

**lpc cresa** 



# Expression of Interest Brisbane Accommodation



On behalf of:  
**Confidential Client**  
20 May 2021

Submission to be lodged with:  
Edward Andrews  
eandrews@lpc.com.au  
By 5pm, 24 May 2021

### The Requirement

Item	Comments
<b>Current Location</b>	South Brisbane
<b>Type of Accommodation</b>	Direct A and B grade standard office accommodation. Sublease space will be considered.
<b>Lettable Area</b>	Subject to final space planning an area of circa 500 sqm to 750 sqm is required. The preference is to be located over one floor.
<b>Location</b>	South Brisbane
<b>Lease Commencement Date</b>	A lease commencement date from 1 November 2021.
<b>Condition</b>	Preference is for a high quality modern existing fitout, with predominately open plan layout. Submissions with existing fit outs should include floorplans in their submission.
<b>Lease Term</b>	An initial lease term of 3-5 years will be considered with option/s for renewal and early termination rights.
<b>Access for Fit-out</b>	Access for fitout works or alterations will be required not 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.
<b>Other</b>	Other factors considered favourably include: <ol style="list-style-type: none"> <li>1. A high standard of natural light,</li> <li>2. Good accessibility to public transport,</li> <li>3. High level of amenity surrounding the building,</li> <li>4. End of trip facilities,</li> </ol>
<b>Consultants Fees</b>	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 pm, Monday, 24 May 2021.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au

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