



Expression of Interest Sydney CBD

On behalf of:

Confidential

17 October 2023

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

**By 5pm Wednesday 25 October
2023**

Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Confidential Tech company in relation to their Sydney CBD office requirement.

The Requirement

| Item | Comments |
|------------------------------|---|
| Type of Accommodation | A Grade building with good natural light |
| Lettable Area | Circa 300-400 sqm |
| Location | Sydney CBD, bounded by Bridge Street to the north, Elizabeth Street to the east, Park Street to the south, and Sussex Street to the west. |
| Lease Commencement | A lease commencement date in Q1 2024 |
| Lease Term | 2 years |
| Premises Condition | An existing fitout – preference for modern, open plan fitout including: 25 to 40 workstations, boardroom, 2-3 meeting rooms (6 -8 pax), 2 x phone rooms/booths, small welcome point, breakout / kitchen, storage and lockers. |
| Access for Fit-out | Subject to the extent of Tenant works, 1 to 2 months early access for fitout is required, with the ability to trade from the premises upon the completion of the fitout works. |
| ESG | Please confirm target ratings, including NABERS Energy and Water and other ESG credentials. |
| Car Parking | Please advise the number of reserved, non-reserved and visitor spaces that can be made available. |
| Third Spaces | Buildings that can offer third spaces will be well regarded. |
| Consultant Cost | The tenant requires reimbursement of tenant consultant fees from the successful landlord. |



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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 Wednesday October 25, 2023.

Submissions are to be lodged with

Gillian Heath | gheath@lpc.com.au

1300 415 215