

**lpc cresa** 



# **Expression of Interest Sydney CBD**



**On behalf of:**

**CDPQ**

**16 September 2020**

**Submission to be lodged with:**

**Ian Potgieter**

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

**By 5pm, 25 September 2020**

LPC Cresa has been appointed to act as Tenant Advisor for a Caisse de Dépôt et placement du Québec and its affiliate company, CDPQ in relation to their Sydney CBD office requirement. CDPQ are a leading global private equity, infrastructure and real estate investor. CDPQ actively invest in all developed markets and in targeted growth markets. Nearly two thirds of CDPQ’s assets are invested internationally. Headquartered in Québec since 1965, CDPQ has offices in ten countries.

## The Requirement

Item	Comments
<b>Type of Accommodation</b>	Good quality office accommodation (Premium grade) that provides high quality services.
<b>Lettable Area</b>	Requirement in the range of 325 to 370 sqm. The preference is to be in the midrise.
<b>Location</b>	Sydney CBD (Financial Core)
<b>Lease Commencement</b>	A lease commencement date of 15 April 2021
<b>Condition</b>	Both existing fit outs and fully refurbished space will be considered.
<b>Lease Term</b>	An initial lease term of 10 years with a right to break at the end of year 5 will be considered with option/s.
<b>Access for Fit-out</b>	Access for fit out 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 fit out works.
<b>Energy Rating</b>	The preference is for not less than a 5.0-star NABERS Energy rating building or higher.
<b>Other</b>	<ul style="list-style-type: none"> <li>• Proactive landlord and building management</li> <li>• Prestigious lobby</li> <li>• High speed elevator</li> <li>• Building security</li> <li>• Raised floor</li> <li>• Minimum ceiling height 2.7 metres</li> <li>• Direct lift exposure</li> </ul>
<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.

### **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 Friday 25 September 2020.

Submissions are to be lodged with

Ian Potgieter | [ipotgieter@lpc.com.au](mailto:ipotgieter@lpc.com.au)  
(02) 9235 1300