

**lpc cresa** 



**Expression of Interest  
Macquarie Park / North Ryde  
Accommodation**



**On behalf of:**

**KBR – Government Services**

**15 July 2020**

**Submission to be lodged with:**

**Gillian Heath**

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

**By 5pm, 29 July 2020**

## Macquarie Park/ North Ryde Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for KBR (Government Services) in relation to their Macquarie Park office requirement. Further information on KBR can be found on their website [www.kbr.com](http://www.kbr.com)

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	Good quality office accommodation (A to B grade) that provides high quality services.
<b>Lettable Area</b>	Subject to final space planning an area of circa 600sqm.
<b>Location</b>	Lane Cove, Macquarie Park & North Ryde,
<b>Lease Commencement</b>	A lease commencement date of 1 February 2021.
<b>Condition</b>	Premises with an existing modern fitout are preferred. Ideal configuration would be open plan with workstations (housing up to 50 staff), meeting rooms and a kitchen/ breakout area.
<b>Lease Term</b>	An initial lease term of 3 years will be considered with option/s.
<b>Access for Fit-out</b>	Access for fitout works will be required no later than 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
<b>Parking</b>	Subject to final confirmation, requirement for up to 30 on site car spaces will be required.
<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>Other</b>	Other factors to be considered favourable include: <ol style="list-style-type: none"> <li>1. A high standard of natural light,</li> <li>2. Good accessibility to public transport (i.e. railway station),</li> <li>3. Amenity in and surrounding the building (i.e. cafes and restaurants).</li> <li>4. End of trip facilities</li> </ol>
<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.

## **Macquarie Park/ North Ryde 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 Wednesday 29 July 2020.

Submissions are to be lodged with

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

0404 329 283