



# Expression of Interest Melbourne CBD

On behalf of:

**Clayton Utz**

23 May 2023

Submissions to be lodged with:

Dylan O'Donnell

[dodonnell@lpc.com.au](mailto:dodonnell@lpc.com.au)

By 5pm Friday 9 June 2023

## Melbourne CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Clayton Utz in relation to their Melbourne CBD office requirement. Clayton Utz is a leading Australian law firm operating for over 180 years in both the public and private sector. For further information please visit their website [www.claytonutz.com](http://www.claytonutz.com)

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	Premium or high “A” Grade office accommodation with services consistent with the PCA office matrix.
<b>Lettable Area</b>	Subject to final space planning an area of circa 7,000 sqm is required, with the ability to expand and contract by 25% prior to the Lease Commencement.
<b>Location</b>	Melbourne CBD
<b>Lease Commencement</b>	A lease commencement date of 1 October 2026.
<b>Lease Term</b>	An initial lease term of 10 years will be considered with option/s.
<b>Access for Fit-out</b>	Access for fitout will be required 9 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
<b>Contraction/Expansions</b>	Buildings that can offer the opportunity to expand / contract during the lease term would be well regarded.
<b>Energy Rating</b>	Sustainability is important, please confirm target ratings, including NABERS Energy and Water.
<b>Car Parking &amp; Storage</b>	Please advise the number of exclusive and dedicated spaces available.
<b>Consultants Fees</b>	Our client requires reimbursement of professional occupier advisory fees.
<b>Agent Appointments</b>	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 9 June 2023.

Submissions are to be lodged with

Dylan O'Donnell | [dodonnell@lpc.com.au](mailto:dodonnell@lpc.com.au) |  
1300 415 215