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lpc cresa



# Expression of Interest Sydney Accommodation



Prepared on behalf of:

**CPA GLOBAL<sup>®</sup>**

Submission to be lodged with:

Edward Andrews

[eandrews@lpc.com.au](mailto:eandrews@lpc.com.au)

By 5pm, 6 November 2019

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

CPA Global is the world’s leading intellectual property management and technology company. The business provides general, legal and intellectual property (IP) support services for its clients. CPA Global offers document review, contract management, and litigation support services, as well as intellectual property software, renewals and data management, research, and consulting services. For further information, please visit <https://www.cpaglobal.com/>

## The Requirement

| Item                                   | Comments   |
|--|--|
| <b>Current Location</b>                | Level 4, 10 Barrack Street, Sydney NSW   |
| <b>Type of Accommodation</b>           | A - B Grade  |
| <b>Lease Type</b>                      | Direct and sublease options will be considered   |
| <b>Lettable Area</b>                   | 500 – 700 sqm over a single floor  |
| <b>Location</b>                        | Sydney CBD   |
| <b>Condition</b>                       | <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"> <li>(50) workstations</li> <li>(1) large boardroom</li> <li>(2-3) meeting rooms</li> <li>(1) comms room</li> <li>(2) quiet rooms</li> <li>Kitchen with breakout</li> </ul> |
| <b>Lease Term / Access for Fit-out</b> | <p>A lease commencement date of 1 November 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 5 years will be considered with a series of 3-5-year options.</p>  |

**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 6 November 2019.

Submissions are to be lodged with

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