



Expression of Interest North Sydney / Sydney CBD

On behalf of:

NIBA

(National Insurance Brokers Association)

30 November 2021

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm Tuesday 14 December 2021

North Sydney / Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for NIBA in relation to their North Sydney / Sydney CBD office requirement. NIBA is recognised internationally as the peak body for risk insurance intermediaries in Australia and since 1982 has represented the interested of the vast majority of all licensed insurance broking firms, advisors and underwriting agencies in Australia. For more information, please visit www.niba.com.au

The Requirement

Item	Comments
Type of Accommodation	A or B grade office accommodation that provides high quality services, good level of natural light, end of trip facilities.
Lettable Area	Requirement of circa 200 to 250sqm
Location	North Sydney or Sydney CBD.
Lease Commencement	A lease commencement date of 1 August 2022.
Car Parking & Storage	1 car space.
Premises Condition	<p>Preference is for fitted space. The ideal fitout would comprise –</p> <ul style="list-style-type: none"> ▪ Boardroom and 1 meeting room (alternatively 3 meeting rooms) ▪ 14 workstations / 2 hot desks ▪ Kitchen/breakout <p>Our client would also consider some meeting areas potentially being accommodated via third party spaces within the building.</p>
Lease Term	An initial lease term of 5 years will be considered with option/s.
Access for Fit-out	Where a fitout is required, access will be required no later than 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works. Where an existing fitout is in place, the earlier access will be dependent on the level of fitout alterations required.
Consultants Fees	Our client requires reimbursement of their professional occupier advisory fees.

Agent Appointments

LPC will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

Lodgement 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 5:00pm Tuesday 14 December 2021.

Submissions are to be lodged with
1300 415 215

Gillian Heath | gheath@lpc.com.au