

lpc cresa 



Expression of Interest
Sydney Accommodation



Prepared on behalf of:

workforce
SOFTWARE

Submission to be lodged with:
Edward Andrews
eandrews@lpc.com.au
By 5pm, 30 October 2019

Sydney CBD | North Sydney

LPC Cresa has been appointed to act as Occupier Advisor for Workforce Software in relation to their Sydney CBD office accommodation requirement.

WorkForce Software (WFS) is a cloud-based workforce management provider that enables businesses to digitize time and attendance processes, optimize employee rostering, simplify absence manager and gain strategic business insight. WFS is in 60+ countries worldwide which allows them to provide an implementation methodology and packaged best practices that makes workforce management projects fast and efficient. For further information, please visit <https://www.wfsaustralia.com/>

The Requirement

Item	Comments
Current Location	Level 4, 69 Regent Street, Sydney NSW
Type of Accommodation	B Grade
Lease Type	Direct and sublease options will be considered
Lettable Area	500 – 600 sqm over a single floor
Location	Sydney CBD & North Sydney CBD
Condition	<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 are with the following features;</p> <ul style="list-style-type: none"> (50) workstations (1) large boardroom (2-3) offices (2-3) meeting rooms (1) Training room Kitchen with breakout
Lease Term / Access for Fit-out	<p>A lease commencement date of 1 May 2020 is anticipated. 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.</p> <p>A lease term of 3 years will be considered with a series of 3-year options.</p>

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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. Good accessibility to public transport (i.e. railway station),
3. Amenity in and surrounding the building (i.e. cafes and restaurants).
4. End of trip facilities,

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.

Lodgment 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 Wednesday 30 October 2019.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au
(02) 9235 1300