

lpc cresa 



# Expression of Interest West Melbourne



On behalf of:  
**HammondCare**  
19 August 2020

Submission to be lodged with:  
Lanelle Letran  
lletran@lpc.com.au  
By 5pm, Thurs 27 August 2020

LPC Cresa has been appointed to act as Occupier Advisor for HammondCare in relation to their Western Melbourne office requirement. HammondCare is a Not for Profit Christian organization their mission is to serve people with complex health or aged care needs, regardless of their circumstances. For further information visit <https://www.hammond.com.au/>

## The Requirement

Item	Comments
<b>Current Address</b>	HammondCare currently occupy 204-218 Dryburgh Street, North Melbourne
<b>Type of Accommodation</b>	Good quality A or B grade office accommodation.
<b>Lettable Area</b>	Requirement of circa 250-300sqm to be located over one floor.
<b>Location</b>	<p>The following locations will be considered –</p> <ul style="list-style-type: none"> <li>• Maribyrnong</li> <li>• Braybrook</li> <li>• Footscray</li> <li>• Yarraville</li> <li>• Tottenham</li> <li>• Seddon</li> <li>• Sunshine West</li> <li>• Kingsville</li> <li>• West Footscray</li> </ul>
<b>Lease Commencement</b>	A lease commencement target of end of December
<b>Condition</b>	<p>Both existing fit outs and fully refurbished space will be considered.</p> <ul style="list-style-type: none"> <li>• 25 work points to be accommodated</li> <li>• Fit out to include board room and meeting room</li> <li>• Disability access</li> </ul>
<b>Lease Term</b>	An initial lease term of 3 years will be considered with option/s.
<b>Access for Fit-out</b>	Where a fitout is required, access will be required no later than 6weeks prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
<b>Parking</b>	Flexible Car Parking arrangements preferred. If possible, 9 Car spaces.
<b>Energy Rating</b>	Any Energy Rating will be considered



**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 27 August 2020.

Submissions are to be lodged with

Lanelle Letran | [lletran@lpc.com.au](mailto:lletran@lpc.com.au)