

A blue magnifying glass icon with a yellow handle and a yellow dot in the center, positioned to the right of the main title.

Expression of Interest Sydney CBD/ North Sydney

On behalf of:

BG&E

(Part of Systra)

11 May 2026

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 29 May 2026, 5pm

Sydney Accommodation

LPC has been appointed as Occupier Advisor to BG&E Pty Ltd, part of the SYSTRA Group, in relation to its Sydney CBD/North Sydney office requirement. BG&E is a civil and structural engineering consultancy recognised for its innovative, award-winning designs that prioritise practicality and constructability. Now part of the SYSTRA Group, the business continues its decades-long commitment to delivering high-quality technical expertise to clients, while supporting the growth of a sustainable and resilient international organisation. Together, SYSTRA ANZ and BG&E ANZ comprise a team of more than 1,000 employees, supported by an additional 11,000 Systra professionals located globally. Collectively, the group delivers engineering solutions and technical expertise across a broad range of sectors and disciplines.

The Requirement

Item	Comments
Type of Accommodation	A grade office accommodation
Lettable Area	Subject to final space planning, an area of circa 2,500 – 3,000 sqm is required. The preference is to be located over 1 floor, or contiguous floors.
Location	1 st Preference - Sydney CBD (i.e. Barangaroo, Walsh Bay, the Rocks, City Core & Western Corridor) 2 nd Preference – North Sydney CBD
Lease Commencement	A lease commencement date of 1 October 2027
Lease Term	An initial lease term of 7 years will be considered with option/s to renew.
Premises Condition	High quality fitted open plan space with inter-connecting stairs (if located over multiple floors), and refurbished spaces will be considered.
Access for Fit-out	Access will be required no later 9 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit-out works.
Contraction/Expansions	Expansion / contraction rights are required during the lease term.
Energy Rating	Preference will be given to buildings with a minimum 4.5-star NABERS Energy rating, with 5.0-star or higher preferred.
Green Star Rating	The preference is for the building to have a Green Star rating, however not essential.
Signage	Directory signage is required and building signage would also be considered.
End of Trip / Third Party Space	On site end of trip facilities and third-party spaces will be well regarded.

Amenities Café, restaurants, nearby parks, ground floor lobby café & cycling access are essential/ preferred.

Car Parking & Other Onsite parking is required within the building or site for 10 to 12 cars, plus access to nearby parking. Building can also offer onsite charging stations for electrical vehicle and that contain an outdoor terrace will be well regarded.

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, 29 May 2026.

Submissions are to be lodged with Gillian Heath | gheath@lpc.com.au | 1300 415 215