

lpc cresa 



Expression of Interest Melbourne Accommodation



On behalf of:

McCabe Curwood Lawyers

15 February 2021

Submission to be lodged with:

**Dylan O'Donnell
dodonnell@lpc.com.au**

**By 5pm, Wednesday,
24 February 2021**

Melbourne Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for McCabe Curwood Lawyers in relation to their Melbourne CBD office requirement. McCabe Curwood Lawyers operate across every industry. Their clients include multi-national corporations in the public and private sectors, insurers, government departments, SME's, family-owned enterprises, and entrepreneurs.

For further information visit www.mccabecurwood.com.au

The Requirement

Item	Comments
Current Address	McCabe Curwood currently located on Level 23, 727 Collins Street.
Type of Lease	Sub lease or direct leases will be considered.
Type of Accommodation	Good quality B grade and low A grade office accommodation will be considered.
Lettable Area	Requirement of circa 250 to 450sqm. Preference is for space that benefits from direct lift exposure.
Location	Melbourne CBD (excluding Docklands).
Lease Commencement	A lease commencement date in Q3 2021.
Condition	Preference for existing fitout with a configuration of 3-5 offices, 2 x meeting rooms (4-5 pax), 1 x boardroom (10 pax), small reception/waiting room, 17-25 workstations and a breakout/kitchen.
Lease Term	An initial lease term of 2-3 years will be considered with option/s.
Access for Fit-out	Access will be required no later than 3 months prior to lease commencement with the ability to trade from the premises upon the completion of any fitout works.
Amenities	High standard of building services with after-hours/24-7 access. On-site end of trip facilities. High speed internet. Good surrounding amenities (cafes and public transport)
Energy Rating	Preference for not less than a 4.0-star NABERS Energy rating.
Consultants Fees	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.

Melbourne 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, 24 February 2021.

Submissions are to be lodged with

Dylan O'Donnell dodonnell@lpc.com.au

Cc/ Edward Andrews | eandrews@lpc.com.au

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