



Expression of Interest

Melbourne (Eastern Region)

On behalf of:

Undisclosed Client

4 September 2025

Submissions to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

by 5pm Thursday 11 September 2025

Background

LPC has been appointed to act as tenant advisor for an undisclosed client operating in the health and aged care sector nationally. The below sets out high level details of their requirement, with further information to be provided to parties submitting properties that match the brief and are shortlisted for the next phase, being a formal request for lease proposal.

Item	Comments
Accommodation Type	Quality office accommodation
Lettable Area	Approximately 300 sqm.
Location	Preferred locations are Ringwood, Wantirna, Bayswater, Vermont, Mitcham, and Boronia
Target Lease Commencement Date	Q1 2026, with early access for occupation and trade
Description	<p>Fully fitted turnkey options only.</p> <ul style="list-style-type: none"> • 20 - 30 workstations in open plan format (preference for 1800 x 750 sized workstations and at least 8 sit to stand) • 1 x 6 pax meeting room • 1 x 12 pax meeting room • Kitchen / breakout area • Comms room • 10 x car spaces preferred
Lease Term	<p>An initial lease term of 5 years with option/s.</p> <p>A 7-year initial lease term may also be considered should there be adequate incentive</p>
Early Access	Early access will be required, with the ability to trade from the premises
Consultant's Fees	Reimbursement of tenant advisory fees required.
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 Thursday, 11 September 2025.

Submissions are to be lodged with

Dylan O'Donnell | dodonnell@lpc.com.au | +61 411 222 826