



lpc cresa



Expression of Interest Melbourne East Accommodation



On behalf of:

HammondCare

26 October 2021

Submission to be lodged with:
Dylan O'Donnell
dodonnell@lpc.com.au
By 5pm, Monday 1 November
2021

Melbourne East Accommodation

Lpc Cresa has been appointed to act as an Occupier Advisor for HammondCare in relation to their Melbourne East office requirement. HammondCare is an independent Christian charity providing health, palliative care, dementia and aged services. For further information visit www.hammond.com.au

The Requirement

Item	Comments
Current Address	HammondCare are currently located at 261-271 Wattletree Road, Malvern
Type of Accommodation	Good quality office accommodation that provides high quality building services and disabled access.
Lettable Area	Requirement of circa 450sqm.
Location	Preferred location is within Box Hill or Glen Waverley and with easy access to freeways and public transport. Secondary locations may be considered within Burwood, Notting Hill, Mount Waverley, Blackburn, Mulgrave, Surry Hills.
Lease Commencement	A lease commencement date of 1 August 2022.
Condition	Both existing modern open plan fit outs and fully refurbished space will be considered. For those premises with an existing fit-out, the ideal configuration would consist of <ul style="list-style-type: none">• 35 workstations in open plan layout• 1 x 15-person training room,• 2 x up to 6-person meeting rooms• 2 x up to 2-person quiet rooms.
Lease Term	An initial 5-year lease term will be considered, with 3-year options.
Access for Fit-out	Where a fitout is required, access will be required no later than 4 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
Parking	Secure parking required for 6 vehicles
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

Melbourne East Accommodation

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 5:00pm Monday, 1 November 2021.

Submissions are to be lodged with

Dylan O'Donnell | dodonnell@lpc.com.au

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