



Expression of Interest Melbourne (East)

On behalf of:

BaptistCare

24 June 2026

Submissions to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

By 5pm Thursday 9 July 2026

Introduction to BaptistCare

BaptistCare is one of Australia’s leading not-for-profit Christian-based care organisations, with a heritage of serving the aged and people living with disadvantage dating back to 1944. Following the March 2025 merger of BaptistCare (NSW, ACT, WA), Bapcare (VIC, TAS, SA) and Baptist Care SA, the organisation is now Australia’s third-largest integrated care and services provider, supporting more than 38,000 customers across six states and territories.

BaptistCare offers a comprehensive range of services including residential aged care, At Home services, retirement living, and community services such as affordable housing, no-interest loans, foster care, mental health support, and services for women and children escaping violence. In Victoria, BaptistCare continues the 80-year legacy established as Bapcare in 1945.

BaptistCare is one of Australia’s most respected care providers, employing more than 12,000 staff across 49 aged care homes and 32 retirement villages, supported by a wide network of volunteers. For further information please visit <https://baptistcare.org.au>

The Requirement

Item	Comments
Type of Accommodation	Quality office accommodation with services consistent with the Property Council of Australia’s A-grade office matrix.
Lettable Area	Subject to final space planning, an area of between 1,400 to 1,650 sqm is required, with expansion and contraction rights of 50% +/- during the Lease term. The preference is to be over one floor and no more than two floors that are well connected visually and therefore a preference for a side core building.
Location	A building that is within walking distance to public transport is essential. Preference: Camberwell and surrounding suburbs.
Lease Commencement	A lease commencement date of 1 September 2027
Lease Term	An initial lease term of 10 years with fixed annual rent reviews will be considered.
Lease Flexibility	The provision for at least two five-year option terms and known contraction/expansion rights, and early termination rights from year 7.
Access for Fit-out	Access for fitout will be required at least 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
Ideal Fitout	Premises with an existing fitout preferred. Refurbished premises (devoid of any fitout) may also be considered. The ideal fitout is an activity or task-based fitout, consisting of a range of spaces, including at least 110 workpoints and a dedicated training facility.
Energy Rating	Sustainability is important, please confirm the current building ratings and targets, including in particular NABERS Energy and Water.
Car Parking & Storage	Please confirm the number of exclusive and dedicated car spaces that can be made available. There is currently a high car parking utilisation of approximately 70 car spaces. Third party car parking solutions will be considered.

Naming & Signage

Please confirm naming and signage opportunities.

Amenity

Please confirm the amenity available within the building and the precinct. Our client will be focused on ensuring that the building and precinct benefit from a high level of amenity and contribute to attracting and retaining staff, as a minimum the amenity will provide:

- Cafes
- Take away and dining opportunities
- End of trip facilities (shower / bike racks etc)
- Gyms and exercise rooms and spaces
- Access to green spaces, parks, walks ovals etc.

Consultants Fees

Our client requires reimbursement of their professional occupier advisory fees, \$80 per sqm of NLA.

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 Thursday, 2 July 2026.

Submissions are to be lodged with

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