



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

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
Type of Accommodation	"A" Grade or high "B" Grade office accommodation with services consistent with the PCA office matrix.
Lettable Area	An area of 200 sqm approx. is required
Location	Sites within Richmond, Cremorne or South Yarra
Lease Commencement	A lease commencement date as soon as possible
Lease Term	An initial lease term of 5 years will be considered with option/s, with the possibility of a break clause after 3 years.
Premises Condition	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.
Amenities	<ul style="list-style-type: none"> • High standard of building services with a secure & professional lobby experience, • Individual access cards and 24/7 access, • Good accessibility to public transport and cafes, • High speed internet, • Parking opportunities
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

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 | +61 409 001 004