

lpc cresa 



Expression of Interest Melbourne Accommodation



On behalf of:

XY Sense

20 September 2021

Submission to be lodged with:

Adrian Gerber

agerber@lpc.com.au

By 5pm, 28 September 2021

XY Sense specializes in workplace occupancy and paths of movement via sensor technology that uses the power of AI to help occupants better plan and use office space. Founded in 2016 and currently based in Cremorne, they are looking to expand their operations and find a creative space that can assist in promoting and demonstrating the capabilities of their product. Further information can be found at their website - <http://xysense.com/>

The Requirement

Item	Comments
Type of Accommodation	A and B grade fitted out office accommodation. Sublease space will be considered.
Lettable Area	350m2 with the flexibility to increase in size to 500m2 in the next 2-3 years. Average density of 12-14m2 per person
Location	Melbourne CBD, Docklands or Fringe. Fringe locations within 10 mins walking distance from Richmond, Jolimont and North Melbourne train stations
Lease Commencement Date	A lease commencement date as soon as possible
Condition	High quality creative space within a building that includes pay per use large meeting rooms and a communal space to be used for occasional entertainment. The tenancy must be open plan, have good natural light and include 3-4 small meeting rooms and a kitchen. A space for a small test lab and storage will also be required within the tenancy. Submissions with existing fit outs should include floorplans in their submission.
Lease Term	An initial lease term of 2-3 years will be considered with a 3-year option and the inclusion of expansion rights
Access for Fit-out	Access for fitout works or alterations will be required prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works. Tenant will install a meeting pod and phone booth that will be re-located from their current premises.
Amenities	<ol style="list-style-type: none"> 1. High standard of building services with zoned lobby/security cameras, 2. Individual access cards and 24/7 access, 3. Good accessibility to public transport and cafes, 4. Secure Server Room 5. High speed internet 6. End of trip facilities and parking (optional)

Consultants Fees

Reimbursement of our client's professional occupier advisory fees.

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 5pm, Tuesday, 28 September 2021.

Submissions are to be lodged with

Adrian Gerber | agerber@lpc.com.au
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