



Expression of Interest Adelaide Metro Office

On behalf of:

**Confidential Not
for Profit**

17 January 2023

Submissions to be lodged with:

Henry Mathews

hmathews@lpc.com.au

By 5pm Friday 27 January 2023

LPC has been appointed to act as Occupier Advisor for a confidential Not for Profit in relation to their Adelaide metropolitan office requirement.

The Requirement

Item	Comments
Type of Accommodation	Office.
Lettable Area	Subject to final space planning, an area of approximately 250 sqm is required.
Location	Inner Metro within 10 minutes of the CBD, including the Inner West, Inner North and Inner East.
Lease Commencement	Q1/Q2 2023.
Lease Term	An initial lease term of 3 years will be considered with option/s to renew.
Premises Condition	<p>Tenancies with an existing good quality fitout will be favourably considered, however, tenancies without a fitout may also be considered. Fitout requirements include:</p> <ul style="list-style-type: none"> • Reception • Open Plan Area suitable for approximately 10 staff • A minimum of 2 offices • Boardroom • Kitchen Breakout Area • Storage Area <p>Nice to haves:</p> <ul style="list-style-type: none"> • An open plan area suitable for conducting children’s playgroup sessions. • 1-3 Additional Offices
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 onsite car parking plus access to nearby street parking.

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 Friday 27 January 2023.

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