



Expression of Interest Canberra

On behalf of:

Clayton Utz

15 April 2024

Submissions to be lodged with:

submissions@lpc.com.au

Attn: Gillian Heath

By 5pm Friday 3 May 2024

Canberra Accommodation

LPC has been appointed to act as Occupier Advisor for Clayton Utz in relation to their Canberra office requirement. Clayton Utz is a leading Australian law firm operating for over 180 years in both the public and private sector. For further information please visit their website www.claytonutz.com

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 circa 2,300 sqm is required, with the ability to expand and contract by 25% prior to the Lease Commencement.
Location	Canberra Civic
Lease Commencement	A lease commencement date from 1 February 2026 will be considered (but to be no later than 1 July 2028).
Lease Term	An initial lease term of 10 years will be considered with option/s.
Access for Fit-out	Access for fitout will be required 9 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
Contraction/Expansions	Buildings that can offer the opportunity to expand / contract during the lease term would be well regarded.
Energy Rating	Sustainability is important, please confirm target ratings, including NABERS Energy and Water.
Car Parking & Storage	Please advise the number of exclusive and dedicated spaces available.
Consultants Fees	Our client requires reimbursement of 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 3 May 2024

Submissions are to be lodged with submissions@lpc.com.au
Gillian Heath
1300 415 215