



Expression of Interest Brisbane CBD

On behalf of:

Wotton + Kearney

13 March 2024

Submissions to be lodged with:

submissions@lpc.com.au

Edward Andrews

eandrews@lpc.com.au

By 5pm Wednesday 27 March 2024

Brisbane CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Wotton + Kearney in relation to their Brisbane CBD office requirement. Wotton + Kearney is Australasia’s leading specialised insurance and risk law firm representing the world’s largest insurers and re-insures as well as individual directors and officers. For further information please visit their website www.wottonkearney.com.au

The Requirement

Item	Comments
Type of Accommodation	Premium or high “A” Grade office accommodation with services consistent with the PCA office matrix.
Lettable Area	Subject to final space planning an area of between 800 – 1,200 sqm is required, subject to space planning with expansion and contraction rights of up 50% +/- during the lease term.
Location	Brisbane CBD
Lease Commencement	A lease commencement date of 1 May 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 are a requirement.
Access for Fit-out	Flexible, however, access for fitout up to 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works will be viewed favorably.
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.
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 and gym/fitness.
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 Wednesday 27 March 2024.

Submissions are to be lodged with

submissions@lpc.com.au

Edward Andrews | eandrews@lpc.com.au | +61 421 239 021