



Expression of Interest

Perth CBD

On behalf of:

Sia Partners

6 October 2023

Submissions to be lodged with:

John Adcock

jadcock@lpc.com.au

By 5pm Friday 13 October 2023

Perth CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Sia Partners in relation to their Perth CBD office requirement. Sia Partners is a next-generation consulting firm focused on delivering superior value and tangible results to its clients as they navigate the digital revolution. For further information please visit their website [Australia \(sia-partners.com\)](https://www.sia-partners.com)

The Requirement

Item	Comments
Type of Accommodation	Premium or high "A" Grade office accommodation with services consistent with the PCA office matrix and providing the highest standard on amenities and presentation.
Lettable Area	Subject to final space planning an area of circa 500-550 sqm is required, with expansion and contraction rights of 25% +/- during the Lease term.
Location	Perth CBD – west of William Street.
Lease Commencement	A lease commencement date of 1 May 2024.
Lease Term	An initial lease term of (five) 5 years, with two (2) options to renew for two (2) years each.
Access for Fit-out	Access for fit out will be required 4 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
Lease Flexibility	The provision for option terms and known contraction/expansion rights, and early termination rights will be an important consideration.
ESG	Sustainability is important, please provide details including NABERS Energy and Water ratings.
Car Parking & Storage	5-6 Car bays required - Please advise the number of exclusive and dedicated spaces available.
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, 13 October 2023.

Submissions are to be lodged with **John Adcock** | jadcock@lpc.com.au | +61 413 279 301