

lpc cresa 



Expression of Interest Brisbane Accommodation



On behalf of:

KBR

23 July 2020

Submission to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm, 6 August 2020

Brisbane Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for KBR in relation to their Brisbane office requirement. Further information on KBR can be found on their website www.kbr.com

The Requirement

Item	Comments
Existing Premises	KBR have an existing lease over Levels 11 and 12, 199 Grey Street, South Brisbane expiring 30 April 2021.
Type of Accommodation	Good quality office accommodation (A grade) that provides high quality services.
Lettable Area	Subject to final space planning an area of circa 1,200sqm to 1,500sqm is required. The preference is to be located over a full floor.
Location	The following areas will be considered <ul style="list-style-type: none"> ▪ South Brisbane South Bank ▪ Milton ▪ Brisbane CBD ▪ Fortitude Valley
Lease Commencement	A lease commencement date of 1 May 2021.
Condition	Both existing fit outs and fully refurbished space will be considered. Ideal configuration for an existing fitout would be open plan with workstations (house up to 100 staff), meeting rooms, boardroom, kitchen/ breakout area and small reception.
Lease Term	An initial lease term of 5 years will be considered with option/s.
Contraction / Expansion	Buildings that can offer the opportunity to expand/contract would be well regarded.
Access for Fit-out	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.
Parking	Subject to final confirmation, requirement for 20 to 26 on site car spaces.
Energy Rating	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.

Brisbane Accommodation

Other

Other factors to be considered favourable include:

1. A high standard of natural light,
2. Good accessibility to public transport (i.e. railway station),
3. Amenity in and surrounding the building (i.e. cafes and restaurants).
4. End of trip facilities

Consultants Fees (LPC Cresa)

Our client requires reimbursement of their professional occupier advisory fees.

Agent Appointments

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.

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, 6 August 2020.

Submissions are to be lodged with

Gillian Heath | gheath@lpc.com.au
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