

A blue magnifying glass icon with a yellow handle and a yellow dot in the center, positioned above the title text.

Expression of Interest Melbourne CBD

On behalf of:

Balanced Securities

17 February 2023

Submissions to be lodged with:

Adrian Gerber

agerber@lpc.com.au

By 5pm Friday 24 February 2023

Melbourne CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Balanced Securities in relation to their Melbourne CBD office requirement. Balanced Securities has operated as a lender to the real estate property sector for almost 25 years and is currently located within the Melbourne CBD. For further information please visit their website balancedsecurities.com.au

The Requirement

Item	Comments
Type of Accommodation	“A” Grade or high “B” Grade office accommodation with services consistent with the PCA office matrix.
Lettable Area	An area of 200-250 sqm is required
Location	Melbourne CBD
Lease Commencement	A lease commencement date of 1 October 2023, with access provided 1 month prior to lease commencement with the ability to trade from the premises.
Lease Term	An initial lease term of 3 years will be considered with option/s. Possibility of a 5-year term with a break clause.
Condition	Professional building with good natural light. A requirement for fitted out space, with a preference for internal offices, boardroom, meeting room, kitchen, plus workstations. Submissions with existing fit outs should include floorplans in their submission.
Amenities	<ul style="list-style-type: none"> • High standard of building services • Individual access cards and 24/7 access, • Good accessibility to public transport and cafes, • High speed internet • End of trip facilities and 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.

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 **Adrian Gerber** | agerber@lpc.com.au | +61 409 001 004