



Expression of Interest Melbourne CBD/Docklands

Confidential Client

14 December 2021

Submissions to be lodged with:

Adrian Gerber

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By 5pm Friday 17th December 2021

LPC has been appointed to act as Occupier Advisor for a Confidential Client in relation to their Melbourne CBD/Docklands office requirement.

The Requirement

| Item | Comments |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Accommodation | Modern B or A grade office accommodation |
| Lettable Area | Requirement of circa 600-800 sqm of office space. The preference is to be located over a full floor |
| Location | Melbourne CBD and Docklands. No ground or top floor options will be considered due to security requirements |
| Lease Commencement | Q1/Q2 2022 |
| Car Parking & Storage | Minimum of 10 parking spaces |
| Premises Condition | Both existing modern open plan fit outs and fully refurbished space will be considered. Staff amenities required include end of trip facilities, proximity to public transport and shopping precincts. |
| Security | Premises that meet the ASIO T4 protective security requirements are preferred. The client will also require the ability to install their own security/access control system for their premises |
| Lease Term | An initial lease term of 3 years will be considered with option/s. |
| 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. 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 Friday, 17 December 2021.

Submissions are to be lodged with
1300 415 215

Adrian Gerber | agerber@lpc.com.au