

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

**On behalf of:**

**Local Government  
Procurement**

**26 May 2026**

**Submissions to be lodged with:**

**Edward Andrews**

**[submissions@lpc.com.au](mailto:submissions@lpc.com.au)**

**By 5 June 2026, 5pm**

## Sydney Accommodation

Local Government Procurement (LGP) is a leading procurement organisation focused on supporting all councils across NSW. LGP is a 'prescribed entity' under s55 of the Local Government Act 1993 (NSW), which means councils using LGP contracts don't have to go to tender for values greater than the tendering threshold, saving valuable time and resources. LGP's goal is to share their procurement expertise with you, so their clients become the expert. LGP's practical knowledge has come from the diverse industries and projects that they have worked with to drive ongoing progress of the local government communities. Through targeted training and Strategic Procurement Solutions, LGP guide their clients towards sustainable, high-value procurement solutions. LGP's customers include all NSW councils, Regional Organisation of Councils (ROCs), Joint Organisations (JOs), non-NSW councils, not-for-profit organisations, universities, state government agencies and departments.

## The Requirement

Item	Comments
<b>Type of Accommodation</b>	A/ B plus grade office accommodation
<b>Lettable Area</b>	Subject to final space planning, an area of circa 750 sqm is required. The preference is to be located over 1 floor, or contiguous floors.
<b>Location</b>	Sydney CBD bounded by Bridge Street, Park Street, Pitt Street and Sussex Street.
<b>Lease Commencement</b>	A lease commencement date of 1 September 2027
<b>Lease Term</b>	An initial lease term of 5 years will be considered with option/s to renew.
<b>Premises Condition</b>	High quality fitted space with boardroom, multiple meeting rooms, quiet rooms, phone booths and circa 70 workstations.
<b>Access for Fit-out</b>	Access will be required no later 6 to 9 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit-out works.
<b>Contraction/Expansions</b>	Expansion / contraction rights are required during the lease term.
<b>Energy Rating</b>	Preference will be given to buildings with a minimum 4.0-star NABERS Energy rating
<b>Outlook</b>	Good natural light and with views.
<b>Signage</b>	Directory signage is required and building signage would also be considered.
<b>End of Trip / Third Party Space</b>	On site end of trip facilities and third-party spaces will be well regarded.



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### Amenities

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

### Transport

In close proximity to metro or railway station, ideally walking distance.

### 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, 5 June 2026.

Submissions are to be lodged with Edward Andrews | [submissions@lpc.com.au](mailto:submissions@lpc.com.au) | 1300 415 215