

Expression of Interest

Sunshine

On behalf of:

BaptistCare

11 November 2026

Submissions to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

By 5pm Thursday 19 Nov 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), Baptcare (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 Baptcare 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 ground floor office / showroom accommodation with street frontage and level, on-grade entry, suitable for a client-facing community services hub. Premises must be suitable for office, administration, and associated storage uses, and capable of compliance with the Disability (Access to Premises – Buildings) Standards 2010.
Lettable Area	Subject to final space planning, an area of between 800 to 1,000 sqm is required. The requirement must be accommodated on a single level, with a strong preference for the ground floor given the client-facing services delivered from the premises.
Location	A building that is within walking distance to public transport is essential, for both staff and clients. Preference: Sunshine and surrounding suburbs within BaptistCare's Western Metropolitan service area.
Lease Commencement	A lease commencement date of 1 October 2027, with at least six months of early access.
Lease Term	An initial lease term of 5 years with fixed annual rent reviews will be considered.
Lease Flexibility	The provision for at least one further option term of 5 years, and an early termination right from year 3, to provide flexibility in line with BaptistCare's broader Community Services Strategy.
Access for Fit-out	Access will be required at least six 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 where the landlord is prepared to fully fund the fitout works. The fitout is to combine office and client-facing day centre spaces, including at least 60 workpoints; reception and waiting area; three meeting rooms and two interview rooms; a training room; a family room; two treatment rooms; a client activities area of approximately 130 sqm with adjoining client dining room;

	kitchen and laundry facilities; accessible WC and shower; staff breakout with lockers; a reflection room; comms room and storage.
Energy Rating	Sustainability is important, please confirm any current building ratings and targets (including NABERS Energy and Water where applicable) and sustainability initiatives such as solar PV.
Car Parking & Storage	Please confirm the number of exclusive and dedicated on-site car spaces that can be made available, including accessible parking. A minimum of approximately 20 exclusive car spaces is sought. A safe drop-off / pick-up zone suitable for client transport (including mini-bus) and secure bicycle parking are also potentially required. Please confirm any storage available.
Naming & Signage	Please confirm naming and signage opportunities.
Incentives	Please confirm the incentive package available for the initial term (e.g. rent abatement, fitout contribution or landlord's works), expressed as a percentage of the net face rent.
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 that supports its clients and contributes 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, $60 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, 19 November 2026.

Submissions are to be lodged with Dylan O'Donnell | dodonnell@lpc.com.au I +61 411 222 826