



# Expression of Interest Sydney CBD

On behalf of:

**Centennial Coal**

22 March 2024

Submissions to be lodged with:

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

Edward Andrews

By 5pm Wednesday 3 April 2024

## Sydney CBD Accommodation

Established in 1989 and listed on the Australian Securities Exchange in 1994, Centennial was a coal mining and marketing company supplying thermal coal to the domestic and export markets. From our small beginnings in 1989 and a \$20 million listing in 1994, Centennial grew to be a top S&P/ASX 100 company. Centennial is transitioning from an organisation based solely on coal to a diversified energy company with three pillars: Energy Resources, Energy Technology and Energy Generation.

For further information please visit their website <https://www.centennialcoal.com.au/>

## The Requirement

Item	Comments
<b>Type of Accommodation</b>	Quality office accommodation consistent with PCA high B grade office matrix.
<b>Lettable Area</b>	Subject to final space planning an area of between 500 - 600 sqm is required, with expansion and contraction rights of up 50% +/- during the lease term.
<b>Location</b>	Sydney CBD bounded by: <ul style="list-style-type: none"> <li>• Martin Place to the North,</li> <li>• Park/Druitt Street to the South,</li> <li>• George Street, to the East, and</li> <li>• Sussex Street to the West</li> </ul>
<b>Lease Commencement</b>	A lease commencement date of 1 February 2025.
<b>Lease Term</b>	An initial lease term of up to 5 - 7 years will be considered.
<b>Lease Flexibility</b>	The provision for option terms and known contraction/expansion rights, and early termination rights are a requirement.
<b>Access for Fit-out</b>	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.
<b>Ideal Fitout</b>	<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"> <li>• 40-50 workstations</li> <li>• 4-8 offices</li> <li>• Quiet rooms / phone booths</li> <li>• Meeting rooms (various sizes to accommodate 4-8 pp)</li> <li>• Boardroom (18 pp)</li> <li>• Various collaboration spaces</li> <li>• Front of house ideally integrated within the breakout area</li> <li>• Utility and support spaces (including lockers)</li> </ul>

### 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
- 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 Wednesday 3 April 2024.

Submissions are to be lodged with

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

Edward Andrews | [eandrews@lpc.com.au](mailto:eandrews@lpc.com.au) | +61 421 239 021