



# Expression of Interest

## Richmond, Cremorne & South Yarra



On behalf of:  
**Confidential Client**  
19 January 2026

Submissions to be lodged with:  
Adrian Gerber  
[agerber@lpc.com.au](mailto:agerber@lpc.com.au)  
By 5pm Friday 23 January 2026

## Richmond, Cremorne & South Yarra Accommodation

LPC has been appointed to act as Occupier Advisor for a confidential client in relation to their Richmond, Cremorne & South Yarra office requirement.

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	“A” Grade or high “B” Grade office accommodation with services consistent with the PCA office matrix.
<b>Lettable Area</b>	An area of 200 sqm approx. is required
<b>Location</b>	Sites within Richmond, Cremorne or South Yarra
<b>Lease Commencement</b>	A lease commencement date as soon as possible
<b>Lease Term</b>	An initial lease term of 5 years will be considered with option/s, with the possibility of a break clause after 3 years.
<b>Premises Condition</b>	Professional and modern building with excellent natural light. A requirement for space with an existing fit out, including a boardroom, 2 meeting rooms, kitchen & open plan workstations. Submissions with existing fit outs should include floorplans in their submission.
<b>Amenities</b>	<ul style="list-style-type: none"> <li>• High standard of building services with a secure &amp; professional lobby experience,</li> <li>• Individual access cards and 24/7 access,</li> <li>• Good accessibility to public transport and cafes,</li> <li>• High speed internet,</li> <li>• Parking opportunities</li> </ul>
<b>Consultants Fees</b>	Our client requires reimbursement of their professional occupier advisory fees.
<b>Agent Appointments</b>	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, 23 January 2026.

Submissions are to be lodged with

Adrian Gerber | [agerber@lpc.com.au](mailto:agerber@lpc.com.au) | +61 409 001 004