



Expression of Interest Brisbane Fringe

On behalf of:

KBR (MTS)

13 January 2026

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm Wednesday, 28 January 2026

Brisbane Fringe Accommodation

LPC has been appointed to act as Occupier Advisor for KBR (MTS) in relation to the Brisbane Fringe requirement.

The Requirement

Item	Comments
Type of Accommodation	A grade office accommodation
Lettable Area	Subject to final space planning, an area of circa 1,500 – 1,700 sqm is required. The preference is to be located over 1 floor,
Location	Brisbane Fringe – Preference for Fortitude Valley area, but other fringe areas will be considered.
Lease Start	A lease commencement date of 1 July 2026 if preferred.
Lease Term	An initial lease term of between 5 years will be considered with option/s to renew.
Premises Condition	High quality modern open plan fitted space.
Access for Fit-out	Access will be required upon lease execution 4 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
Security	A strong preference for premises that meet or have the ability to meet the Australian Government Physical Security Zone 2 (PSZ2) security requirements as a minimum; however, buildings with a high level of security, including those accommodating other tenants with zoned spaces, will also be considered.
Car Parking & Other	Onsite parking is required within the building or site, preference for a minimum of 20 spaces.
Amenities	On site end of trip facilities are required and third-party spaces will be well regarded.
Energy Rating	The preference is for not less than a 4.0-star NABERS Energy and Water rating building.
Green Star Rating	The preference is for the building to contain a Green Star rating, however not essential.



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Consultants Fees

Our client requires reimbursement of their 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

All enquiries should be directed to LPC contact details below.

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, 28 January 2026.

Submissions are to be lodged with

Gillian Heath | gheath@lpc.com.au | 1300 415 215