



Expression of Interest Adelaide CBD

On behalf of:

KBR

25 March 2022

Submissions to be lodged with:

Henry Mathews

hmathews@lpc.com.au

By 5pm Friday 8 April 2022

Adelaide CBD Accommodation

LPC has been appointed to act as Occupier Advisor for KBR in relation to their Adelaide CBD office requirement. KBR is a global consulting, technology, and engineering company across a wide range of markets from aerospace to cybersecurity. For more information, please visit www.kbr.com/en-au

The Requirement

Item	Comments
Type of Accommodation	Minimum of A grade office accommodation that provides high quality services, good level of natural light and end of trip facilities.
Lettable Area	Subject to final space planning, an area of circa 1,900 – 2,200 sqm is required. The preference is to be located over 1 floor, or contiguous floors.
Location	Adelaide CBD Core and Frame.
Lease Commencement	A lease commencement date of Q2 2024. KBR would consider an earlier lease commencement date, subject to lease conditions.
Lease Term	An initial lease term of 5 years will be considered with option/s to renew.
Premises Condition	Both high quality modern open plan fitted, and refurbished spaces will be considered.
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. Where an existing fitout is in place, the earlier access will be dependent on the level of fitout alterations required.
Contraction/Expansions	Buildings that can offer the opportunity to expand / contract during the lease term would be well regarded.
Energy Rating	The preference is for not less than a 4.0-star NABERS Energy and Water rating building.
Green Star Rating	The preference is for the building to contain a Green Star rating, however not essential.
Car Parking & Storage	A preference for 20 car spaces located within the building (where possible) plus access to nearby multi-deck parking.

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.

Lodgment 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 Friday, 8 April 2022.

Submissions are to be lodged with Henry Mathews | hmathews@lpc.com.au | 1300 415 215