

Mental Health: owner's readiness checklist

Leasing and facility strategy for owners of mental-health and psychiatric facilities.

WHY IT MATTERS

Mental health and psychiatric services require purpose-designed space with specific acoustic, safety and access considerations. We help owners secure mental-health operators, structure leases that reflect fit-out and licensing investment, and position assets to meet growing demand for these services.

1. WHAT TO HAVE READY

- ☐ Leasing to mental-health and psychiatric operators
- ☐ Lease structuring around fit-out and licensing
- ☐ Facility repositioning for mental-health use
- ☐ Demand and catchment analysis for mental-health services

2. OUTCOMES TO AIM FOR

- ☐ Operators secured on terms that recover specialised fit-out investment
- ☐ Assets repositioned to meet a fast-growing service segment
- ☐ Leases that account for licensing and safety requirements
- ☐ Stronger, more defensible income from a scarce asset type

3. HOW THE ENGAGEMENT RUNS

Assess: Review the asset's suitability for mental-health use and licensing.

Position: Define the leasing or repositioning strategy for target operators.

Execute: Market to operators and negotiate terms that protect owner income.

Manage: Support operator fit-out, licensing and handover.

4. WHO THIS IS FOR

Owners of facilities suited to mental-health use and investors targeting this growing segment.

5. QUESTIONS WORTH ASKING

What kinds of mental-health tenants do you work with?

Psychology and psychiatry practices, group clinics, day programs and specialist mental-health operators.

Is my building suitable for mental-health use?

We assess privacy, acoustics, waiting-area layout, discreet access and parking - the factors these tenants prioritise most.

Why is this segment growing?

Demand for mental-health services continues to outpace supply, which is driving occupier expansion and new tenancy requirements.

What fit-out changes attract these tenants?

Sound-rated consulting rooms, separate entries or exits, calm waiting areas and flexible room sizes for group programs.

How are the leases structured?

Typically medium-term with options, structured around fit-out contribution and the operator's growth plan.

How do we get started?

Book a confidential discovery call and we'll review the asset and the mental-health occupier demand around it.

NEXT STEP

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