



Expression of Interest Sydney CBD

On behalf of:

Froebel

14 February 2023

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm Friday 24 February 2023

Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Froebel in relation to their Sydney CBD office requirement. Froebel is a boutique not-for-profit provider of early education and care services, guided by best practice and curious for next practice. For further info please visit <https://www.froebel.com.au/>

The Requirement

Item	Comments
Building	A or B Grade office accommodation with good natural light, good quality services and amenity.
Lettable Area	Subject to final space planning an area of circa 120-150 sqm is required.
Location	Sydney CBD, within 300 meters of a train station (Wynyard, Town Hall, Central, Redfern and Green Square).
Lease Start	A lease commencement date in Q3 or early Q4 2023.
Lease Term	8 years will be considered with an early termination right from year 3.
Premises Condition	An existing fitout is preferred – ideally modern, open plan with approx. 10 workstations, a breakout/kitchen area, boardroom and two offices.
Access for Fit-out	Access for fitout will be required 3 months prior with the ability to trade from the premises upon the completion of the fitout works.
ESG	Please confirm NABERS ratings and other ESG credentials.
Car Parking / Storage	Please advise the number of exclusive and dedicated spaces available. In relation to storage a store room is required, which can separate to the main office, but must be fully enclosed, ventilated and lockable (min 12sqm)
Consultants Fees	Our client requires reimbursement of their 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.

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 24 February 2023.

Submissions are to be lodged with Gillian Heath | gheath@lpc.com.au