



AUSTRALIAN CORPORATE PROPERTY AND PROJECTS

SEEKING EXPRESSIONS OF INTEREST

Office Requirement – Legal
Approximately 500 - 600 sqm

Perth CBD – West of William Street

On behalf of

Undisclosed Tenant

Opening Date: 9 February 2024

Closing Date: 1:00pm (WST) Tuesday 20th February 2024

Submission to:
perth@acorpp.com.au

Enquiries:

Justin Boelen | 0417 177 627
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Eleanor Cubis | 0437 714 143
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www.acorpp.com.au

SEEKING EXPRESSIONS 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	Office Accommodation – A Grade/Premium buildings preferred.
Location	Perth CBD – West of William Street preferable.
Lease Area	Approximately 500 - 600 sqm.
Car Parking	3 secure undercover single car bays.
Availability	A lease commencement 1 February 2025 with early access from 1 September 2024 – pending existing fitout quality and acceptability.
Lease Term and Options	An initial term of 5 - 7 years (pending commercial terms). Renewal options: To Be Confirmed.
Rent and Outgoings	Please confirm: Proposed Rent (per sqm); Estimated Statutory and 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	No make good obligations at the expiry of the Lease Term.
Fitout Preferences	<p>Fitted out premises that meet the brief above are preferred, however vacant premises may also be considered, subject to timing, suitability and quality of any existing fitout, and level of incentives.</p> <p>Fitted out premises should ideally be modern and suitable for legal services and provide approximately:</p> <ul style="list-style-type: none"> ▪ Reception with small waiting area with two seats ▪ 10 workstations in open plan ▪ 3 offices 12 – 14sqm each ▪ 16 - 18 offices: circular of 10 – 12sqm each ▪ 4 meeting rooms to accommodate 4-6 people (each) – must be sound proof/inaudible externally – ▪ Kitchen facilities with Large breakout area that could also be utilised for informal internal team meetings and for business functions ▪ 1 boardroom to accommodate 18 people ▪ Utility/Storage/Server rooms (minimal requirement, pending layout) ▪ Good natural light <p>The boardroom and meeting rooms would ideally be acoustically treated to limit noise penetration and be located towards the front of the tenancy next to reception, with easy access to the kitchen.</p>
Other Preferences	<ul style="list-style-type: none"> ▪ Proximity to public transport (including train stations) and retail amenity. ▪ Public visitor parking within the building or in close/adjacent proximity. ▪ Good quality End of Trip facilities. ▪ Fibre Optic connected or available to the premises. ▪ River Views preferable

SUBMISSION REQUIREMENTS

To be considered for this Expression of Interest, your submission must include:

- 1) Address the above requirements; and
- 2) Include a fitout and/or floor plan of the proposed premises (or confirmation if not available).
- 3) Please disclose any pre-emptive rights and/or a potential sale of the premises which is likely to impact negotiations/availability.

All responses should be emailed to perth@acorpp.com.au no later than 1:00pm (WST) Tuesday 20th February 2024.

GENERAL ENQUIRIES (excluding submissions)

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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.