

A blue magnifying glass icon with a white handle and a yellow and orange circular element inside the lens, positioned to the right of the main title.

Expression of Interest Sydney CBD

On behalf of:

Teachers Health

17 March 2023

Submissions to be lodged with:

Ed Andrews

eandrews@lpc.com.au

By 5pm Thursday 30 March 2023

Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Teachers Health in relation to their Sydney CBD office requirement. Teachers Health is a leading not for profit health fund for education staff and their families. For further info please visit www.teachershealth.com.au

The Requirement

Item	Comments
Type of Accommodation	A character or graded building with quality services not less than A Grade standard as defined by the Property Council of Australia, as well as a high level of amenity including end of trip facilities, third spaces, cafes etc.
Lettable Area	Subject to final space planning an area of circa 3,500sqm (+/- 25%) is required, with the ability to expand and contract.
Location	Sydney CBD (south of Park St), Surry Hills and Everleigh.
Lease Commencement	A lease commencement date of 1 July 2025 anticipated.
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 collaboration and quiet zones.
Access for Fit-out	A minimum of 8 months early access for fitout is required, with the ability to trade from the premises upon the completion of the fitout works.
Contraction/Expansions	Buildings that can offer the opportunity to expand / contract during the lease term will be well regarded.
ESG	Sustainability is important, please confirm target ratings, including NABERS Energy and Water and other ESG credentials.
Car Parking & Storage	Please advise the number of reserved, non-reserved and visitor spaces that can be made 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.

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 Thursday 30 March 2023.

Submissions are to be lodged with

Ed Andrews | eandrews@lpc.com.au

1300 415 215