



Expression of Interest Canberra

On behalf of:

KBR

10 November 2023

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm Friday, 1 December 2023

Canberra Accommodation

LPC has been appointed to act as Occupier Advisor for KBR in relation to their Canberra office requirement. KBR is a global consulting, technology, and engineering company across a wide range of markets from aerospace to cybersecurity.

For more information, please visit www.kbr.com/en-au

The Requirement

Item	Comments
Type of Accommodation	A grade office accommodation
Lettable Area	Subject to final space planning, an area of circa 2,000 – 2,200 sqm is required. The preference is to be located over 1 floor, or contiguous floors.
Location	Canberra CBD & Canberra Airport
Lease Commencement	A lease commencement date of Q3, 2025. An earlier Lease Commencement will also be considered subject to no double rent.
Lease Term	An initial lease term of 5 years will be considered with option/s to renew.
Premises Condition	High quality modern open plan fitted space with inter-connecting stairs (if located over multiple floors), and refurbished spaces will be considered.
Access for Fit-out	Access will be required no later than 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
Contraction/Expansions	Expansion / contraction rights are required during the lease term.
Energy Rating	The preference is for not less than a 4.0-star NABERS Energy and Water rating building.
Green Star Rating	The preference is for the building to contain a Green Star rating, however not essential.
Signage	Directory signage is required and building signage would also be considered.
Security	Premises that meet ASIO T4 security requirements of a Zone 4 with associated Defence Physical Security Certification and Accreditation (AE995) will be highly regarded.
End of Trip / Third Party Space	On site end of trip facilities and third-party spaces will be well regarded.
Car Parking & Other	Onsite parking is required within the building or site, plus access to nearby parking. Please advise the numbers of spaces that can be made available for the space. Building can also offer onsite charging stations for electrical vehicle will be well regarded.

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, 1 December 2023.

Submissions are to be lodged with Gillian Heath | gheath@lpc.com.au | 1300 415 215