



Gregory Hills  
Health & Business Centre

Digitaria Drive  
Gregory Hills

Pre-leasing opportunities are now available within the Gregory Hills Health and Business Centre. We invite interested parties to formally register their interest to

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# The *future* is here.



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Penrith  
47km - 43 minutes

Parramatta  
47km - 43 minutes

Liverpool  
25km - 28 minutes

Sydney  
60km - 56 minutes

*Locate* here.

**Gregory  
Hills**



Campbelltown  
12km - 18 minutes

#### **Centrally Located**

Gregory Hills Health and Business Centre is positioned at the epicentre of a major population and development boom in one of the fastest growing local government areas in Australia. Within a 3km radius over 20,000 new homes have been built already and more than 80,000 are planned. Just a few minutes drive away are booming suburbs such as Oran Park, Gledswood, Harrington Grove, Harrington Park, Catherine Field, Narellan, Camden, Mount Annan, Leppington, etc.

#### **Infrastructure**

Camden Valley Way has just had a \$252 million dollar upgrade making it a four lane divided road. Narellan Road has just had stage one of a \$114 million dollar upgrade with stage two already underway. When completed in mid-2018 the road will be six lanes. Raby Road is currently being upgraded and all 3 roads give excellent access to the M5 Motorway and in turn to the M7 Orbital. These upgrades along with the \$45 million dollar Gregory Hills Drive extension currently underway and other major roadworks plus the South West Rail Link extension (which is already operational) mean that **Gregory Hills Health and Business Centre** can be easily accessed by everyone.



## FOR LEASE



HERMITAGE RESIDENTIAL DEVELOPMENT  
OVER 1800 HOMES

PRIVATE  
HOSPITAL

LARGE FORMAT  
RETAIL &  
ENTERTAINMENT  
CENTRE

4 THEATRE  
DAY SURGERY

GREGORY HILLS DRIVE

DotComCommercial

TO SYDNEY M5 & M7

TO CAMPBELLTOWN, M5 & M7

TO NARELLAN & CAMDEN

SUPERCHEAP AUTO

AUTO BARN

TYRE PLUS

INSPIRATIONS PAINT

SPA WORLD

PET STOCK

CALTEX

HOLBORN CHILD CARE CENTRE

CATHERINE PARK  
OVER 3000 HOMES

LEXUS

OFFICEWORKS

EXCEED LONG DAY CARE

TOYOTA

RENT A SPACE

ROOM DECOR

GREGORY HILLS HOTEL

JENNY'S KINDERGARTEN

MCDONALD'S

PAUL'S WAREHOUSE

THE BASE WAREHOUSE

JUMP ZONE

RED ROOSTER

HARRINGTON GROVE  
OVER 3000 HOMES

7 ELEVEN

MACARTHUR PETS

SERVICE NSW

WARATAH LANDSCAPE SUPPLIES

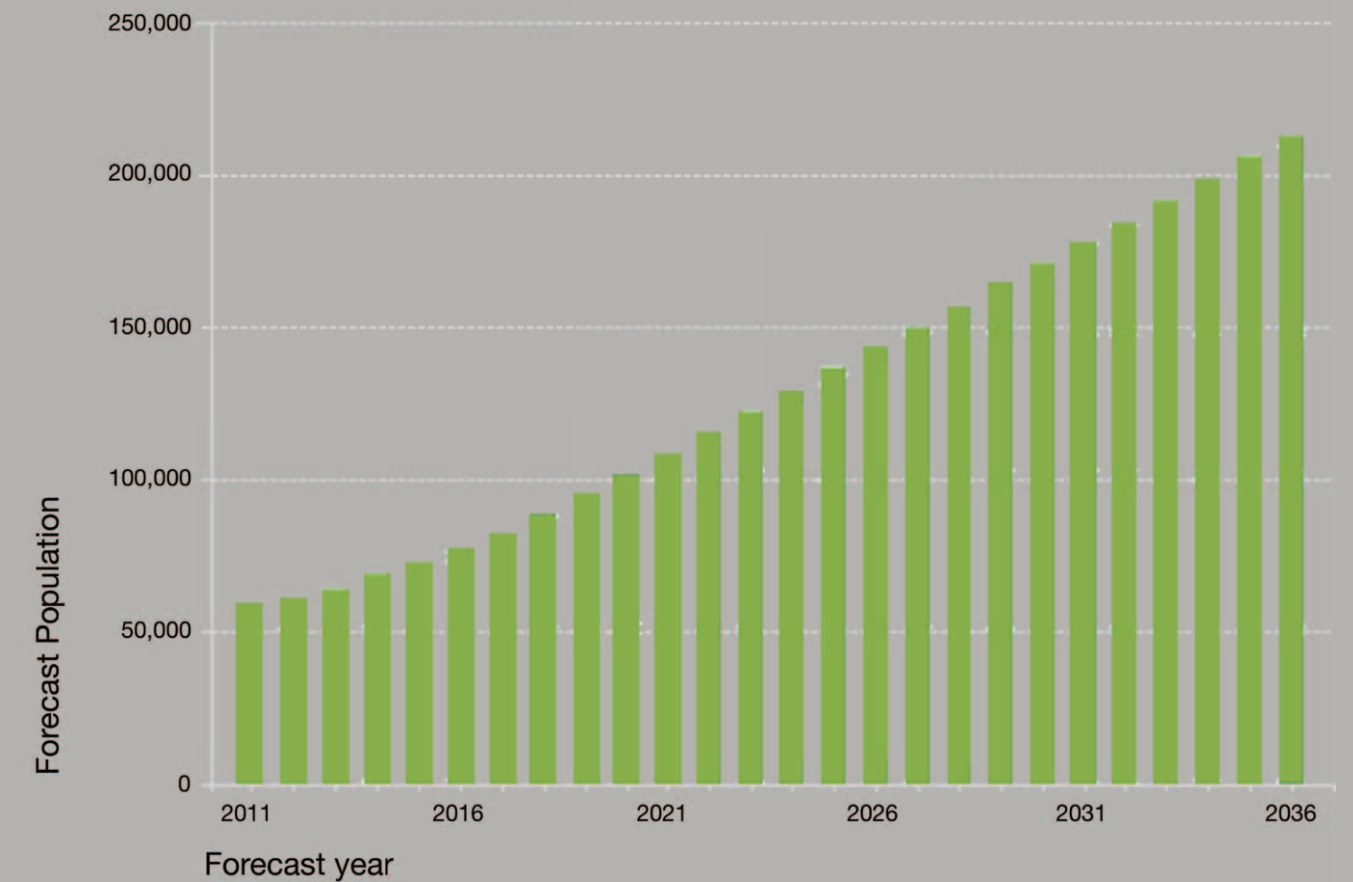
GREGORY HILLS RESIDENTIAL  
DEVELOPMENT OVER 2400 HOMES





## Forecast Population

Camden Council



# Locate your business here.

### Booming Population

The Macarthur population is expected to rival or exceed Canberra. By 2036 the area is expected to be home to over 500,000 people. Almost doubling the current population. In Camden LGA alone the population is expected to be **212,000 by 2036**.

Gregory Hills and surrounding suburbs have some of the highest growth rates in Australia. Hundreds of families are moving into the Greater Macarthur Area every week which is creating huge commercial opportunities for anyone looking to occupy **Gregory Hills Health and Business Centre**.

### \$330 Million Private Hospital Approximately One Hundred Metres Away

The proposed 473 bed, six storey, medical facility will be one of Sydney's largest private hospitals. Occupying 4.2 hectares within Gregory Hills Corporate Park and walking distance from **Gregory Hills Health and Business Centre**.

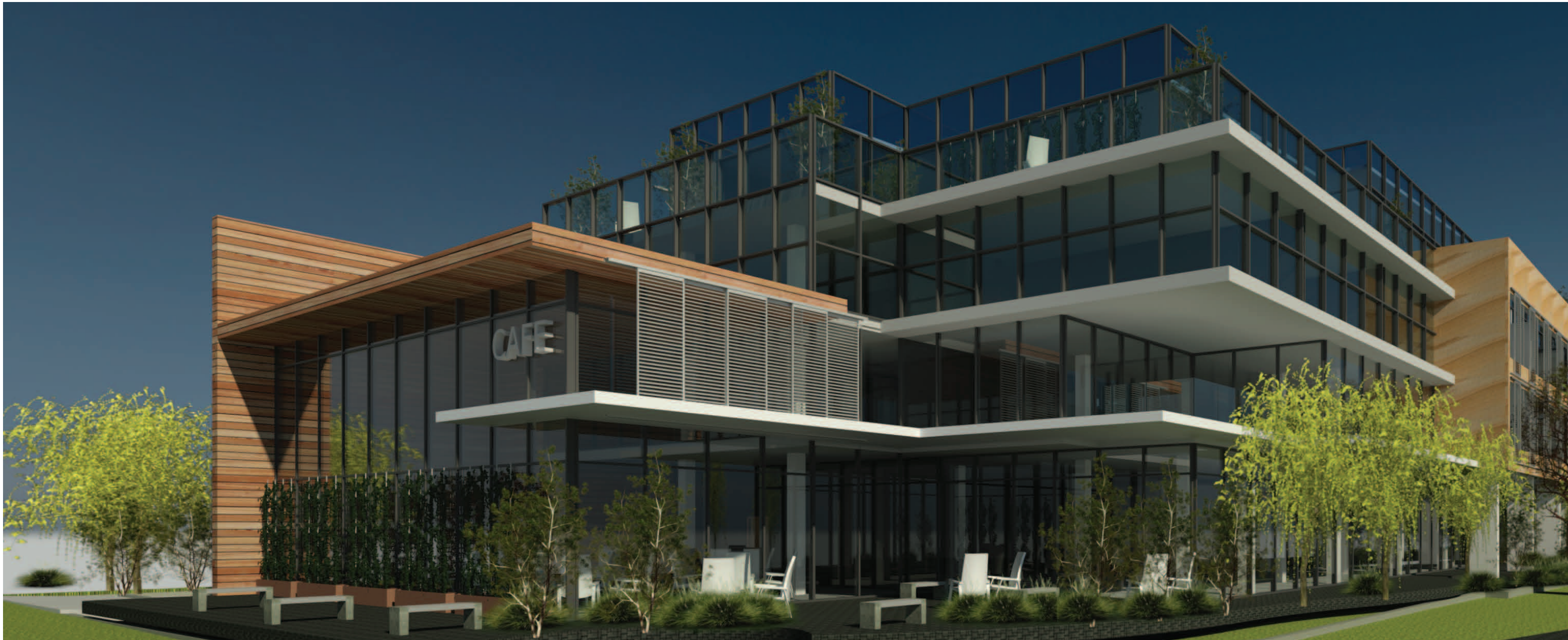
### Western Sydney Airport

Already under construction at nearby Badgery's Creek and expected to be operating by 2020. Sydney's second airport is widely expected to create increases in both population and employment for the local community. Further supporting the need for more commercial and medical facilities in the area.

### Zoning

The B5 Business Zoning allows for a wide scope of commercial uses from Bulky Goods Retail, Medical, Child Care Centres, Restaurants, Clubs & Hospitality and many other commercial uses. This zoning will undoubtedly result in making sure **Gregory Hills Health and Business Centre** will be surrounded by other businesses that will bring many local people and others into the immediate vicinity. Ensuring the viability of **Gregory Hills Health and Business Centre** well into the future.





*Plan* your future here.



### Current and Planned for Gregory Hills

Current businesses include, Service NSW, Office Works, McDonalds, Clinton's Lexus & Toyota, Rent A Space, Super Cheap Auto, Autobarn, Repco, Dulux Paint Inspirations, Petstock, Spaworld, Beaumont Tiles, Rugworld, Goodyear Autocare, Vogue Homewares, Lash Living, Room Décor, Tyreplus, Caltex, 7-Eleven, 3 Gyms with more planned, plus restaurants, cafes and Gregory Hills Hotel which is licensed for 600 patrons. 3 Childcare facilities including one that is licensed for 250 children and operates 24/7.

Some of the other ventures currently on the drawing board include a 4 Operating Theatre Day Surgery which is already approved. A 45 bed Private Children's Hospital, which will be the only one of its kind in Australia. A huge Bulky Goods Commercial Centre just across the

road. That development is likely to include a cinema, 17 bulky goods premises, 2 hotels providing local accommodation, 6 indoor recreation facilities including a swimming pool, rock climbing plus many other assorted activities, restaurants, whitegoods & electronics retailers etc. Also planned is a 2,000m<sup>2</sup> gym, a Sports Club and much more.

### Available Space

**Gregory Hills Health and Business Centre** offers a range of sizes from 50m<sup>2</sup> to 531m<sup>2</sup> (larger sizes can be configured if required) with a total lettable area of more than 4,755m<sup>2</sup> of medical and commercial area over 3 levels plus a rooftop restaurant. Complimented by two levels of secure underground parking plus on-grade parking giving a total of 168 parking spaces.





GROUND FLOOR



FIRST FLOOR

**Expand** your horizons here.



For further information please contact

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SECOND FLOOR



ROOF TOP

*Join* us here.



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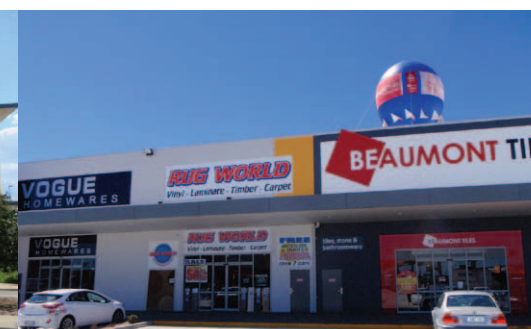
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*Prosper* here.



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