

**lpc cresa** 



# **Expression of Interest Sydney CBD Accommodation**



Prepared for:



20 September 2019

Submission to be lodged with:

Edward Andrews

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By 5pm, 4 October 2019

Lpc Cresa has been appointed to act as Occupier Advisor for SurveyMonkey in relation to their Sydney CBD office accommodation requirements.

SurveyMonkey’s mission is to power curious individuals and organizations to measure, benchmark and act on the opinions that drive success. The company’s People Powered Data platform enables conversations at scale to deliver impactful customer, employee and market insights. The company’s 850+ employees are dedicated to fueling the curiosity of over 17 million active users globally. SurveyMonkey process 20 million questions daily for organisations all around the world. For further information, please visit <https://www.surveymonkey.com>.

## The Requirement

Item	Comments
<b>Current Location</b>	Level 12, 20 Bridge Street, Sydney NSW
<b>Type of Accommodation</b>	“A” Grade standard office accommodation
<b>Lease Type</b>	Direct and sublease options will be considered
<b>Lettable Area</b>	650 – 700 sqm over a single floor
<b>Location</b>	Sydney CBD
<b>Condition</b>	<p>Preference for fitted premises, however refurbished open plan will be considered.</p> <p>The fitted premises to accommodate up to 50 personnel in an open plan area with the following features;</p> <ul style="list-style-type: none"> <li>(50) bench-style desks</li> <li>(2) large meeting rooms (for 8-10 people)</li> <li>(3-4) huddle rooms (for 3-5 people)</li> <li>(4) phone/quiet rooms</li> <li>(1) wellness room</li> <li>Kitchen with breakout</li> <li>(1) game room</li> <li>(1) comms room</li> <li>Lounge space &amp; ancillary seating</li> </ul>

**Lease Term /  
Access for Fit-out**

An initial lease term of five (5) years is required, with an option for renewal of three (3) years.

If sublease, sublease terms of three (3) years onwards will be looked at. Access for fit out works will be required no later than four (4) months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.

**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:

1. A high standard of natural light,
2. Outdoor space/ terrace area,
3. End of trip facilities,
4. Good accessibility to public transport (i.e. railway station),
5. Amenity in and surrounding the building (i.e. cafes and restaurants).
6. Good street presence and lobby experience.

**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.

## 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 4 October 2019.

Submissions are to be lodged with

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