



Expression of Interest Adelaide CBD

On behalf of:

Aon

19 February 2024

Submissions to be lodged with:

Julie Thomas

jthomas@lpc.com.au

By 5pm Friday 1 March 2024

Adelaide CBD Accommodation

Aon is a leading global professional services firm providing a broad range of risk, retirement, and health solutions. 50,000 colleagues in 120 countries empower results for their clients by using proprietary data and analytics to deliver insights that reduce volatility and improve performance.

For further information please visit their website <https://www.aon.com.au/australia/default.jsp>

The Requirement

Item	Comments
Type of Accommodation	Quality office accommodation consistent with PCA A grade office matrix.
Lettable Area	Subject to final space planning an area of between 800 - 900sqm is required, with expansion and contraction rights of up 50% +/- during the lease term. The preference is to be located over a single floor.
Location	Adelaide CBD Core
Lease Commencement	A lease commencement date of 1 July 2025.
Lease Term	An initial lease term of up to 10 years will be considered.
Lease Flexibility	The provision for option terms and known contraction/expansion rights, and early termination rights at any time from the expiration of year 5 is a requirement.
Access for Fit-out	Flexible, however, access for fitout up to 9 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works will be viewed favorably.
Ideal Fitout	<p>Premises that benefit from a high quality modern open plan collaborative fitout consistent with the requirements outlined below will be well regarded, however, consideration will also be given to refurbished premises (devoid of any fitout).</p> <p>The ideal fitout consists of the following:</p> <ul style="list-style-type: none"> • 55-60 workstations (no offices) • Quiet rooms / phone booths • Meeting rooms (various sizes to accommodate 4-8 pp) • Boardroom (18 pp) • Various collaboration spaces • Front of house ideally integrated within the breakout area • Utility and support spaces (including 80 lockers)
Energy Rating	Sustainability is important, please confirm the current building ratings and targets, including in particular NABERS Energy and Water as well as Net Zero Carbon targets and availability of electric vehicle charging.

Car Parking & Storage

Please confirm the number of exclusive and dedicated car spaces that can be made available.

Other Tenants

Please confirm the names of other tenants within the building and precinct.

Amenity

Please confirm the amenity available within the building and precinct. Our client will be focused on ensuring that the building and precinct benefit from a high level of amenity and contribute to attracting and retaining staff. As a minimum the amenity will provide:

- F&B (inc Cafes)
- End of trip facilities
- Gyms and exercise rooms and spaces
- Childcare

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 March 2024.

Submissions are to be lodged with **Julie Thomas** | jthomas@lpc.com.au | +61 431 844 065