

**lpc cresa** 



# **Expression of Interest Brisbane Accommodation**



**On behalf of:**

**McCabe Curwood Lawyers**

**1 July 2021**

**Submission to be lodged with:**

**Edward Andrews**

**[eandrews@lpc.com.au](mailto:eandrews@lpc.com.au)**

**By 5pm, Friday,**

**9 July 2021**

## Brisbane Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for McCabe Curwood Lawyers in relation to their Brisbane 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](http://www.mccabecurwood.com.au)

## The Requirement

Item	Comments
<b>Current Address</b>	McCabe Curwood currently located on Level 54, 111 Eagle Street.
<b>Type of Lease</b>	Sub lease or direct leases will be considered.
<b>Type of Accommodation</b>	Good quality B grade and low A grade office accommodation will be considered.
<b>Lettable Area</b>	Requirement of circa 120 to 150 sqm. Preference is for space that benefits from direct lift exposure.
<b>Location</b>	Brisbane CBD.
<b>Lease Commencement</b>	A lease commencement date in Q4 2021.
<b>Condition</b>	Preference for existing fitout with a configuration of 1 office, 2 x meeting rooms (4-5 pax), small reception/waiting room, 10-12 workstations, collaboration space and a breakout/kitchen.
<b>Lease Term</b>	An initial lease term of 2-3 years will be considered with option/s.
<b>Access for Fit-out</b>	Access will be required no later than 2 months prior to lease commencement with the ability to trade from the premises upon the completion of any fitout works.
<b>Amenities</b>	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)
<b>Energy Rating</b>	Preference for not less than a 4.0-star NABERS Energy rating.
<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.

**Brisbane 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 5:00 pm Friday, 9 July 2021.

Submissions are to be lodged with

Edward Andrews | [eandrews@lpc.com.au](mailto:eandrews@lpc.com.au)

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