



Expression of Interest CBD & Fringe Requirement



Prepared for:

Royal Society for the Blind

Prepared by:

LPC Cresa

6 August 2021

Level 24, 91 King William Street
Adelaide SA 5000

Purchase or Lease Requirement

LPC Cresa has been appointed to act as the Occupier Advisor for the Royal Society for the Blind (RSB). The RSB is a not-for-profit organisation which has provided services to Australians who have a severe vision impairment for the past 130 years. For more information, please visit www.rsb.org.au

The Requirement

Item	Comments
Requirement	Purchase OR Lease.
Current Location	Knapman House, 230 Pirie Street, Adelaide SA 5000.
Type of Accommodation	Retail, Consulting, and Office accommodation presenting to a good standard. A ground floor public interface is essential, able to be accessed by clients and the public.
Lettable Area	Subject to final space planning, an area of circa 850sqm to 900sqm is required.
Location	Adelaide CBD Core and Frame. North Adelaide and the inner Fringe will also be considered for suitable properties.
Timing	1 January 2022. Access for fit out works will be required no later than 3 months prior to occupation.
Condition	Good quality existing fitout (open plan with a mix of offices) is seen as highly advantageous. Refurbished space will also be considered.
Parking	A minimum of 8 car parks located either on site or in an easily accessible adjoining public car park are required. The accommodation must allow for client drop off and parking in front of the building.

Other

Other factors considered mandatory include:

1. Access to public transport.
2. A lift if the accommodation is located over multiple levels.

Other factors considered beneficial include:

1. Exposure and signage.
2. Access to an outdoor area for service dog toileting and rest space.
3. Adjacent to complimentary tenants.
4. An internal staircase if the accommodation is located over multiple levels.

**Consultants Fees
(LPC Cresa)**

LPC Cresa has been retained by our client.

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.

Relevant Terms for Lease Responses

Lease Term

5 + 5 years.

Lease Type

Direct and sublease options will be considered.

Lodgement Details

Each party must nominate the details of premises that meet our client's requirements. Details to be submitted to our office by 5:00pm Tuesday 17th of August 2021.

Submissions are to be lodged with:

Henry Mathews

Manager, South Australia

hmathews@lpc.com.au

+61 400 270 423