

lpc cresa 

**Expression of Interest
Adelaide Accommodation**



Prepared on behalf of:

Adelaide Brighton Limited

LPC Cresa

Level 3, 16 O'Connell Street
Sydney NSW 2000
02 9235 1300

LPC Cresa has been appointed to act as Occupier Advisor for Adelaide Brighton in relation to its Adelaide office accommodation requirements.

The Requirement

Item	Comments
Type of Accommodation	Low A Grade or High B Grade standard office building with services consistent with the PCA matrix (i.e. lighting, lifting, air conditioning, power supply, floor space efficiency and the like), efficient floor plates and excellent natural light.
Lease Type	Direct and sublease options will be considered.
Lettable Area & Location	1,800-2,000 sqm. Adelaide CBD Core or Frame
Parking	Onsite parking for 30 cars.
Premises Condition	Refurbished premises to base building standard and open plan layout including new ceiling grid and tiles, LED lighting, carpet, bathrooms and foyer. OR Where an existing fit out is already in place a high quality, modern (less than 5 years) open plan fit-out will be considered.
Lease Term / Access for Fit-out	A lease commencement date of 1 October 2020 is anticipated. Initial lease term of 5 or 10 years with a break clause after year 5 or year 8. Regardless of whether it is clear or fitted, access for fit-out works would be required at least 16 weeks prior to lease commencement.
Energy Rating	The preference is for not less than a 4.5-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.
Other Factors	Other factors to be considered favourably include: High standard of building services with after-hours, 24/7 access, on site end of trip facilities (i.e. showers, bicycle racks), high speed internet, good surrounding amenities (i.e. café, restaurants, etc.)
Consultants Fees (LPC Cresa)	Our client requires reimbursement of their professional occupier advisory fees.

**Agent
Appointments**

LPC Cresa will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

Lodgment 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, 21 February 2020.

Submissions are to be lodged with:

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