

lpc cresa 



Expression of Interest Inner City Accommodation



On behalf of:

Laureate International Universities

29 August 2019

Submission to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm, 6 September 2019

Melbourne Inner City Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for Laureate International Universities in relation to their Inner City/City Fringe accommodation requirements.

Laureate International Universities provides higher education in order to transform lives and make a positive and enduring impact on the communities they serve. Laureate collaborates with industry leaders to provide students with the skills and experience that is relevant to what employers are looking for. For further information, please visit <https://www.laureate.net/>

The Requirement

Item	Comments
Type of Accommodation	Good quality accommodation that provides high quality services in a character style building distinct from a standard commercial offering.
Lease Type	Direct lease is preferred.
Lettable Area	3,000 sqm – 5,000 sqm
Location	Melbourne Inner City / City Fringe
Condition	Both existing fit outs and fully refurbished space will be considered.
Lease Term / Access for Fit-out	A lease commencement date upon completion of fitout works, circa mid-2020. A lease term of 10 years will be considered with options for renewal.
Contraction/ Expansion	Buildings that can offer the opportunity to expand / contract during the lease term would be well regarded.
Other Factors	Other factors to be considered favourable include: <ol style="list-style-type: none"> 1. A high standard of natural light, outdoor space/ terrace area, 2. High quality building facilities and finishes, 3. High quality base building services, 4. Large floor plates – preferably greater than 1,250 sqm 5. Good accessibility to public transport (i.e. railway station), 6. Amenity in and surrounding the building (i.e. cafes and restaurants), 7. Must have 9B zoning

Melbourne Inner City Accommodation**Energy Rating**

The preference is for not less than a 4.0-star NABERS Energy rating building. Whilst this rating is desirable, this preference is not set in stone and other lesser rated buildings might be considered.

**Consultants Fees
(LPC Cresa)**

Our client requires reimbursement of their professional occupier advisory fees.

Agent Appointments

LPC Cresa will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

Lodgment 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 6 September 2019.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au
(02) 9235 1300