

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

# Expression of Interest Melbourne CBD

**On behalf of:**

**Confidential Client**

**Submissions to be lodged with:**

**Adrian Gerber**

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

**By 5pm, Tuesday 29 July 2025**

## Melbourne CBD Accommodation

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

### The Requirement

Item	Comments
Type of Accommodation	A/ Heritage Grade building with good natural light
Lettable Area	Circa 300 to 350sqm
Location	<p><b>1<sup>st</sup> Preference</b> East side of Elizabeth Street, towards the Paris end of Collins Street</p> <p><b>2<sup>nd</sup> Preference</b> Bounded by Lonsdale, Collins, Elizabeth and William Street/s.</p>
Lease Commencement	A lease commencement date in Q4, 2025
Lease Term	A lease term of 3 + 3 years with options to renew
Lease Type	Both direct lease and sublease options will be considered
Premises Condition	An existing fit out – Premises that contain a high quality fit out with approx. 35 workstations, boardroom, 2x meeting room. 4 quiet rooms, collaboration area, small reception, outdoor terrace/ balcony, and staff breakout area. The premises or building to have the ability to hold events.
Access for Fit-out	A minimum of 3 months early access for fitout is required, with the ability to trade from the premises upon the completion of the fitout works.
ESG	Sustainability is important, please confirm target ratings, including NABERS Energy and Water and other ESG credentials.
Car Parking	Please advise the number of reserved, non-reserved and visitor spaces that can be made available.
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, Tuesday 29 July 2025.

**Submissions are to be lodged with**

**Adrian Gerber | [agerber@lpc.com.au](mailto:agerber@lpc.com.au)**  
**1300 415 215**