

A magnifying glass icon with a blue handle and a blue circular lens. Inside the lens, there are two curved lines, one orange and one yellow, suggesting a search or focus function.

Expression of Interest Melbourne CBD

On behalf of:

Confidential Client

30 January 2024

Submissions to be lodged with:

Adrian Gerber

agerber@lpc.com.au

By 5pm Friday 9 February 2024

Melbourne CBD Accommodation

LPC has been appointed to act as Occupier Advisor for a confidential client in relation to their Melbourne CBD office requirement.

The Requirement

Item	Comments
Type of Accommodation	Premium or "A" Grade office accommodation with services consistent with the PCA office matrix.
Lettable Area	Subject to final space planning an area of circa 3,000 sqm is required, with the ability to expand and contract by 25% prior to the Lease Commencement.
Location	Melbourne CBD and Docklands (i.e. Collins and Bourke Street to Harbour Esplanade only). Locations close to train stations will be well regarded.
Lease Commencement	A lease commencement date of 1 June 2027. An earlier commencement date may be considered without double rent.
Lease Term	An initial lease term of 7 years will be considered with option/s.
Access for Fit-out	A turn-key fitout is preferred. Alternatively 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.
Contraction/Expansions	Buildings that can offer the opportunity to expand / contract during the lease term will be well regarded.
Building Amenities	High quality end of trip facilities and third-party spaces are required. Excellent natural light and access to outdoor spaces are preferred.
Energy Rating	Sustainability is important, please confirm target ratings, including NABERS Energy and Water.
Car Parking & Storage	Parking within the building is preferred. Please advise the number of exclusive and dedicated spaces available.
Consultants Fees	Our client requires reimbursement of 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 9 February 2024.

Submissions are to be lodged with: **Adrian Gerber | agerber@lpc.com.au | 0409001004**