

Expression of Interest

Perth



On behalf of:

O'Brien

12 January 2026

Submissions to be lodged with:

gpostma@lpc.com.au

Attn: Graham Postma

By 5pm, 30 January 2026

Perth Industrial Accommodation

LPC has been appointed to act as Occupier Advisor for O'Brien in relation to their Perth 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	5,500 sqm (5,000 sqm warehouse/ 500 sqm office/ training facility).
Location	Kewdale, and locations within a 10km radius.
Lease Commencement	A lease commencement date of 1 February 2027 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 August 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	<ul style="list-style-type: none"> • 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, 30 January 2026.

Submissions are to be lodged with

gpostma@lpc.com.au

Graham Postma

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