



Expression of Interest
Chatswood / St Leonards
North Sydney

On behalf of:

VBreathe

3 December 2021

Submissions to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm Friday 10 December 2021

Chatswood / St Leonards / North Sydney Accommodation

LPC has been appointed to act as Occupier Advisor for V Breathe in relation to their Chatswood and St Leonards office requirement. VBreathe develops intelligent and portable indoor air purifiers and detoxifiers, with their world-first patented combination of HEPA filtration and VActive natural gel technology that radically improves indoor air quality. For more information, please visit <https://www.vbreathe.com/>

The Requirement

Item	Comments
Type of Accommodation	B grade office accommodation that provides high quality services, good level of natural light, end of trip facilities.
Lettable Area	Requirement of circa 550 to 650 sqm of office space.
Location	Chatswood (1 st), St Leonard’s (2 nd) or North Sydney (3 rd)
Lease Commencement	A lease commencement date of Q2, 2022.
Car Parking & Storage	TBA of the number of exclusive and dedicated spaces available.
Premises Condition	Preference is for an open plan existing modern open plan fitout with meeting rooms and breakout space.
Lease Term	An initial lease term of 2-3 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.

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 Friday, 10 December 2021.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au
1300 415 215