



Expression of Interest Melbourne CBD

On behalf of:

Flex Physio

14 March 2023

Submissions to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

By 5pm Wednesday, 22 March 2023

Melbourne CBD Accommodation

LPC has been appointed to act as a representative for Flex Physio in relation to their Melbourne CBD requirement.

Established in 2008, Flex Sports Physiotherapy has a 15-year history of providing high quality healthcare within Melbourne's CBD. Our services comprise Sports Physiotherapy, Clinical Pilates, Myotherapy and Remedial Massage. We have a strong and trusted reputation for clinical excellence, skilled and compassionate care.

The Requirement

Item	Comments
Type of Accommodation	A grade office accommodation that provides high quality services, good level of natural light, preferably with strong outdoor connections, end of trip facilities. Heritage, character buildings will be also considered.
Lettable Area	Requirement of circa 200 to 300 sqm
Location	Melbourne CBD Western Core, with a strong preference for area bounded by Elizabeth Street and William Street and Flinders Lane and Little Bourke Streets.
Lease Commencement	A lease commencement date of 1 April 2024.
Lease Term	An initial lease term of 3 years will be considered with multiple 3-year option/s.
Access for Fit-out	Where a fitout is required, 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 fitout works
Consultants Fees	Our client requires reimbursement of their professional tenant 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.



Melbourne CBD Accommodation

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 Wednesday, 22 March 2023.

Submissions are to be lodged with
1300 415 215

Dylan O'Donnell | dodonnell@lpc.com.au