



# Expression of Interest Sydney CBD

On behalf of:

**SMBC**

17 May 2022

Submissions to be lodged with:

Edward Andrews

[eandrews@lpc.com.au](mailto:eandrews@lpc.com.au)

By 5pm Tuesday 31 May 2022

## Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for SMBC in relation to their Sydney CBD office requirement. Sumitomo Mitsui Banking Corporation Australia has ranked among the top tier Mandated Lead Arranger (MLA) banks in Australia's bank debt market for several years. For more information, please visit <https://www.smbc.co.jp/asia/>

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	Premium/ A/ High B Grade office accommodation that provides high quality services, good level of natural light, end of trip facilities.
<b>Lettable Area</b>	Requirement of circa 3,200 sqm of office space.
<b>Location</b>	Sydney CBD.
<b>Lease Commencement</b>	A lease commencement date of 1 March 2024.
<b>Premises Condition</b>	Fully refurbished and / or modern fitted space to be considered.
<b>Lease Term</b>	An initial lease term of 8 years will be considered with option/s.
<b>Access for Fit-out</b>	Where a fitout is required, access will be required no later than 4 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.
<b>Consultants Fees</b>	Our client requires reimbursement of their professional occupier advisory fees.
<b>Agent Appointments</b>	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 Tuesday, 31 May 2022.

**Submissions are to be lodged with  
1300 415 215**

**Edward Andrews | eandrews@lpc.com.au**