



Expression of Interest Canberra CBD

On behalf of:

Aon

14 September 2022

Submissions to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm Wednesday 21 September 2022

Canberra CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Aon in relation to their Canberra CBD office requirement. Aon is a leading global professional services firm providing a broad range of risk, retirement, and health solutions. Aon is powered by over 50,000 employees in 120 countries. Aon Australia comprises of circa 1,800 employees, operating from three businesses focusing on the management of risk. For more information, please visit www.aon.com.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 250 - 300 sqm is required.
Location	Canberra CBD
Lease Commencement	A lease commencement date of 1 April 2023.
Car Parking & Storage	Please advise the number of exclusive and dedicated spaces available.
Premises Condition	Both high quality modern open plan fitted, and refurbished spaces will be considered.
Lease Term	An initial lease term of 5 years will be considered with option/s.
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.
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 5.0-star NABERS Energy and Water rating building. Aon has a target of Net Zero Emissions by 2030 and would be looking to work with the successful landlord to achieve this outcome.
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 Wednesday, 21 September 2022.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au | 1300 415 215