

A blue magnifying glass icon with a yellow and orange handle, positioned over the top right corner of the title box.

# Expression of Interest Perth CBD

**On behalf of:**

The GPA logo consists of a red parallelogram shape pointing to the right, with the white text 'GPA' inside.

**GPA**

**GPA Engineering**

**10 July 2025**

**Submissions to be lodged with:**

**Graham Postma**

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

**By 5pm Wednesday 16 July 2025**

## Perth CBD Office Accommodation

LPC has been appointed to represent GPA Engineering (GPA) in relation to their requirement for office accommodation within the Perth CBD. A highly experienced, multidisciplinary engineering and management firm, GPA has consulted and provided engineering, procurement and construction management (EPCM) services, since 1987. For further information please visit their website [www.gpaeng.com.au](http://www.gpaeng.com.au)

### The Requirement

Item	Comments
Type of Accommodation	<p>"A" grade office accommodation with services consistent with the PCA office matrix.</p> <p>Buildings with quality end of trip facilities, future expansion opportunities, common / shared meeting rooms and or co-working facilities, and an abundance of natural light will be highly regarded.</p>
Lettable Area	Subject to final space planning, an area of approx. 1,500sqm on a single level, is required.
Location	Perth CBD. Proximity to public transport, quality tenant amenity, and ease of access to the Freeways, will be highly regarded. Whilst GPA's preference if for a location west of Barrack Street, compelling options east of Barrack Street will be considered.
Lease Commencement	A lease commencement date of 1 October 2026, with access prior.
Lease Term	An initial lease term of 5 years, with options.
Condition	<p>Our client's preference is for a fitted space with minimal alteration required, the general parameters of which are as follows:</p> <ul style="list-style-type: none"> <li>• Reception / waiting area</li> <li>• Boardroom for 16-20 pax</li> <li>• A range of meeting rooms of 2pax to 12 pax</li> <li>• 1 executive office</li> <li>• 5 smaller offices</li> <li>• 120 workstations (sit to stand) and lockers</li> <li>• Phone booths and quiet rooms</li> <li>• Large staff break out / kitchen area</li> <li>• Document control / utilities / printer areas</li> <li>• Collaboration spaces</li> <li>• Storeroom / file storage units.</li> <li>• Comms room with supplementary air-conditioning</li> <li>• First aid/ Parents / prayer room/s</li> </ul> <p>Open plan refurbished space will also be considered.</p>

### Access for Fit-out

Where a fitout is required, access for fitout will be required at least nine (9) 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 earlier access would be dependent on the level of alterations required.

### Lease Flexibility

The provision for option terms and known contraction/expansion rights will be an important consideration.

### Car Parking

Please advise the number of exclusive and dedicated spaces available. Car parking options will be favourable but not essential.

### Energy Rating

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

### 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 to nominate and complete a checklist with the details of premises that meet our client's requirements. Details to be submitted via email by 5:00pm Wednesday, 17 July 2025.

Submissions are to be lodged with

Graham Postma | gpostma@lpc.com.au  
+61 412 926 166