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Expression of Interest Sydney CBD

On behalf of:

Gray Puksand

15 August 2025

Submissions to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm Friday, 22 August 2025

Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Gray Puksand in relation to their Sydney CBD office requirement. Founded in Melbourne more than 30 years ago, Gray Puksand has grown into a leading national architecture + design practice with studios across Brisbane, Canberra, Melbourne, and Sydney. For further information please visit their website <https://www.graypuksand.com.au/about-us/>

The Requirement

Item	Comments
Type of Accommodation	Unique and creative 'A' and 'B' Grade office accommodation with services consistent with the PCA office matrix.
Lettable Area	Subject to final space planning an area of around 550 to 650 sqm is required.
Location	Location bounded by Macquarie Street to the east, Park Street to the south, Sussex Street to the west and Circular Quay to the north.
Lease Commencement	A lease commencement date of 1 September 2026.
Lease Term	An initial lease term of 5 to 7 years will be considered, subject to lease flexibility.
Premises Condition	Warm or Cold shell refurbished space preferred, however, an existing fitout may be considered.
Access for Fit-out	Access will be required no later than 8 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
Lease Flexibility	The provision for flexibility in the lease will be required, including for growth and contraction.
ESG Rating	The preference is for a building with a high sustainability ratings.
Car Parking & Amenities	Car parking is not required. Please provide details of the building amenity including end of trip facilities and third spaces.
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 Friday, 22 August 2025

Submissions are to be lodged via email to submissions@lpc.com.au