



Expression of Interest Melbourne

On behalf of:

KBR

6 March 2023

Submissions to be lodged with:

Adrian Gerber

agerber@lpc.com.au

By 5pm Friday 17 March 2023

Melbourne CBD Accommodation

LPC has been appointed to act as Occupier Advisor for KBR in relation to their Melbourne CBD office requirement. KBR is a global consulting, technology, and engineering company across a wide range of markets from aerospace to cybersecurity.

For more information, please visit www.kbr.com/en-au

The Requirement

Item	Comments
Type of Accommodation	A grade office accommodation
Lettable Area	Subject to final space planning, an area of circa 2,500 – 3,000 sqm is required. The preference is to be located over 1 floor, or contiguous floors.
Location	Melbourne CBD / Southbank / Docklands (i.e., Collins and Bourke Street to Harbour Esplanade only).
Lease Commencement	A lease commencement date of 1 July 2024
Lease Term	An initial lease term of 7 years will be considered with option/s to renew.
Premises Condition	High quality modern open plan fitted space with inter-connecting stairs (if located over multiple floors), and refurbished spaces will be considered.
Access for Fit-out	Access will be required no later than 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
Contraction/Expansions	Expansion / contraction rights are required during the lease term.
Energy Rating	The preference is for not less than a 4.0-star NABERS Energy and Water rating building.
Green Star Rating	The preference is for the building to contain a Green Star rating, however not essential.
Signage	Directory signage is required and building signage would also be considered.
End of Trip / Third Party Space	High-quality end of trip facilities and third-party spaces are required.
Car Parking & Other	Onsite parking is required within the building plus access to nearby multi-deck parking. Please advise the numbers of spaces that can be made available for the space. Buildings that can also offer onsite charging stations for electrical vehicles will be well regarded.
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, 17 March 2023.

Submissions are to be lodged with **Adrian Gerber | agerber@lpc.com.au | 1300 415 215**