



lpcresa



Expression of Interest Brisbane Fringe Accommodation



On behalf of:

Baskin Robbins

19 October 2021

Submission to be lodged with:

Adrian Gerber

agerber@lpc.com.au

By 5pm, 22 October 2021

Named the top ice cream and frozen dessert franchise in the United States by Entrepreneur magazine's 35th annual Franchise 500 ranking, Baskin-Robbins is the world's largest chain of ice cream specialty shops. Baskin-Robbins creates and markets innovative, premium ice cream, specialty frozen desserts and beverages, providing quality and value to consumers at nearly 7,300 retail shops in nearly 50 countries. In Australia, Baskin-Robbins Australia oversees a portfolio of approximately 80 corporate and franchised retail outlets.

The Requirement

Item	Comments
Type of Accommodation	A and B grade office accommodation. Sublease space will be considered.
Lettable Area	300m2
Location	Fringe opportunities within 5 kms' of the CBD. No CBD options will be considered
Lease Commencement Date	January 2022
Condition	Professional building with good natural light and a high quality modern open plan fit out provided. Fit out ideally to include 2 large offices, 2 small meeting rooms, kitchen/breakout area and a board room capable of accommodating 20 people. Submissions should include floorplans and photos of the fit out.
Lease Term	An initial lease term of 3-5 years with additional option terms
Access for Fit-out	Access for any alterations will be required 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 services2. Individual access cards and 24/7 access3. Good accessibility to public transport and cafes4. High speed internet5. End of trip facilities6. Parking for 15 with the option to pay for an additional 5 spaces
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, Friday, 22 October 2021.

Submissions are to be lodged with

Adrian Gerber | agerber@lpc.com.au
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