

A blue magnifying glass icon with a yellow handle and a yellow dot in the center, positioned to the right of the main title.

# Expression of Interest

## A Grade Suburban Office

On behalf of:

**BaptistCare**

13 February 2024

Submissions to be lodged with:

John Adcock

[jadcock@lpc.com.au](mailto:jadcock@lpc.com.au)

By 5pm Friday, 1 March 2024

**Suburban/Fringe Perth CBD Accommodation**

LPC has been appointed to act as Occupier Advisor for Baptiste Care in relation to its Suburban/Frings Perth CBD office requirement.

**The Requirement**

<b>Item</b>	<b>Comments</b>
<b>Type of Accommodation</b>	Good quality “A” Grade office accommodation with services consistent with the PCA office matrix.
<b>Lettable Area</b>	Subject to final space planning an area of circa 1,200 -1,300 sqm is required, with expansion and contraction rights of 25% +/- during the Lease term.
<b>Location</b>	Inner Suburban
<b>Lease Commencement</b>	Flexible with lease commencement date of Q3, 2024 or beyond.
<b>Lease Term</b>	An initial lease term of 5-10 years plus Options subject to reasonable expansion / contraction /early termination provisions.
<b>Fit-out and Access</b>	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.
<b>Premises Condition</b>	Our client’s preference is to utilise an existing modern fitout needing minimal alterations. The ideal fitout will comprise of: <ul style="list-style-type: none"> <li>• 100 workstations (ideally Sit to Stand)</li> <li>• Meeting rooms (including 16 pax board room, 2 x 8 pax rooms, 3 x 4 pax rooms)</li> <li>• Collaboration spaces throughout</li> <li>• 6 x quiet rooms</li> <li>• Small reception</li> <li>• Large breakout / kitchen facility</li> <li>• Potential for on/offsite training room</li> </ul>
<b>Lease Flexibility</b>	The provision for option terms and known contraction/expansion rights, and early termination rights will be an important consideration.
<b>ESG</b>	Sustainability is important, please provide details including NABERS Energy and Water ratings.
<b>Car Parking &amp; Storage</b>	BaptistCare has a requirement for on-site car parking for at least 65 vehicles (10 of which must be secure overnight).



## BaptistCare – Expression of Interest A Grade Suburban Office Accommodation

Please specify the number of spaces and cost available in the building, and any adjoining car parks that could be utilised.

### Consultants Fees

BaptistCare 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 March 2024.

Submissions are to be lodged with John Adcock | [jadcock@lpc.com.au](mailto:jadcock@lpc.com.au) | +61 413 279 301