



## Victor Harbor Health Hub

<b>Location:</b>	11 Torrens St, Victor Harbor
<b>Sector</b>	Medical
<b>Project Value</b>	\$35 million
<b>Building Size</b>	2,987 square metres
<b>Occupancy</b>	100%
<b>Timeline</b>	42 months from tenant engagement to commencement of trade

Leyton Property began discussions with Victor Medical Centre in 2021 to identify potential relocation options for its Victor Harbor based General Practice that had outgrown its premises after almost 30 years in the same facility.

Victor Harbor is a tightly held location with limited opportunities to amalgamate significant land parcels, however in December 2021 Leyton Property was able to unlock a large site in the CBD centre that at the time housed a dilapidated motel and which was immediately opposite the current Victor Medical Centre site.

By December 2022, with local builder Bella Build and Design engaged, demolition had commenced with construction of the new building starting early in 2023.

At the same time, marketing of the balance of the project began in earnest and by May 2023 Victor Harbor Physiotherapy, National Pharmacies, Clinpath, Smile Clinic Victor and Jones Radiology were secured alongside Victor Medical Centre as tenant partners, underpinning 94% of the lettable area.

The offering was rounded out through the establishment of Victor Harbor Allied Hub, a shared space for smaller businesses that now occupies the balance of the space and is complemented by NOOK the onsite café and building concierge.

In February 2024 Victor Harbor Health Hub opened for business, fully leased and delivered ahead a number of months ahead of original estimates.

