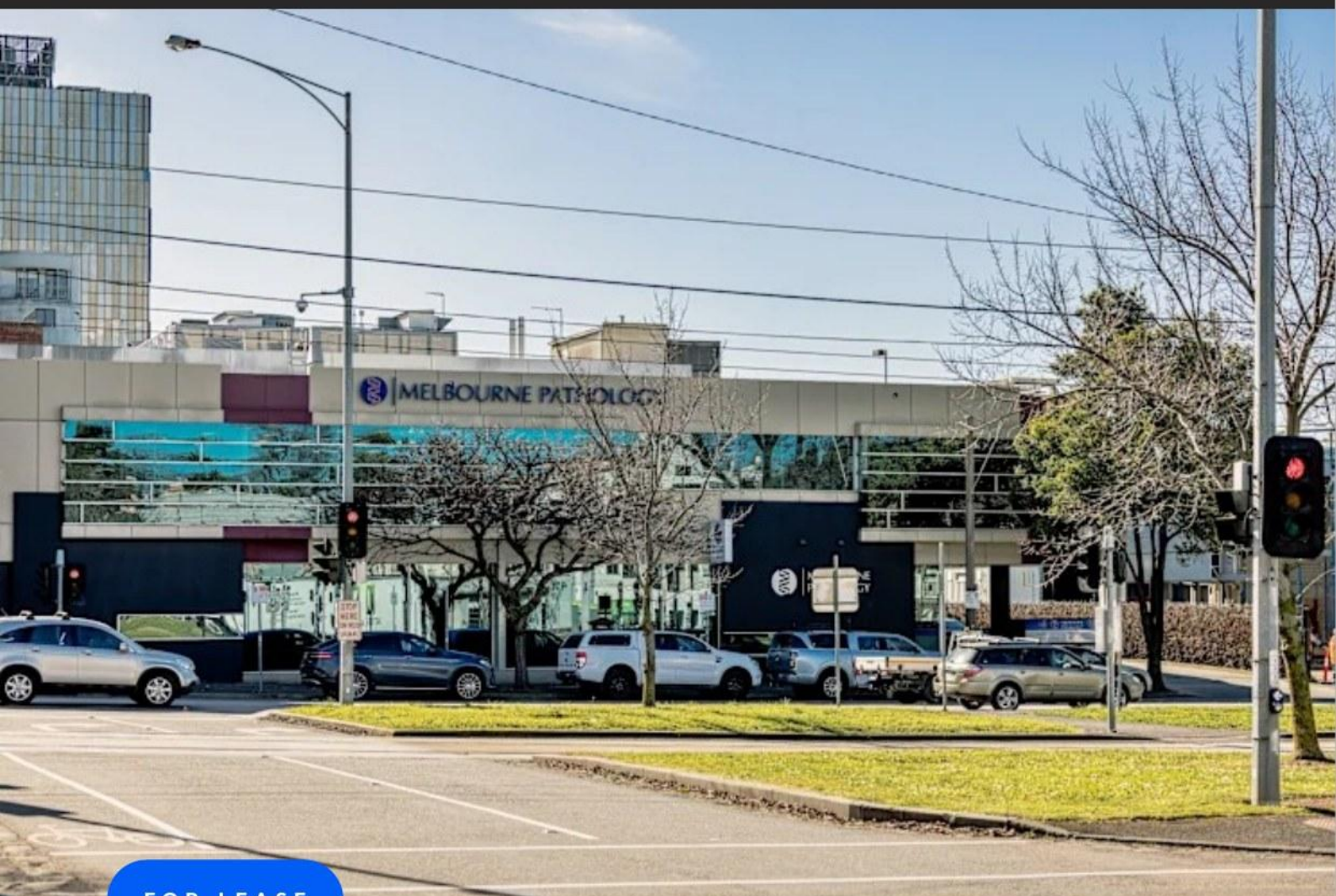


**FOR LEASE**

# 103 Victoria Parade

Collingwood VIC 3066

A purpose-built pathology lab in the East Melbourne health and medical precinct.  
Three levels. 140 car bays. Minutes from the CBD.

**5,891 m<sup>2</sup>**

Lettable area\*

**140**

Car bays

**41 m**

Street frontage\*

**1.2 km**

To the CBD

## THE OPPORTUNITY

# Built for healthcare. Ready to go.

*Purpose-built laboratories are hard to find and slow to build. This one is ready now, on one of Melbourne's great boulevards.*

103 Victoria Parade offers 5,891 m<sup>2</sup> of specialised laboratory and office space over three levels, with a basement, an undercroft and 140 car bays. It has run as a major pathology laboratory for years, so it is a proven clinical building rather than a conversion project.

High slab to slab ceilings set it apart. It has the bones to convert from Class 8 to Class 9a for day hospital use, subject to approvals. Buildings like this are rare this close to the CBD.

The 4,069 m<sup>2</sup> site has a 41 metre frontage in the East Melbourne health and medical precinct, with St Vincent's and Epworth Freemasons a short walk away. Space like this rarely comes up for lease.

|                         |                                                                   |
|-------------------------|-------------------------------------------------------------------|
| Address                 | 103 Victoria Parade, Collingwood VIC 3066                         |
| Improvements            | Three-level pathology laboratory and office, basement, undercroft |
| Land area               | 4,069 m <sup>2</sup> approx.                                      |
| Frontage                | 41 m to Victoria Parade approx.                                   |
| Building classification | Class 8 (lab) and Class 5 (office). Class 9a potential, STCA      |
| Zoning                  | Commercial 1 Zone (C1Z), City of Yarra                            |
| Lettable area (GLA)     | 5,891 m <sup>2</sup> across three levels                          |
| Car parking             | 140 spaces: at-grade, undercroft and undercover                   |
| Availability            | March 2028, with potential early surrender in mid-2027            |

## SUITED TO

Pathology and diagnostics

Medical research

Imaging

Specialist medical

Day hospitals

Life science

Allied health

Healthcare headquarters

### Class 9a potential

High ceilings suit a day hospital conversion, STCA.

### Your choice of fitout

Take it as is, or start from a cold shell.

### Early access

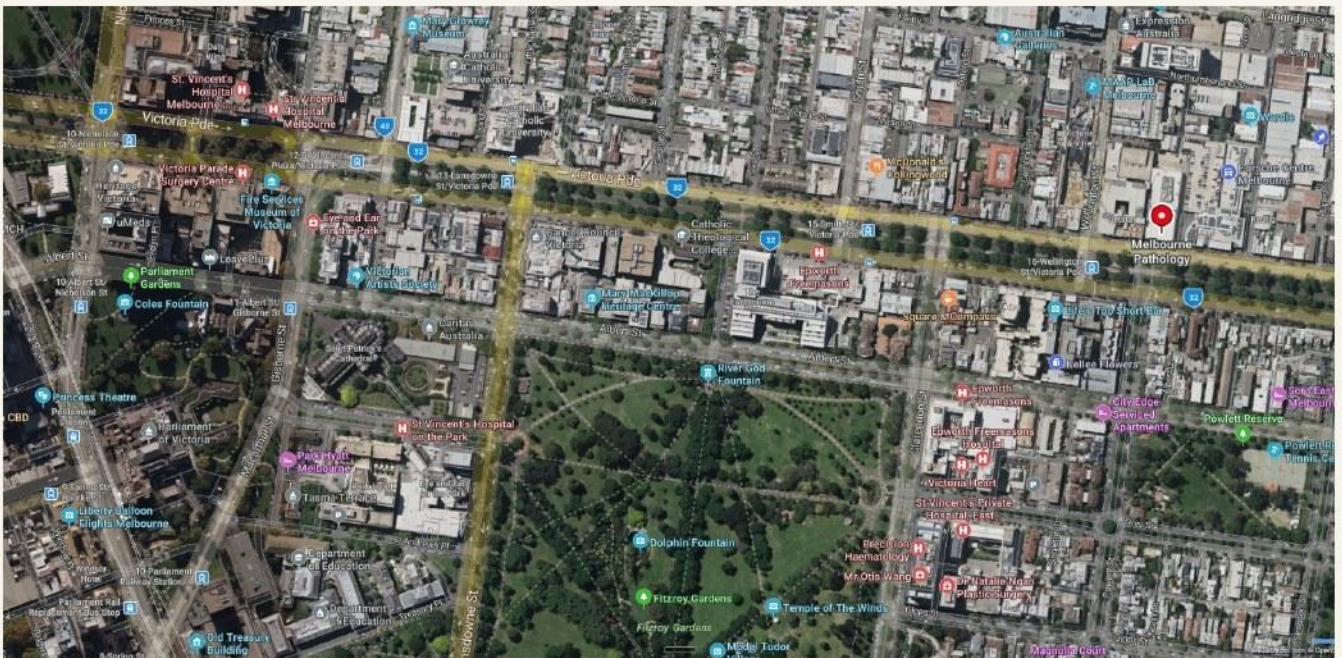
Potential to move in from mid-2027.

## EAST MELBOURNE HEALTH AND MEDICAL PRECINCT

# In the heart of Melbourne's health precinct

The site sits on Victoria Parade, the spine of the East Melbourne health and medical precinct. This is one of Melbourne's most established healthcare clusters. St Vincent's, Epworth Freemasons and the Eye and Ear are all nearby, surrounded by specialist suites, day surgeries and research groups.

For a healthcare tenant, that means referrers, patients and skilled staff are already on the doorstep. Collingwood adds cafes, laneways and new offices. East Melbourne adds parkland and the MCG.



## IN THE PRECINCT

St Vincent's Hospital, public and private

Epworth Freemasons Hospital

Eye and Ear on the Park

Victoria Parade Surgery Centre

## GETTING HERE

1.2 km to the Melbourne CBD

1.2 km to Parliament Station

Trams at the door on Victoria Parade

Near Hoddle Street and the Eastern Freeway

## LEASING DETAILS

# The deal at a glance

|                 |                                                                        |
|-----------------|------------------------------------------------------------------------|
| Availability    | March 2028, with potential early surrender in mid-2027                 |
| Lettable area   | 5,891 m <sup>2</sup>                                                   |
| Asking rent     | \$550 to \$600 per m <sup>2</sup> per annum, net + GST                 |
| Outgoings       | \$135 per annum, estimated (TBC)                                       |
| Lease term      | 20 years + options                                                     |
| Car bays        | 140 (approx.)                                                          |
| Car parking fee | \$350 per bay per month                                                |
| Fitout          | Existing lab and office fitout, as is or stripped back to a cold shell |
| Method          | Expressions of interest                                                |

## NEXT STEPS

1

Call Teresa to talk through your brief

2

Walk the building with us

3

Lodge your expression of interest

## FOR INSPECTIONS

## Teresa Lay

Principal, Health Medico Pty Ltd

**0411 815 615**[Teresa@healthmedi.co](mailto:Teresa@healthmedi.co)[Property.healthmedi.co](mailto:Property.healthmedi.co)

## READY TO SECURE IT?

Email [property@healthmedi.co](mailto:property@healthmedi.co) for the Expression of Interest form, or scan the code to start an email now.

