



Expression of Interest Sydney CBD

On behalf of:

Australian Military Bank

2 March 2022

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm Wednesday 16 March 2022

Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for the Australian Military Bank in relation to their Sydney CBD office requirement. Australian Military Bank has a long history of serving and supporting the Australian Defence Force. Originally established in 1959, the Bank is the oldest established mutual financial institution in Australia bonded to the Defence force. Over the last 62 years, the Bank has progressed to building a national presence and extending services to all areas of the Defence Force and it's extended community. For further information visit www.australianmilitarybank.com.au

The Requirement

Item	Comments
Current Address	Australian Military Bank currently occupies 1,235sqm on Level 18, 45 Clarence Street under a lease expiring 30 June 2023.
Type of Accommodation	A grade office accommodation that provides high quality services and end of trip facilities.
Lettable Area	Requirement of circa 1,200 to 1,400sqm. Preference is for space that benefits from good natural light and views.
Location	Sydney CBD, preference for Western Corridor location.
Lease Commencement	A lease commencement date of 1 July 2023.
Condition	Both modern fitted and fully refurbished space will be considered. For those Premises with an existing fitout the ideal configuration would consist of an unmanned reception, multiple meeting rooms of various sizes, boardroom room, collaboration areas, offices and largely open plan workspace.
Lease Term	An initial lease term of 5 years and 10 years will be considered with option/s.
Parking	Up to 8 car spaces may be required.
Access for Fit-out	Where a fitout is required, access will be required no later than 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.

Energy Rating

The preference is for not less than a 4.0-star NABERS Energy rating building and green star rated building.

Other

Buildings that encourage and support work life balance will be well regarded (i.e. gym/yoga classes located in the building or nearby), along with showers and bike racks etc.

The ability to install a Smart ATM in the lobby of the building will be well regarded.

Consultants Fees

Our client requires reimbursement of their professional occupier advisory fees.

Agent Appointments

LPC will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

Lodgement Details

Each party must nominate and complete a checklist with the details of premises that meet our client's requirements. Details to be submitted to our office by 5:00pm Wednesday, 16 March 2022.

Submissions are to be lodged with

Gillian Heath | gheath@lpc.com.au

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