

A magnifying glass icon with a blue handle and a blue circular lens. Inside the lens, there are two curved lines, one orange and one yellow, suggesting a search or focus function.

Expression of Interest Sydney CBD

On behalf of:

McCabes

10 February 2023

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

**By 5pm Wednesday 22 February
2023**

Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for McCabes in relation to their Sydney CBD office requirement. McCabes is an ambitious and growing law firm, with a national footprint and expertise spanning across three divisions: commercial, government and insurance. For further info please visit www.mccabes.com.au

The Requirement

Item	Comments
Type of Accommodation	Premium or A Grade office accommodation with services and amenity consistent with the PCA office matrix.
Lettable Area	Subject to final space planning an area of circa 1,600sqm (+/- 25%) is required, with the ability to expand and contract.
Location	Sydney CBD, north of Park Street
Lease Commencement	A lease commencement date of 1 June 2024.
Lease Term	An initial lease term of 10 years will be considered with option/s and early break provisions from Year 6.
Premises Condition	An existing fitout may be considered – preference for modern, open plan fitout with a selection of offices.
Access for Fit-out	Access for fitout will be required from 1 October 2023 with the ability to trade from the premises upon the completion of the fitout works.
Contraction/Expansions	A requirement to expand on 1 Jan 2027 by up to approx. 1,000sqm Buildings that can offer the opportunity to expand / contract during the lease term would be well regarded.
ESG	Sustainability is important, please confirm target ratings, including NABERS Energy and Water and ESG credentials.
Car Parking & Storage	Please advise the number of exclusive and dedicated spaces available.
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 22 February 2023.

Submissions are to be lodged with

Gillian Heath | gheath@lpc.com.au

1300 415 215