Expression of Interest
Canberra Suburban

On behalf of:

HammondCare

15 June 2022

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm Thursday 30 June 2022

Canberra Suburban - Office Accommodation

LPC has been appointed to act as Occupier Advisor for HammondCare in relation to their Canberra suburban office requirement. HammondCare is an independent Christian charity providing health, palliative care, dementia and aged services. For further information visit www.hammond.com.au

The Requirement

Item	Comments
Type of Accommodation	Good quality office accommodation that provides high quality building services. Premises must be DDA accessible with DDA bathroom available on the floor.
Lettable Area	Requirement of circa 300sqm
Location	The following locations would be considered being: Canberra central suburbs, Fyshwick, Queanbeyan
Lease Commencement	A lease commencement date of 1 December 2022.
Lease Term	An initial lease term of 3 years will be considered with option/s to renew.
Premises Condition	Both existing modern open plan fit outs and fully refurbished space will be considered. For those premises with an existing fit-out, the ideal configuration would consist of • 25 workstations in open plan layout • 1 x 15-person training room, • 3 x 2 to 4 person meeting rooms
Access for Fit-out	Where a fitout is required, access will be required no later than 3 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.
Car Parking	3 car spaces
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 Thursday, 30 June 2022.

Submissions are to be lodged with Gillian Heath | gheath@lpc.com.au I 1300 415 215