



AUSTRALIAN CORPORATE PROPERTY AND PROJECTS

SEEKING EXPRESSIONS OF INTEREST FOR LEASE

Established Residential Facility – Multi Discipline Uses

36 Rooms with capacity to support
60 + Occupants

252 & 254 Camberwarra Drive,
CRAIGIE

On behalf of

AGEM Property Group

Opening Date: 10 January 2024

Closing

Date: 1:00pm (WST) Wednesday 14 February 2024

Submission to:

perth@acorpp.com.au

Enquiries:

Justin Boelen | 0417 177 627

justin.boelen@acorpp.com.au

www.acorpp.com.au

Eleanor Cubis | 0437 714 143

eleanor.cubis@acorpp.com.au

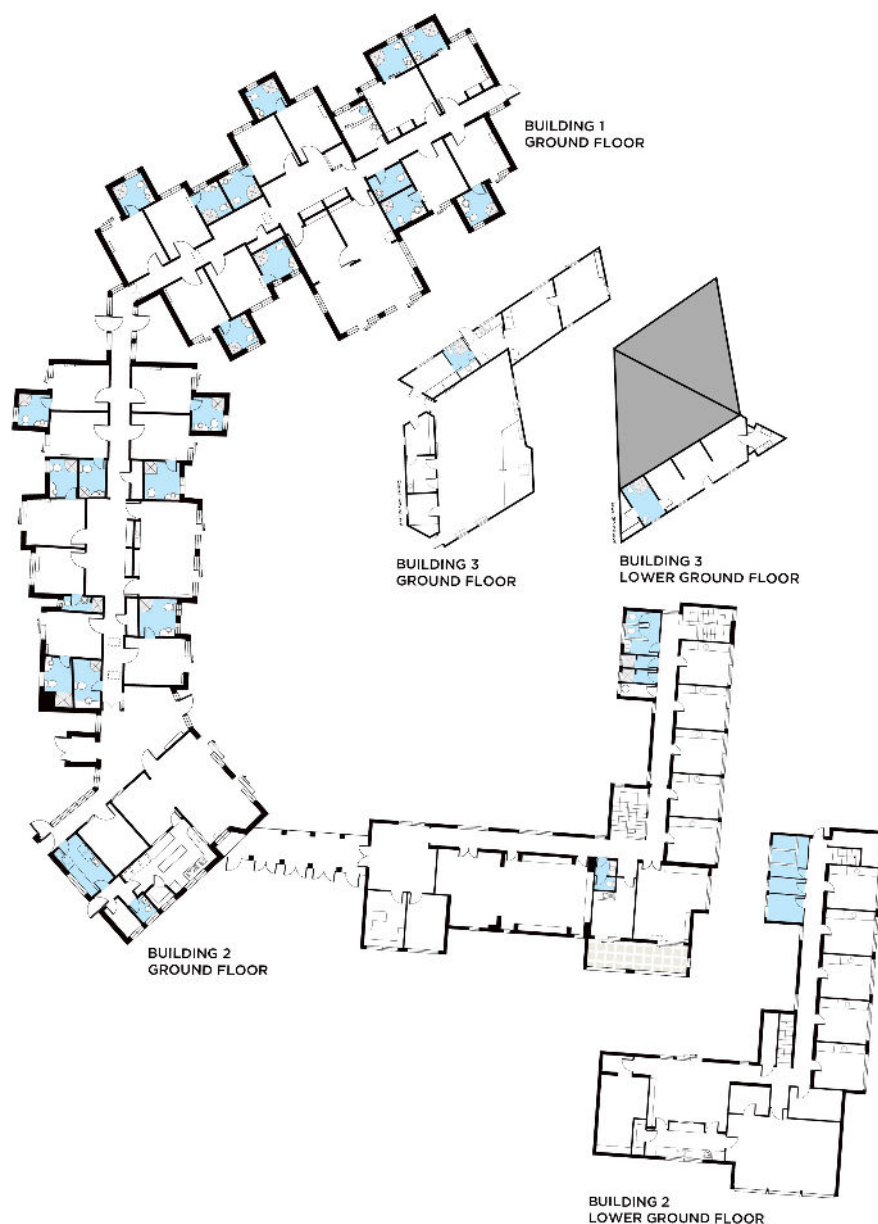
SEEKING EXPRESSIONS OF INTEREST

ACORPP, on behalf of AGEM Property Group, are seeking Expressions of Interest from agents and operators both in the Public and Corporate sector who can provide expertise in the delivery of services requiring immediate residential accommodation. The following is a general outline of our client's key requirements which may be further detailed and developed following this Expression of Interest process.

Premises Type	Flexible uses permanent or temporary accommodation, crisis housing, independent living, religious facilities, NDIS, Student Accommodation, Respite, Aged Care, Respite, Affordable or Community Housing, Skilled Worker Accommodation or Transitional Care or similar (STCA)
Location	252 & 254 Camberwarra Drive, Craigie
Lease Area	<ul style="list-style-type: none"> See attachments below
Availability	Lease commencement Q1/2 2024, with early access subject to availability and required Lessor works. Premise is available on a direct lease basis.
Lease Term and Options	Preference for interests no less than 3 years.
Rent	Please confirm (per annum): Proposed Rent
Outgoings	
Parking available on site	14 single car bays.(but potential to provide additional bays)
Entity Details of Proposed Lessee	<ul style="list-style-type: none"> Entity/Proposed: Lessee: ABN/ACN: Contact Details: Proposed Use: Proposed Commencement Rent: Lease Commencement: Lease Tenure/Term: Proposed Annual Review Mechanism: Requested Works (Lessor): Special Conditions:
Other	



Building 1		Building 2		Building 3 - Chapel & Caretakers	
Total area	805 sqm	Total area	316.15 sqm	Total area	157.14 sqm
NLA	448 sqm	NLA	158.15 sqm	NLA	134.78 sqm
Excluded Space	357 sqm	Excluded Space	158 sqm	Excluded Space	22.36 sqm



SUBMISSION REQUIREMENTS

To be considered for this Expression of Interest, **your submission address the Information Memorandum which is provided on request.**

All responses to the Information Memorandum should be emailed to perth@acorpp.com.au no later than 1:00pm (WST) Wednesday 14 February 2024.

GENERAL ENQUIRIES (excluding submissions)

Justin Boelen 0417 177 627 justin.boelen@acorpp.com.au
Eleanor Cubis 0437 714 143 eleanor.cubis@acorpp.com.au

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.