



# Expression of Interest Sydney CBD

On behalf of:

**Confidential**

24 February 2026

Submissions to be lodged with:

Gillian Heath

[gheath@lpc.com.au](mailto:gheath@lpc.com.au)

By 5pm Friday, 27 February 2026

## Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for a confidential client in relation to their Sydney CBD accommodation requirement. Our client is looking for a flexible growth option and will consider serviced office, sublease opportunities or plug and play fitouts.

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	A grade office/ Creative accommodation
<b>Lettable Area</b>	Subject to final space planning, an area of circa 1,000 – 1,500 sqm is required. The preference is to be located over 1 floor.
<b>Location</b>	Sydney CBD
<b>Lease Start</b>	A lease commencement date of Q3, 2026 is preferred.
<b>Lease Term</b>	An initial lease term of 1 to 3 years will be considered.
<b>Premises Condition</b>	High quality modern open plan fitted space – minimum of 80 to 150 workstations, approx. 10 breakout meeting spaces of various sizes.
<b>Access for Fit-out</b>	Dependent on level of alteration/work required - access will be required upon lease execution at least 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
<b>Amenities</b>	On site end of trip facilities are required and third-party spaces will be well regarded.
<b>Energy Rating</b>	The preference is for not less than a 4.0-star NABERS Energy and Water rating building.
<b>Green Star Rating</b>	The preference is for the building to contain a Green Star rating, however not essential.
<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



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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 Friday 27<sup>th</sup> February 2026.

Submissions are to be lodged with Gillian Heath | [gheath@lpc.com.au](mailto:gheath@lpc.com.au) | 1300 415 215