



Expression of Interest Melbourne CBD

On behalf of:

Turks

8 February 2022

Submissions to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

By 5pm Wednesday 23 February
2022

Melbourne CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Turks in relation to their Melbourne 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 1,214sqm on Part Level 8, Rialto, 525 Collins Street under a lease expiring 17 May 2023. |
| Type of Accommodation | Premium / A grade office accommodation that provides high quality services and end of trip facilities. |
| Lettable Area | Requirement of circa 1,000 to 1,200sqm. Preference is for space that benefits from good natural light and views. |
| Location | Melbourne CBD initial preference within the area bounded by Flinders, Queen, Bourke and Spencer Streets. |
| Lease Commencement | A lease commencement date of June 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, 25 person boardroom, 3 x meeting rooms, 25 offices, 14 workstations and breakout and utilities areas. |
| 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 4 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

Dylan O'Donnell | dodonell@lpc.com.au
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