

The background of the entire page is a photograph of a modern, bright office space. It features long wooden tables with white ergonomic chairs, large windows on the left side looking out onto a city skyline, and a clean, minimalist design with concrete floors and recessed ceiling lights.

Expression of Interest St Kilda Road precinct



On behalf of:

Confidential Client

15 October 2025

Submissions to be lodged with:

Adrian Gerber

agerber@lpc.com.au

By 5pm Friday 24 October 2025

St Kilda Road Precinct Accommodation

LPC has been appointed to act as Occupier Advisor for a confidential client in relation to their St Kilda Road precinct office requirement.

The Requirement

Item	Comments
Type of Accommodation	"A" Grade or high "B" Grade office accommodation with services consistent with the PCA office matrix.
Lettable Area	An area of 200 sqm approx. is required
Location	Sites within the St Kilda Rd and Queens Road precincts, ideally within a 5 minute walk to the new ANZAC station
Lease Commencement	Flexible, however a lease commencement date in 2025 could be achievable.
Lease Term	An initial lease term of 4 years will be considered with option/s. Possibility of a 5-year term with a break clause.
Premises Condition	Spaces Level 1 and above within a professional and modern building with good natural light. A requirement for space with an existing fit out, with a minimum of a boardroom, 2 meeting rooms, kitchen, open plan workstations and a comms room. Submissions with existing fit outs should include floorplans in their submission.
Amenities	• High standard of building services with a secure & professional lobby experience • Ground floor café or cafes in close proximity • Individual access cards and 24/7 access, • High speed internet - connections required to TPG or AAPT • End of trip facilities • Casual and long-term parking opportunities
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, 24 October 2025.

Submissions are to be lodged with **Adrian Gerber** | agerber@lpc.com.au | +61 409 001 004