

# North Orange Medical Centre Leasing Opportunities





# Just what the Dr. Ordered

The North Orange residential area, with its affordable land is fuelled by retirees relocating from Sydney, making it one of regional NSW fastest growing areas.

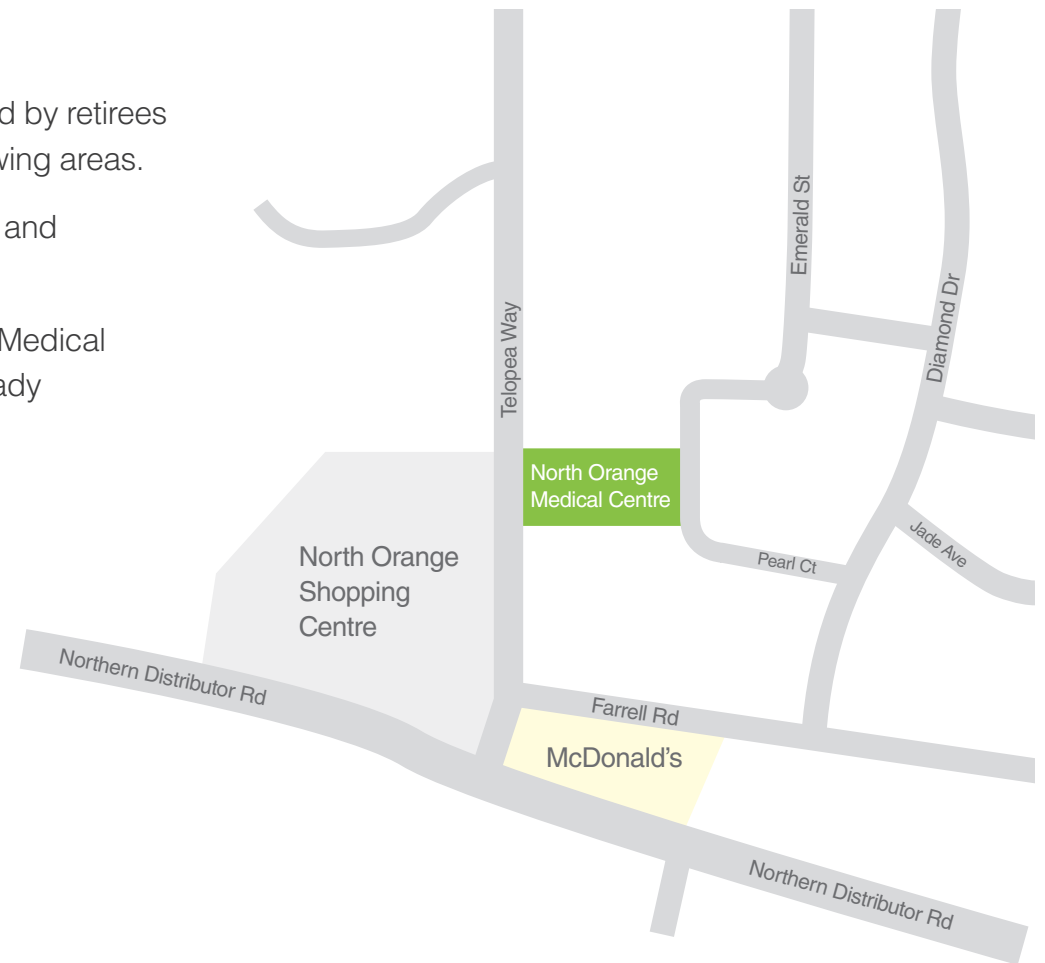
Matching this growth are new lifestyle amenities, service facilities and resources all providing a plethora of employment opportunities.

At the heart of this, is the newly completed 550sqm North Orange Medical Centre with 22 carparks in prominent high traffic location and is ready for your customised fit-out.

For details and an inspection contact:

**Ken Barber**  
0418 635 526

**Bronwyn Chapman**  
0419 985 897





# In the Heart of it all



1. North Orange Medical Centre
2. McDonald's Restaurant
3. Northern Distributor Road
4. North Orange Shopping Centre
5. Teloopa Way
6. Childcare centre





# Regional Employment drivers

- Recently announced \$18m Regional and Rural / Remote Health and Medical Research Institute
- Newcrest Mine over 1200 people
- NSW Department of Primary Industry HQ. Employing 700 with new offices under construction for a further 200
- NSW Rural Fire service.



# North Orange the Medical Hub

At its very pulse is “North Orange Health” providing services to a catchment of 110,000 people.

Also strategically placed to the North Orange Medical Centre is:

- A new private hospital located adjacent to the existing hospital just 10kms away.
- Dudley Private Hospital 6kms away
- Adjacent is the North Orange Shopping Centre
- Bunnings
- Waratah Sports Club
- Charles Stuart University
- Adventure playground
- Orange Botanical Gardens



# GENERAL PRACTICE

## Concept plan Option 1 - D.A. Approved

Combined tenancy mix of, Doctors, Allied Health with shared common areas.



- Reception (4 Admin)
- Waiting Reception (Seating 34)
- Waiting Treatment Room (Seating 5)
- Waiting Pathology (Seating 7)
- PM | Admin Room
- Pathology
- Store (3 rooms)
- Staff Room
- Consult (13 rooms including procedure)
- Treatment (2 bed)





# Team Up with the best in practice

The North Orange Medical Centre offers flexible fitout options custom designed and built for you by, Interite an Australian Leader in Health Care Interiors.

Interite Health Care Interiors, are committed to designing and building optimised spaces for delivery of superior health services which in turn deliver improved patient outcomes.

**Ken Barber**

0418 635 526

Licensed Real Estate Agent

**Bronwyn Chapman**

0419 985 897

Assistant to Ken Barber



The building is complete and is in a high exposure location ready for your signage and branding.



DESIGNED BY  
**interite**  
HEALTHCARE INTERIORS



**mccormackbarber**  
realestate



**North Orange**  
Medical Centre