

Day Hospitals: owner's readiness checklist

Securing day-surgery occupiers and structuring leases that protect asset income.

WHY IT MATTERS

Day hospitals and ambulatory care facilities are among the most sought-after healthcare occupiers - compact, high-throughput and willing to commit to well-located space. We help owners attract day-surgery tenants, structure leases that reflect their fit-out and licensing needs, and build resilient income from this growing segment.

1. WHAT TO HAVE READY

- ☐ Targeted leasing campaigns to day-surgery operators
- ☐ Lease structuring around licensing and plant requirements
- ☐ Co-location strategy with diagnostics and allied health
- ☐ Renewal and rent review negotiation

2. OUTCOMES TO AIM FOR

- ☐ Day-surgery occupiers matched to assets that meet clinical and licensing needs
- ☐ Lease terms that recover fit-out investment and protect against early exits
- ☐ A complementary tenant mix that lifts footfall and asset appeal
- ☐ Renewals and reviews managed to defend and grow income

3. HOW THE ENGAGEMENT RUNS

Position: Assess the asset against day-surgery operational and licensing requirements.

Market: Run a targeted campaign to day-hospital operators and their advisers.

Negotiate: Create competitive tension and negotiate terms in the owner's interest.

Complete: Manage legal, fit-out and handover through to rent commencement.

4. WHO THIS IS FOR

Owners and landlords of medical buildings suited to day-surgery and ambulatory care use.

5. QUESTIONS WORTH ASKING

Is my building suitable for day-surgery use?

We assess floorplate, ceiling heights, services capacity, access and compliance requirements to confirm whether day-surgery use is viable.

What makes day-hospital tenants attractive?

They are specialised, sticky occupiers with significant fit-out investment, which supports longer terms and lower vacancy risk.

Can you find a day-hospital operator for a vacancy?

Yes. We run targeted leasing campaigns to day-surgery and ambulatory operators and negotiate terms on your behalf.

What compliance issues should landlords expect?

Accreditation, infection control, sterilising and plant requirements all shape the tenancy - we flag these before heads of agreement.

How do you set rent for a day hospital?

Rent is benchmarked against comparable healthcare tenancies, adjusted for fit-out contribution, term, incentives and services provision.

How do we get started?

Book a confidential discovery call and we'll review the asset and the realistic day-hospital leasing options.

NEXT STEP

Book a confidential discovery call at property.healthmedi.co/book and we'll map the right first step for your asset.