

lpc cresa 



Expression of Interest Melbourne Accommodation



On behalf of:

Spruson & Ferguson

29 September 2021

Submission to be lodged with:

Adrian Gerber

agerber@lpc.com.au

By 5pm, 6 October 2021

Spruson & Ferguson is a leading intellectual property firm providing a range of IP services throughout the Asia-Pacific region. With a combined team of over 400 people, Spruson & Ferguson have offices in Australia, China, Indonesia, Malaysia, Singapore and Thailand. Further information can be found at their website - <http://spruson.com/>

The Requirement

| Item | Comments |
|--------------------------------|---|
| Type of Accommodation | A and A+ grade office accommodation. Sublease space will be considered. |
| Lettable Area | 250-300m2 |
| Location | Melbourne CBD within the boundaries of the City Loop |
| Lease Commencement Date | Q1 2022 |
| Condition | Professional building with good natural light. Fitted out space to be considered, however it will require 14-16 offices, boardroom, meeting room, kitchen, plus 6 workstations for support staff. Submissions with existing fit outs should include floorplans in their submission, as well as confirmation of any other IP organisations that reside in the proposed building. |
| Lease Term | An initial lease term of 2-3 years with the ability for expansion rights due to growth during the term. Possibility of a 5 year term with a break clause |
| Access for Fit-out | Access for fitout works or alterations will be required 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works. |
| Amenities | <ol style="list-style-type: none"> 1. High standard of building services 2. Individual access cards and 24/7 access, 3. Good accessibility to public transport and cafes, 4. High speed internet 5. End of trip facilities and parking |
| 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, Wednesday, 6 October 2021.

Submissions are to be lodged with

Adrian Gerber | agerber@lpc.com.au

0409 001 004