



Expression of Interest Melbourne CBD & Docklands

On behalf of:

Confidential Client

27 January 2026

Submissions to be lodged with:

Adrian Gerber

agerber@lpc.com.au

By 5pm Friday 6 February 2026

Melbourne CBD & Docklands Accommodation

LPC has been appointed to act as Occupier Advisor for a confidential client in relation to their Melbourne CBD & Docklands office requirement.

The Requirement

Item	Comments
Type of Accommodation	"A" Grade office accommodation with services consistent with the PCA office matrix.
Lettable Area	An area of 400-450 sqm approx. is required
Location	Sites within the Western Core of the Melbourne CBD & Docklands on Collins and Bourke Streets to Harbour Esplanade
Lease Commencement	A lease commencement date in Q2 2026
Lease Term	An initial lease term of 5 years will be considered with option/s
Premises Condition	Professional and modern building with provisions for back-up power / generator an absolute requirement. Strong preference is for a space with an existing fit out, including a boardroom, 2 meeting rooms, kitchen & at least 30 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 and EOT facilities, • Individual access cards and 24/7 access, • Good accessibility to public transport and cafes, • High speed internet – 5 fibre connections required, • 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, 6 February 2026.

Submissions are to be lodged with **Adrian Gerber** | agerber@lpc.com.au | +61 409 001 004