



Expression of Interest

Perth CBD

On behalf of:

Undisclosed Client

20 October 2023

Submissions to be lodged with:

John Adcock

jadcock@lpc.com.au

By 5pm Friday, 3 November 2023

Perth CBD Accommodation

LPC has been appointed to act as Occupier Advisor for an undisclosed client in relation to their Perth CBD office requirement.

The Requirement

Item	Comments
Type of Accommodation	Premium or high “A” Grade office accommodation with services consistent with the PCA office matrix.
Lettable Area	<p>Subject to final space planning an area of circa 1,100 to 1,300 sqm is required, with expansion and contraction rights of 25% +/- during the Lease term.</p> <p>Our client would look favourably upon 100-150 sqm of the space requirement being available in a ground floor tenancy.</p>
Location	Perth CBD
Lease Commencement	Flexible with lease commencement date of Q3, 2024.
Lease Term	An initial lease term of 5-10 years, subject to reasonable expansion / contraction / early termination provisions.
Fit-out and Access	Access for fitout will be required 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
Premises Condition	<p>Our client’s preference is to utilise an existing modern fitout needing minimal alterations. The ideal fitout will comprise of:</p> <ul style="list-style-type: none"> • 100 workstations (ideally Sit to Stand) • Meeting rooms (including 16 pax board room, 2 x 8 pax rooms, 3 x 4 pax rooms) • Collaboration spaces throughout, various types • 6 x quiet rooms • Small reception • Large breakout / kitchen facility • A ground floor tenancy or separate room of approx. 100-150 sqm with lift lobby exposure.
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

Our client has a potential high requirement for car parking, please specify the number of spaces and cost available in the building, and any adjoining car parks that could be utilised.

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 Friday, 3 November 2023.

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