

**lpc cresa** 



# **Expression of Interest Brisbane Accommodation**



**On behalf of:**

**Confidential Client**

**12 May 2021**

**Submission to be lodged with:**

**Gillian Heath**

**gheath@lpc.com.au**

**By 5pm, Wednesday 26 May  
2021**

## Brisbane Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for a confidential client in relation to their Brisbane CBD office requirement.

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	Premium / A grade office accommodation that provides high quality services and end of trip facilities.
<b>Lettable Area</b>	Requirement of circa 600 to 700sqm. Preference is for space that benefits from good natural light and views.
<b>Location</b>	Brisbane CBD, along or in close proximity to Eagle Street.
<b>Lease Commencement</b>	A lease commencement date of Q4 2021
<b>Condition</b>	Preference is for an existing modern fitout to accommodate 30 to 40 staff. For those Premises with an existing fitout the ideal configuration would consist of reception, boardroom, meeting room, 10 to 20 offices, workstations and breakout and utilities areas.
<b>Lease Term</b>	An initial lease term of 5 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 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
<b>Energy Rating</b>	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.
<b>Consultants Fees</b>	Our client requires reimbursement of their professional occupier advisory fees.
<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 Wednesday 26 May 2021.

Submissions are to be lodged with

Gillian Heath | gheath@lpc.com.au  
(02) 9235 1300