



# Expression of Interest Perth CBD

**On behalf of:**



**31 May 2024**

**Submissions to be lodged with:**

**Graham Postma**

**[gpostma@lpc.com.au](mailto:gpostma@lpc.com.au)**

**By 5pm Friday 7 June 2024**

## Perth CBD Office Accommodation

LPC has been appointed to represent Norwegian Geotechnical Institute (NGI) in relation to their requirement for Perth CBD office accommodation. NGI is an independent research centre in the field of geotechnical engineering and the engineering geosciences. For further information please visit their website [www.ngi.no/perth](http://www.ngi.no/perth).

### The Requirement

Item	Comments
Type of Accommodation	<p>“A” Grade or high “B” grade office accommodation with services consistent with the PCA office matrix.</p> <p>Buildings with common / shared meeting rooms and or co-working facilities, quality end of trip facilities and an abundance of natural light will be highly regarded.</p>
Lettable Area	Subject to final space planning, an area of approx. 350sqm to 400sqm is required.
Location	Perth CBD, west of Barrack Street. <b>views, proximity</b> to public transport, ease of access to the Freeways will be highly regarded.
Lease Commencement	A lease commencement date of 1 March 2025, with access prior.
Lease Term	An initial lease term of 5 years, with options.
Condition	<p>Our client’s preference is for fitted out space with minimal alteration required, the general parameters of which are as follows:</p> <ul style="list-style-type: none"> <li>• Unmanned reception</li> <li>• Boardroom for 16-20 pax</li> <li>• 1 x 2pax, 1x6pax meeting rooms</li> <li>• 3 executive offices</li> <li>• 18+ workstations (sit to stand)</li> <li>• Phone booth and quiet room</li> <li>• Staff break out / kitchen area</li> <li>• Document control / utilities / printer area</li> <li>• Collaboration space</li> <li>• Storeroom / file storage units.</li> </ul> <p>Open plan refurbished space will also be considered.</p>
Access for Fit-out	Where a fitout is required, access for fitout will be required at least 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works. Where an existing fitout is in place, the earlier access would be dependent on the level of alterations required.

**Lease Flexibility**

The provision for option terms and known contraction/expansion rights, will be an important consideration.

**Car Parking**

Please advise the number of exclusive and dedicated spaces available.

**Energy Rating**

Sustainability is important, please provide details including NABERS Energy and Water ratings.

**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 to nominate and complete a checklist with the details of premises that meet our client's requirements. Details to be submitted via email by 5:00pm Friday, 7 June 2024.

**Submissions are to be lodged with**

**Graham Postma | [gpostma@lpc.com.au](mailto:gpostma@lpc.com.au)**

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