

lpc cresa 



Expression of Interest Sydney Accommodation



Prepared on behalf of:

AON

Submission to be lodged by:

5pm, 15 November 2019

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

Aon is a leading global professional services firm providing a broad range of risk, retirement and health solutions. Aon is powered by over 50,000 employees in 120 countries. Aon Australia comprises of circa 1,800 employees, operating from three businesses focusing on the management of risk – Aon Hewitt, Aon Risk Solutions and Aon Benfield. For more information please visit www.aon.com.au

The Requirement

| Item | Comments |
|---------------------------------------|---|
| Current Location | Levels 28, 30 - 34, 201 Kent Street, Sydney |
| Type of Accommodation | A Grade standard office accommodation with premium services to accommodate up to 1 person per 8 sqm (at 100% densities/occupancy). |
| Lease Type | Direct and sublease options will be considered |
| Lettable Area | Subject to final space planning an area of circa 6,000 sqm to 8,000 sqm is required. The preference is to be located over contiguous floors with floor plates of not less than 1,500 sqm. |
| Location | <p>Sydney CBD, location to be bounded by:</p> <ul style="list-style-type: none"> - Circular Quay to the North - Park Street to the South - Macquarie Street to the East - Sussex Street / Barangaroo to the West |
| Lease Term / Access for Fitout | <p>The anticipated lease commencement date is 1 July 2022. A lease term of 8 to 10 years with option/s will be considered.</p> <p>Access for fitout works will be required no later than Q4 2021, with the ability to trade from the premises upon the completion of fit out works.</p> |
| Car Parking | To be confirmed, please confirm parking availability and cost. |
| 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 Friday 15 November 2019.

Submissions are to be lodged with

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