



Expression of Interest Gold Coast

On behalf of:

Teachers Health

8 April 2024

Submissions to be lodged with:

Submissions@lpc.com.au

Adrian Gerber

By 5pm Friday 19 April 2024

Gold Coast Accommodation

LPC has been appointed to act as Occupier Advisor for Teachers Health in relation to their Gold Coast office requirement. Teachers Health is a leading not for profit health fund for education staff and their families. For further info please visit www.teachershealth.com.au

The Requirement

Item	Comments
Type of Accommodation	Lease or Purchase ground floor office / retail premises.
Lettable Area	Subject to final space planning an area of between 200 - 220 sqm is required.
Location	Gold Coast, specifically Palm Beach, Tugan Beach, Coolangatta
Lease Commencement	Q3 2024
Lease Term	An initial lease term of up to 5 years will be considered.
Lease Flexibility	The provision for option terms 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.
Car Parking	Please confirm the number of exclusive and dedicated car spaces that can be made available.
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 19 April 2024.

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