



Expression of Interest North West Sydney

On behalf of:

Anglicare

11 October 2023

Submissions to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm Tuesday 24 October 2023

North West Sydney Accommodation

Anglicare Sydney is a Christian not-for-profit supporting people at all stages of life across the greater Sydney and Illawarra regions. For over 160 years Anglicare has been serving those in need - providing care to older people and services to the vulnerable. Today they employ 4,000 staff and serve alongside 2,000 volunteers.

For further information please visit their website <https://www.anglicare.org.au/>

The Requirement

Item	Comments
Type of Accommodation	Quality office accommodation consistent with PCA A grade office matrix.
Lettable Area	Subject to final space planning an area of between 1,100 to 2,400 sqm is required, with expansion and contraction rights of up 50% +/- during the lease term. The preference is to be located over a single floor, and no more than two floors that are well connected visually (ie inter-connecting stairs).
Location	A building that is within walking distance to public transport is essential. First preference: Norwest and Macquarie Park. Second preference: Parramatta and St Leonards / Crows Nest.
Lease Commencement	A lease commencement date of 1 April 2025.
Lease Term	An initial lease term of up to 10 years will be considered.
Lease Flexibility	The provision for option terms and known contraction/expansion rights, and early termination rights at any time from the expiration of year 5 is a requirement.
Access for Fit-out	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.
Ideal Fitout	<p>Premises that benefit from a high quality modern open plan collaborative fitout consistent with the requirements outlined below will be well regarded, however, consideration will also be given to refurbished premises (devoid of any fitout).</p> <p>The ideal fitout is an activity or task-based fitout, consisting of a range of spaces including approximately:</p> <ul style="list-style-type: none"> • 100 to 210 workstations (no offices) • 8 quiet rooms • 6 meeting rooms (various sizes) • Various collaboration spaces • 1 x Boardroom (18 pp) • Front of house (possibly integrated within the breakout area) • Large breakout/kitchen area • Wellness room, utility, and support spaces.
Energy Rating	Sustainability is important, please confirm the current building ratings and targets, including in particular NABERS Energy and Water as well as Net Zero Carbon targets and availability of electric vehicle charging.

Car Parking & Storage

Please confirm the number of exclusive and dedicated car spaces that can be made available. There is currently a high car parking utilisation.

Other Tenants

Please confirm the names of other tenants within the building and precinct.

Amenity

Please confirm the amenity available within the building and precinct. Our client will be focused on ensuring that the building and precinct benefit from a high level of amenity and contribute to attracting and retaining staff. As a minimum the amenity will provide:

- Cafes
- Take away and dining opportunities
- End of trip facilities (shower / bike racks etc)
- Gyms and exercise rooms and spaces
- Access to green spaces and parks etc.
- Childcare

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 Tuesday 24 October 2023.

Submissions are to be lodged with **Edward Andrews | eandrews@lpc.com.au | +61 421 239 021**