



Expression of Interest Sydney CBD

On behalf of:

Nexia Australia

7 December 2021

Submissions to be lodged with:

Ian Potgieter

ipotgieter@lpc.com.au

By 5pm Friday 17 Dec 2021

Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Nexia Australia in relation to their Sydney CBD office requirement. Nexia is an accounting and consulting firm offering a comprehensive range of services across accounting & tax, business strategy and personal wealth. For more information, please visit <https://nexia.com.au>

The Requirement

Item	Comments
Type of Accommodation	Minimum of A grade office accommodation that provides high quality services, good level of natural light with a good outlook, floor plates of ideally not less than 1,250 sqm, third spaces and end of trip facilities.
Lettable Area	Requirement of circa 2,200-3,000sqm of office space, subject to final space planning.
Location	Sydney CBD, preference for buildings located north of Market Street, however, buildings outside of this area will also be considered.
Lease Commencement	A lease commencement date of 1 July 2023.
Car Parking	Please advise car parking availability within the building including rates.
Premises Condition	At this stage, the preference is for a modern fitout comprising of: <ul style="list-style-type: none"> - 40 offices - 250 workstations - Various internal collaboration and meeting spaces - Breakout / kitchen area - Reception, with various sized meeting rooms and boardroom
Lease Term	An initial lease term of between 5 to 10 years will be considered with option/s for renewal, expansion and contraction, and early termination rights.
Access for Fit-out	Where a fitout is required, access will be required not later than mid October 2022 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.

Sustainability

Our client is seeking a sustainable building with high Nabers ratings.

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 Friday, 17 December 2021.

Submissions are to be lodged with:

Ian Potgieter | ipotgieter@lpc.com.au

Tel: 1300 415 215