

FOR LEASE

ELSIE SUITES

Burwood's Newest Integrated Healthcare Hub

2-14 ELSIE STREET, BURWOOD NSW | AVAILABLE NOW



Now Leasing

LEASED

GROUND FLOOR GP CLINIC ~658m²

Large national medical centre operator.
Opening September 2025.

LEASED

LOBBY CAFÉ ~12m²

Leased to quality local operator.
Opening soon.

AVAILABLE

LEVEL 1 ~895m²

Flexible tenancy options available. Open plan,
warm shell condition.

AVAILABLE

LEVEL 2 ~895m²

Quality, warm shell suites from 101m² to 143m²

INTRODUCING

Elsie Suites

Rx Property Australia and Colliers present an exclusive opportunity at Elsie Suites, a brand-new integrated healthcare hub in the heart of Burwood.



BUILDING FEATURES:

- Three stretcher-capable lifts servicing all levels
- Secure basement parking + ambulance/set-down bay
- New common areas and amenities on each floor
- Abundant local amenity + healthcare ecosystem

*All areas subject to final survey.



LOCATION HIGHLIGHTS

Strategically Connected, Exceptionally Convenient

Perfectly positioned in the heart of Burwood, Elsie Suites offers unrivalled access to public transport, major hospitals and everyday amenities. Its central location ensures convenience for patients, staff and specialists alike, today and into the future.



Nearby Hospitals

BURWOOD SQUARE DAY SURGERY

350m | 3 min walk

Services: Ophthalmology & general surgery

Ideal for pre-/post-op continuity

ALWYN REHABILITATION HOSPITAL

1 km SW | 3 min drive

Services: 26-bed private physical-rehab

Post-acute ortho/neuro rehab

STRATHFIELD PRIVATE HOSPITAL

2.3 km SW | 5 min drive

Services: Acute surgical & maternity

Strong cross-referral potential

THE SYDNEY PRIVATE HOSPITAL

2.9 km E | 5 min drive

Services: Surgical, medical & rehab, incl. joint-replacement centre

Day-surgery and sub-acute referral flow

CONCORD REPATRIATION GENERAL HOSPITAL

3.4 km NW | 6-8 min drive

Services: Tertiary teaching, burns, rehab

Major Inner West referral centre

CANTERBURY HOSPITAL

5.2 km S | 10-12 min drive

Services: Emergency, maternity, paediatrics

High multicultural catchment, GP referral base

METROPOLITAN REHABILITATION HOSPITAL, PETERSHAM

5.3 km E | 10 min drive

Services: Private neurological, spinal & stroke rehab

Allied health heavy case-mix; potential NDIS crossover

WESTMEAD HEALTH & INNOVATION PRECINCT

11.5km | 18 min drive

Services: Tertiary, paediatrics, research

Future 10 min rail time via Burwood North Metro

ROYAL PRINCE ALFRED

9.8km E | 15-20 min drive

Services: Statewide specialists & ICU

Access to clinical trials & transplant centre



- Ground Floor 1,735m²** Lobby, Loading Bay, Plant RM G01, G02 & G03
- Level 1 1,346m²** 101, Balcony
- Level 2 1,170m²** Suites 201 - 207

KEY PROPERTY DETAILS

Design Meets Care

Metric	Level 1	Level 2
Net Lettable Area*	895 m ² *	Up to 895 m ² *
Finished Ceiling	2.4 m	2.4 m
Lifts	3 Shared	3 Shared
Power Supply	200 A	Varies with suite size
Zoning / Classification	BCA Class 5	BCA Class 5

*All areas subject to final survey.





Potential Use Cases

AN INTEGRATED, MULTI-DISCIPLINARY MEDICAL ENVIRONMENT

Each floor can support complementary tenancy clusters, allowing efficient patient flow and care coordination.

DENTAL

Routine consults to advanced procedures in one location, including prosthodontics, oral surgery and onsite lab support.

WOMEN'S & CHILDREN'S HEALTH

From fertility and obstetrics to paediatrics and psychology, Elsie Suites enables seamless care for growing families.

MUSCULOSKELETAL & REHAB

Offer sports medicine, orthopaedic consults, and on-site rehab in one connected environment.

GERIATRICS

Deliver coordinated, specialist-led care for ageing populations, with on-site access to allied health and chronic disease management services.

DISABILITY & NDIS SERVICES

Multidisciplinary services for plan-managed and NDIS clients, aligned with integrated hub models.

OTHER MEDICAL CONSULTING USES

All uses subject to Lessor approval and planning consents.

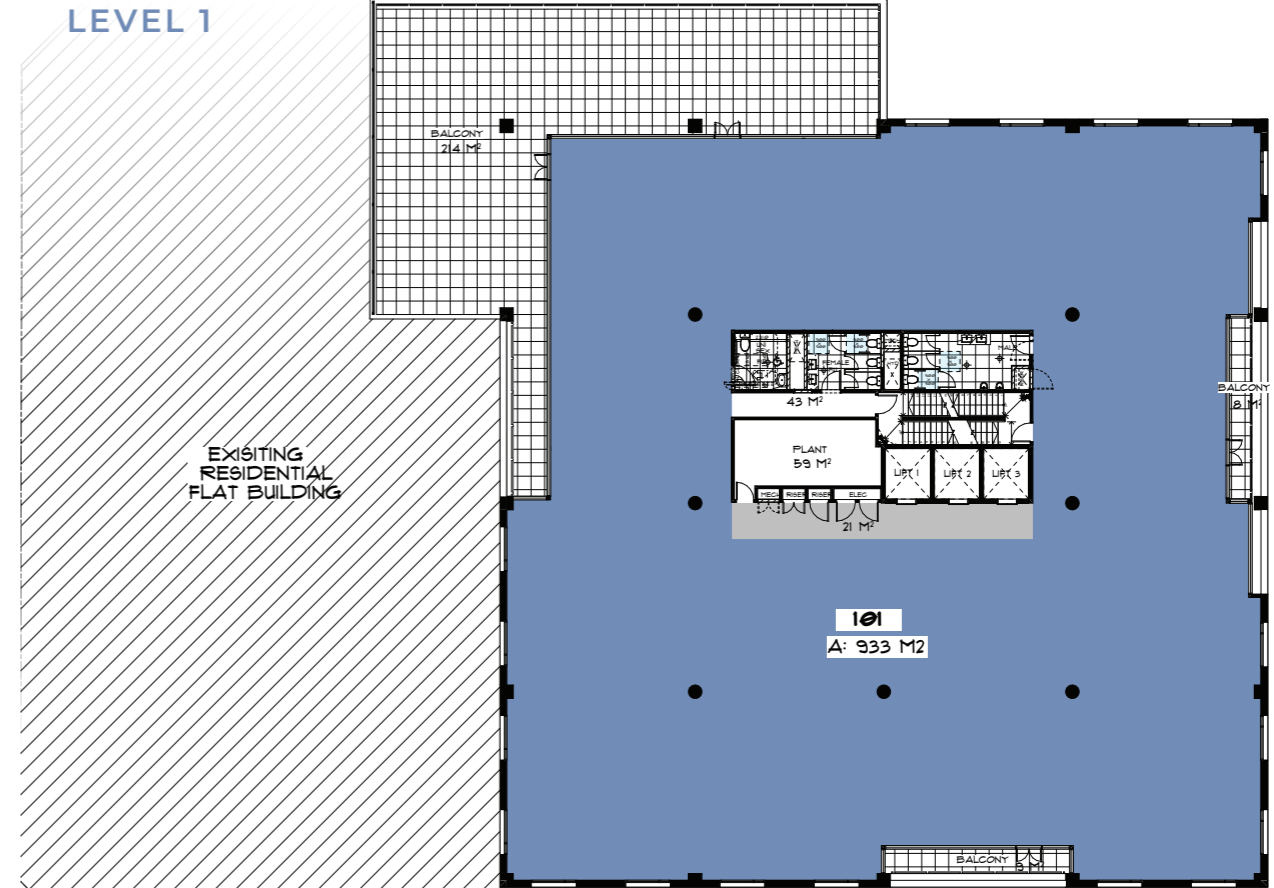


The Tenant will need to arrange for Fitout from Base Build. Concept plans are provided as an indication of potential layouts for various Medical/Consulting uses. Tenants will need to tailor their design to meet their specific requirements.

DESIGN & AMENITIES SNAPSHOT

Purpose-Built for Healthcare, Delivered Ready to Fit-out

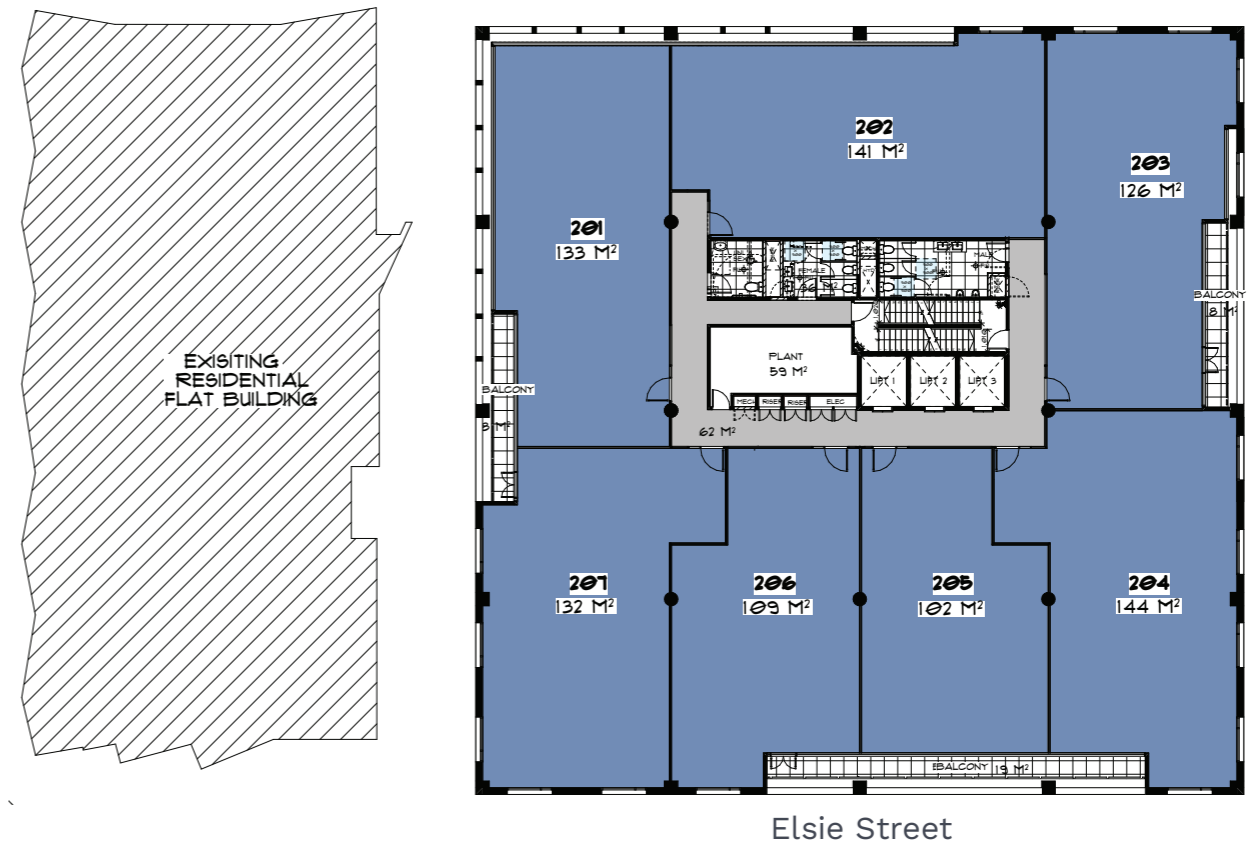
- Warm-shell condition with capped services
- Private terraces to both clinical floors
- Premium wayfinding signage
- New bathrooms including accessible on all floors
- Ambulance drop-off bay



GROUND



LEVEL 2



For Leasing Enquiries & Site Inspections



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