



Expression of Interest Brisbane CBD

On behalf of:

Turks

8 February 2022

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm Wednesday 23 February
2022

Brisbane CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Turks in relation to their Brisbane CBD office requirement. Turks is a specialist, commercial law firm with offices in Sydney, Melbourne, Brisbane and Newcastle. For further information visit www.turkslegal.com.au

The Requirement

Item	Comments
Current Address	Turks currently occupy 329sqm on Part Level 14, 10 Eagle Street under a lease expiring 30 June 2023.
Type of Accommodation	Premium / A grade office accommodation that provides high quality services and end of trip facilities.
Lettable Area	Requirement of circa 600 to 700sqm. Preference is for space that benefits from good natural light and views.
Location	Brisbane CBD, premises must be along or in close proximity to Eagle Street.
Lease Commencement	A lease commencement date of Q1 2023
Condition	Both modern fitted and fully refurbished space will be considered. For those Premises with an existing fitout the ideal configuration would consist of reception, boardroom, meeting room, 10 to 20 offices, workstations and breakout and utilities areas (to accommodate up to 40 staff)
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.
Energy Rating	The preference is for not less than a 4.0-star NABERS Energy rating building. Whilst this rating is desirable, this preference is not set in stone and other lesser rated buildings might be considered.

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 Wednesday, 23 February 2022.

Submissions are to be lodged with

Gillian Heath | gheath@lpc.com.au

+61 404 329 283