

A blue magnifying glass icon with a yellow and orange circular graphic inside the lens, positioned to the right of the title.

Expression of Interest

Adelaide (Bedford Park)

On behalf of:

Pepper Money

4 December 2025

Submissions to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

by 5pm Wednesday 10 December 2025

Background

LPC has been appointed to act as tenant advisor for Pepper Money.

The below sets out high level details of the requirement for office accommodation in Adelaide, with further information to be provided to parties submitting properties that match the initial brief and are shortlisted for the next phase.

Item	Comments
Accommodation Type	Quality office accommodation
Lettable Area	Approximately 500 sqm.
Location	Bedford Park is the preferred location. Surrounding suburbs and other locations may be considered should a property otherwise match the selection criteria.
Target Lease Commencement Date	1 July 2026, with early access for occupation and trade
Description	<p>Preference for a fully fitted turnkey solution (unfurnished may be considered with appropriate incentives).</p> <ul style="list-style-type: none"> • Single level • 45 - 50 workstations in open plan format • 1 x 4-6 pax meeting room • 1 x 6-8 pax meeting room • Kitchen / breakout area • Comms room • 45 x car spaces preferred
Lease Term	An initial lease term of 5 years with option/s.
Early Access	Early access will be required, with the ability to trade from the premises
ESG	Target 5 Star Nabers or above
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 Wednesday, 10 December 2025.

Submissions are to be lodged with

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