



Expression of Interest Adelaide CBD and Metro

On behalf of:

Embrace Fertility

14 November 2022

Submissions to be lodged with:

Henry Mathews

hmathews@lpc.com.au

By 5pm Monday 21 November 2022

Medical Consulting Requirement

LPC has been appointed to act as Occupier Advisor for Embrace Fertility in relation to their Adelaide CBD and metropolitan medical consulting requirement. For more information, please visit <https://embracefertility.org/>

The Requirement

Item	Comments
Type of Accommodation	Medical consulting that provides high quality services and good levels of natural light.
Lettable Area	Subject to final space planning, an area of circa 150 – 250 sqm is required.
Location	Adelaide CBD Frame, and Inner Metro within 10 minutes of the CBD.
Lease Commencement	Immediate.
Lease Term	An initial lease term of 5 years will be considered with option/s to renew.
Premises Condition	Tenancies with an existing good quality fitout will be favourably considered, however, tenancies without a fitout may also be considered. Embrace Fertility are seeking: <ul style="list-style-type: none"> • A minimum of 5 consulting rooms • Office/Admin Area • Reception • Kitchen Breakout Area
Access for Fit-out	Access will be required 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 & Storage	A preference for 5 car spaces located within the building plus access to nearby 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.



Expression of Interest Embrace Fertility

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 Monday 21 November 2022.

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