



SEEKING EXPRESSIONS OF INTEREST

**250 – 300 sqm Office Requirement:
Brisbane CBD**

On behalf of

Signate Private Wealth

Opening Date: 9 November 2023

Closing Date: 15 November 2023

Submissions to:

brisbane@acorpp.com.au

Enquiries to:

Danni Toshack | 0407 787 597

danni.toshack@acorpp.com.au

www.acorpp.com.au



REQUEST FOR EXPRESSION OF INTEREST

ACORPP, on behalf of **Signate Private Wealth** is seeking Expressions of Interest from agents and owners who can provide accommodation to meet the requirements as detailed in this document.

The following is a general outline of our client's key requirements, which may be further developed following this Expression of Interest process, and should be addressed in your submission.

Premises Type	Office Accommodation A - B Grade buildings preferred.
Location	Brisbane CBD. Walking distance to Central Station.
Lease Area	Approximately 250 - 300 sqm.
Fitout Preferences	<p>Fitted out premises preferred.</p> <ul style="list-style-type: none">⬆ Reception / waiting area⬆ Open plan work area (18-24 workstations)⬆ 1 – 2 meeting rooms to accommodate 2 – 4 people each⬆ Boardroom to accommodate 8+ people⬆ Kitchen facilities / Staff breakout area⬆ Male and Female toilets on the floor⬆ End of Trip facilities – appropriate shower and bicycle racks
Car Parking	Ideally our client requires 3 secure undercover single car bays plus parking options for client access. Please advise number of parking bays available and cost per bay.
Other Preferences	<ul style="list-style-type: none">⬆ Access to high grade internet connection.⬆ Standard building utilities⬆ Normal business hours with secure 7 day after hours access
Lease Term	Ideally our client seeks an initial term of three (3) years. Please confirm if the premises are available on a direct or sub-lease basis.
Rent Review & Outgoings	A fixed rent review structure is preferred. Please provide estimated cost/sqm of outgoings with a break-down including any separate common area cleaning cost.
Availability	The space needs to be available February/March 2024 with early access subject to availability and required fitout works. Please confirm timing of availability.

Signate Private Wealth - Our client is a financial services company providing a range of financial solutions and planning strategies for a wide range of clients, with offices on the Gold Coast and in Brisbane. More detail can be found on their website www.signateprivate.com.au

DUE DATE & LODGEMENT

Your Expression of Interest submission should include:

- 1) Completed **Tenant Representative Response Schedule – All Agencies** detailing your offering.
- 2) Fitout and/or floor plan of the premises (or advise if not available), and the Information Memorandum.

Responses to be emailed to brisbane@acorpp.com.au no later than 4.00pm (EST) Wednesday, 15 November 2023.

It should be acknowledged that at any time from the issuing of this Request for Expression of Interest, ACORPP reserves the right to: Alter its requirements; Alter or terminate the process; Negotiate independently with any party it wishes; and Enter into an agreement without prior notice to any other party. It should be clearly noted that this Request for Expression of Interest and any response to this Request does not constitute an offer or acceptance and no binding arrangement will exist between the parties until executed documentation has been exchanged between such parties. Furthermore, ACORPP or any subcontractors assisting ACORPP will not be responsible for any cost incurred by interested parties in the preparation and presentation of any Expression of Interest. It is a requirement that any Agent submitting an Expression of Interest is to have written agreement from the Landlord to substantiate such (if requested). Any disputes in this respect will not be the responsibility of ACORPP or its sub-contractors and will be referred to the Landlord for resolution. ACORPP (Qld) Pty Ltd t/a ACORPP ABN 80 162 817 852.