



Expression of Interest Melbourne

On behalf of:

Undisclosed Client

April 2022

Submissions to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

by 5pm Wednesday 13 April 2022

LPC has been appointed to act as tenant advisor for an undisclosed client in relation to their office requirement in Melbourne. The client is a leading not-for-profit organisation operating in the health and aged care sectors.

Item	Requirement
Type of Accommodation	Quality office accommodation. Direct lease and sub-lease options will be considered.
Lettable Area	250 to 400 sq m.
Preferred Location	Melbourne CBD, with a preference for Collins Street, although all options meeting other criteria will be given equal consideration. As a potential alternative to the CBD, options in South Yarra will also be considered.
Target Lease Commencement Date	TBC. Immediate availability is preferred.
Accommodation Brief	Fully fitted, turnkey options only, with 15-25 workstations in an open plan format and a combination of large boardroom, smaller meeting rooms and quiet rooms. Where additional meeting rooms are available through a third place or shared arrangement, such arrangement to be costed and included in the response.
Lease Term	An initial lease term of 5 years will be considered with option/s.
Early Access	Early access will be granted for fitout alterations, if any, and relocation, with the ability to trade from the premises upon completion of the fitout works (if any).
Car Parking	Car parking is not critical, however responses should confirm availability of car parking and asking rates for early bird, casual and permanent spaces.
Right to Early Termination	A right to early termination may be exercised with six months of notice, effective any time from the third anniversary of the lease commencement date.



Expression of Interest “Undisclosed Client”

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, 13 April 2022.

Submissions are to be lodged with

Dylan O’Donnell | dodonnell@lpc.com.au
+61 411 222 826