

A man with short brown hair, wearing safety glasses, a high-visibility yellow polo shirt with reflective stripes, and blue nitrile gloves, is working on the engine of a white car. He is holding a black electronic device, possibly a multimeter or a diagnostic tool, and is looking down at it. The background is a plain, light-colored wall. A blue magnifying glass icon with an orange and blue handle is positioned to the right of the text.

Expression of Interest Brisbane

On behalf of:

O'Brien

20 November 2025

Submissions to be lodged with:

submissions@lpc.com.au

Attn: Ken Lam

By 5pm, 28 November 2025

Brisbane Industrial Accommodation

LPC has been appointed to act as Occupier Advisor for O'Brien in relation to their Brisbane Industrial requirement. O'Brien is Australia's leading glass repair & replacement provider and now offers plumbing and electrical services. For further information visit www.obrien.com.au.

The Requirement

Item	Comments
Type of Accommodation	Prime or Secondary Grade Industrial Warehouse Facility
Lettable Area	6,200 sqm (5,700 sqm warehouse/ 500 sqm office/ training facility)
Location	Trade Coast, Southeast and South precincts.
Lease Commencement	A lease commencement date of 1 July 2026 is anticipated
Lease Term	An initial lease term of 10 years will be considered with option/s.
Access for Fit-out	Access for fit out will be required no later than 1 March 2026 with the ability to trade from the premises upon the completion of the fit-out work.
Roller Doors & Recessed Loading Docks	Roller Doors - minimum 4 container height doors Recessed loading dock - minimum 2 docks
Warehouse Clearance	A high internal warehouse clearance will be required.
ESG	Preferences is for a GREEN & NABERS star rated facility.
Car Parking	A minimum of 40 car spaces is required, ideally with EV charging stations.
Hardstand & Awning	Large hardstand area and an undercover awning area ideally comprising 1,500 sqm.
Other	• Power - please confirm power available to Premises (minimum 3 phase internal/ external) • Security – ideally fully secured • On-site wash bays for trucks • Fully sprinklered warehouse. • Floor loading - please confirm warehouse and hardstand areas. • On-site amenities (i.e. wellness, end of trip facilities)
Consultants Fees	Our client requires reimbursement of 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 Friday, 28 November 2025.

Submissions are to be lodged with

submissions@lpc.com.au

Ken Lam

1300 415 215