



Expression of Interest Melbourne CBD

**Confidential client
search**

21 December 2021

Submissions to be lodged with:

Adrian Gerber

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By 5pm Friday 14 January 22

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

The Requirement

Item	Comments
Type of Accommodation	A grade office accommodation
Lettable Area	Requirement of circa 400 to 500 sqm of office space. The preference is to be located over a full floor
Location	Melbourne CBD
Lease Commencement	Q1/2 2022
Car Parking & Storage	To be confirmed
Premises Condition	Premises that contain a high-quality technology style fit out with workstations, boardroom, meeting rooms, collaboration area and kitchen/ break out area is preferred. Staff amenities required include end of trip facilities, proximity to public transport and shopping precincts.
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 1 March 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.
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, 14 January 2022.

Submissions are to be lodged with
1300 415 215

Adrian Gerber | agerber@lpc.com.au