

lpc cresa



Expression of Interest Sydney Accommodation



On behalf of:

workspace³⁶⁵

22 June 2021

Submission to be lodged with:

Ian Potgieter

ipotgieter@lpc.com.au

By 5pm, 7 July 2021

Lpc Cresa has been appointed to act as Occupier Advisor for Worksapce365 in relation to their Sydney CBD office accommodation requirement. Workspace365 is a privately-owned and managed Australian business and has been operating for over 24 years. The business has 18 locations in Sydney, Melbourne, and Brisbane with about 22,000 sqm under management. The workspace365 business model is tailored to accommodate mature, small, and medium sized professional service firms. For further information visit www.workspace365.com.au

The Requirement

Item	Comments
Current Location	37 Bligh Street
Type of Accommodation	A minus / B grade standard office accommodation
Lettable Area	Subject to final space planning an area of circa 750 sqm to 1,250 sqm is required. The preference is to be located over one floor.
Location	<p>Sydney CBD bound by:</p> <ul style="list-style-type: none"> - Martin Place to the North, - Bridge Street to the South, - Macquarie Street to the East, and - Pitt Street to the West
Lease Commencement Date	A lease commencement date from Q1 2022, an earlier lease commencement date will be considered.
Condition	Preference is for a quality office intensive style fitout. Refurbished open plan space will also be considered. Submissions with existing fit outs should include floorplans in their submission.
Lease Term	An initial lease term of 8 years will be considered with option/s for renewal.
Access for Fit-out	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.
Energy Rating	The preference is for not less than a 3.5star NABERS Energy rating building.
Other	<p>Other factors considered favorably include:</p> <ol style="list-style-type: none"> 1. A high standard of natural light, 2. Good accessibility to public transport, 3. High level of amenity surrounding the building, 4. End of trip facilities,

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.

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, Wednesday, 7 July 2021.

Submissions are to be lodged with

Ian Potgieter | ipotgieter@lpc.com.au
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