

lpc cresa 



# Expression of Interest North West Metropolitan Office



Prepared for:

**Undisclosed Not-For-Profit**

Prepared by:

**Henry Mathews, LPC Cresa**

6 November 2020

Level 24, 91 King William Street  
Adelaide SA 5000

## North West Metropolitan Office

LPC Cresa has been appointed to act as Occupier Advisor for an Undisclosed Not-For-Profit organization for their North Western service delivery centre.

### The Requirement

Item	Comments
<b>Current Location</b>	Woodville SA 5011.
<b>Type of Accommodation</b>	Office accommodation and car parking presenting to a good standard.
<b>Lettable Area</b>	600 sqm to 650 sqm, subject to final space planning.
<b>Commencement Date and Access.</b>	1 July 2021. Access for fit out works will be required no later than 1 April 2020, with the ability to trade from the premises upon the completion of the fit out works.
<b>Parking</b>	Our client requires a minimum of 42 on-site car parks, and an additional 88 car parks, located either on or off site. The additional 88 car parks can be satisfied through un-timed street parking.
<b>Location</b>	Adelaide North West Metro, from Brompton to Port Adelaide. See map on Page 4 showing the Preferred Location and alternative area/s that will be considered.  Main road exposure is not essential, but signage is important.
<b>Condition</b>	Preference for refurbished accommodation suitable for the installation of a new open plan fit out.  Our client would also consider an existing fit out in a high-quality open plan configuration.
<b>Lease Term</b>	Initial term of 5 years.
<b>Public Transport</b>	Easy access to public transport is seen as highly desirable.

## North West Metropolitan Office

**Lease Type**

Direct and sublease options 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.

### 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 Tuesday 17<sup>th</sup> of November 2020.

Submissions are to be lodged with:

**Henry Mathews**

Manager, South Australia

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North West Metropolitan Office

Map

