



Expression of Interest Sydney CBD

On behalf of:

Undisclosed

12 June 2024

Submissions to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm Friday 21 June 2024

Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for an undisclosed client in relation to their Sydney CBD office requirement.

The Requirement

Item	Comments
Type of Accommodation	Good quality A grade office accommodation that provides high quality services.
Lettable Area	Requirement of circa 250 sqm.
Location	<p>Sydney CBD Core bounded by:</p> <ul style="list-style-type: none"> • Circular Quay to the North • Macquarie Street to the East • George Street to the West • King Street to the South
Lease Commencement	A lease commencement date of Q2, 2025.
Lease Term	An initial lease term of 3-5 years will be considered with option/s.
Condition	<p>Premises with both refurbished and existing modern open plan fitouts will be considered.</p> <p>The ideal configuration would comprise:</p> <ul style="list-style-type: none"> ▪ 1 x boardroom (20 pax) ▪ Multiple break out/ meeting rooms ▪ Kitchen / breakout ▪ Small reception area ▪ Provision for IT server ▪ 12-15 Workstations, subject to space planning
Access for Fitout	Where a fitout is required, 3-4 months prior access will be required, with the ability to trade from the premises upon the completion of the fitout works and prior to the lease commencement date. Where an existing fitout is in place, the earlier access would be dependent on the level of alterations required.
Parking	Please confirm car parking availability.

Energy Rating

Sustainability is important, please confirm target ratings including NABERS Energy and Water ratings. Buildings that are fully electronic will be well regarded.

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 21 June 2024.

Submissions are to be lodged with**submissions@lpc.com.au****Edward Andrews | eandrews@lpc.com.au****+61 421 239 021**