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# Expression of Interest Perth Fringe CBD Office Accommodation

On behalf of:



July 2025

Submissions to be lodged with:

Graham Postma

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

By 5pm Thursday 17<sup>th</sup> July 2025

## Perth CBD Fringe Office / Clinical Accommodation

LPC has been appointed to represent DiabetesWA in relation to their Perth Head Office & Clinical premises requirement. DiabetesWA works to educate, inform, support and advocate on behalf of the thousands of West Australians living with diabetes and are the state's peak body for people living with diabetes. For further information please visit their website: [www.diabeteswa.com.au](http://www.diabeteswa.com.au)

### The Requirement

Item	Comments
Type of Accommodation	Good quality "B" grade office accommodation with services consistent with the PCA office matrix.
	DiabetesWA have a strong preference for options that offer: <ul style="list-style-type: none"> <li>• Ground Floor premises, which is compliant with the current BCA and DDA requirements.</li> <li>• Exposure to passing traffic with signage opportunities.</li> <li>• Access to public transport, particularly train, is required.</li> <li>• Public and tenant parking. Free on-site visitor parking will be highly regarded.</li> <li>• Easy access to freeways.</li> <li>• Proximity to retail, F&amp;B amenity, and other health services provider will be important considerations.</li> </ul>
	Buildings with quality end of trip facilities and an abundance of natural light will be highly regarded.
Lettable Area	Subject to final space planning, an area of approx. 750sqm to 850sqm is required.
Location	Within a 10-kilometre radius of the Perth CBD, including Leederville, Osborne Park, Belmont and Rivervale.  Please note Subiaco, Nedlands and western suburbs will not be considered.
Lease Commencement	DiabetesWA owns its current premises and therefore has flexibility in terms of the lease commencement date. Ideally, they wish to relocate by H1 2026.
Lease Term	An initial lease term of 5+ years, with options to renew will be required.

## Fitout Requirements

Our client requires a mix of client facing medical / clinical rooms, training rooms and associated areas along with commercial office space generally as per the attached notional plan.

Warm shell options will be considered. Premises with existing fitout may be considered, noting the specific requirements within the plan.

## Access for Fit-out

Access for fitout will be required 3-6 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 access would be dependent on the level of alterations required.

## Car Parking

DiabetesWA require 7 tenant car bays plus minimum of 2 visitor bays. Please advise the number of exclusive and dedicated spaces available and any associated costs.

## Energy Rating

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

## Consultants Fees

Our client requires reimbursement of their tenant advisory fees as part of any transaction.

## 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

Details to be submitted via email by 5:00pm Thursday, 17<sup>th</sup> July 2025.

**Submissions are to be lodged with**

**Graham Postma | [gpostma@lpc.com.au](mailto:gpostma@lpc.com.au)  
+61 412 926 166**