



# Expression of Interest Sydney CBD

On behalf of:

**Confidential**

11 July 2025

Submissions to be lodged with:

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

By 5pm Wednesday, 16 July 2025

## Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for a confidential client in relation to their Sydney CBD office requirement.

### The Requirement

Item	Comments
Type of Accommodation	B+ grade office accommodation.
Lettable Area	An area of circa 200 sqm is required.
Location	Sydney CBD in close proximity to major transport infrastructure.
Rental Budget	Gross Effective Rent of ~\$150,000.
Lease Commencement	Within the next 3 months.
Lease Term	An initial lease term of 1 - 3 years will be considered with option/s to renew.
Premises Condition	Fitout is required, ideally with 20 workstations, boardroom, meeting rooms, quiet rooms and a kitchen / breakout.
Access for Fit-out	Access will be required no later than 1 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
Energy Rating	The preference is for not less than a 4.0-star NABERS Energy and Water rating building.
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 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, 16 July 2025

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