



AUSTRALIAN CORPORATE PROPERTY AND PROJECTS

# SEEKING EXPRESSIONS OF INTEREST

**Seeking 900 – 1100 sqm Medical/Supported Housing  
Accommodation in East Perth and Surrounding Suburbs**

On behalf of

**Undisclosed Tenant**

**Closing date: 4pm (WST) 16 February 2024**

**Submissions to:**

**[perth@acorpp.com.au](mailto:perth@acorpp.com.au)**

**Enquiries to:**

**Eleanor Cubis | 0437 714 143**

**[Eleanor.cubis@acorpp.com.au](mailto:Eleanor.cubis@acorpp.com.au)**

**[www.acorpp.com.au](http://www.acorpp.com.au)**

## REQUEST FOR EXPRESSION OF INTEREST

ACORPP, on behalf of an undisclosed tenant, are 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 detailed and developed following this Request for Expression of Interest process.

|                      |   |
|----------------------|---|
| Premises Type        | Clinical Room Accommodation   |
| Zoning               | Commercial (Medical/Supported Housing preferred but not essential)  |
| Location             | East Perth, North Perth or Perth CBD. Ideally located near Royal Perth Hospital but immediate surrounding suburbs will be considered provided there is good access to public transport (including bus and train).   |
| Lease Area           | Approximately 900 sqm to 1100 sqm.  |
| Car Parking          | On site parking for minimum 2 vehicles.   |
| Availability         | October 2024  |
| Lease Term & Options | Ideally our client seeks an initial term of three (3) to five (5) years but may consider a longer initial term (pending commercial terms). Renewal options: To Be Confirmed. A Purchase may also be considered for the right property.  |
| Rent & Outgoings     | Please confirm: Proposed Rent (per sqm); Estimated Statutory & Variable Outgoings (per sqm); and Premises Cleaning costs (per sqm - if applicable).   |
| Incentives           | Please detail level of incentives being offered as part of your submission.   |
| Reinstatement        | Preference for no make good obligations at the expiry of the Lease Term.  |
| Fitout Preferences   | Fitted preferred or able to be undertaken by landlord. <ul style="list-style-type: none"> <li>• Preference for free standing building</li> <li>• Courtyard or outdoor area preferred</li> <li>• Street level access required</li> <li>• Capacity for 30 + room residential facility</li> <li>• Communal lounge facilities</li> <li>• Administration areas</li> <li>• Staff room, kitchen, breakout space</li> <li>• Treatment rooms</li> <li>• Commercial Kitchen</li> <li>• Laundry</li> <li>• Secure gate or swipe access</li> <li>• Close to Public Transport</li> </ul> |

## SUBMISSION REQUIREMENTS

Your Expression of Interest submission should:

- 1) Address the above requirements;
- 2) Include a fitout and/or floor plan of the proposed premises (or confirmation if not available).

**All responses should be emailed to [perth@acorpp.com.au](mailto:perth@acorpp.com.au) no later than 4:00pm (WST) on Friday 16 February 2024**

It should be acknowledged that at any time from the issuing of this Request for Expression of Interest, ACORPP and/or its client 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 Pty Ltd t/a ACORPP ABN 99088026582 Licensed Real Estate.