

lpc cresa 



# Expression of Interest Sydney & North Sydney



On behalf of:  
**Confidential Client**  
17 December 2019

Submission to be lodged with:  
Gillian Heath  
gheath@lpc.com.au  
By 5pm, 23 January 2020

## Sydney CBD and North Sydney Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for a Confidential Client in relation to their Sydney/North Sydney CBD office requirement.

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	Good quality office accommodation (A to B plus grade) that provides high quality services.
<b>Lettable Area</b>	Requirement in the range of 600 to 800sqm. The preference is to be located over a full floor.
<b>Location</b>	Sydney CBD or North Sydney CBD Close to public transport.
<b>Lease Commencement</b>	A lease commencement date of Q3/Q4 2020
<b>Condition</b>	Both existing fit outs and fully refurbished space will be considered. Ideal configuration for an existing fitout would include 3 to 4 meeting areas (including 1 large meeting room) and minimum of 35 workstations.
<b>Lease Term</b>	An initial lease term of 3 to 5 years will be considered with option/s.
<b>Security</b>	Premises that meet the ASIO T4 protective security requirements are preferred.
<b>Access for Fit-out</b>	Access for fitout works will be required no later than 4 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
<b>Parking</b>	Requirement for 3 to 5 car spaces
<b>Energy Rating</b>	The preference is for not less than a 4.0-star NABERS Energy rating building. Whilst this rating is desirable, this preference is not set in stone and other lesser rated buildings might be considered.
<b>Consultants Fees (LPC Cresa)</b>	Our client requires reimbursement of their professional occupier advisory fees.
<b>Agent Appointments</b>	LPC Cresa will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

## **Sydney CBD and North Sydney Accommodation**

### **Lodgment 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 23 January 2020

Submissions are to be lodged with

Gillian Heath | [gheath@lpc.com.au](mailto:gheath@lpc.com.au)  
(02) 9235 1300