



AUSTRALIAN CORPORATE PROPERTY AND PROJECTS

# SEEKING EXPRESSIONS OF INTEREST

**Seeking 1000 sqm Medical and Office  
Accommodation in ELLENBROOK WA**

On behalf of

**Undisclosed Tenant**

**Closing date: 4pm (WST) 22 March 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	Medical/Office
Zoning	Medical/Office
Location	Ellenbrook
Lease Area	Approximately 1000 sqm
Car Parking	Minimum of 50 car bays for staff and client access
Availability	Immediate or purpose-built facility
Lease Term & Options	Ideally our client seeks an initial term of ten (10) years but may consider a longer initial term (pending commercial terms). Renewal options: To Be Confirmed.
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	Cold Shell Preferred. Tenant will undertake their own fitout.

- New or Existing options will be considered
- Street level access required
- Ground floor options only
- Signage options required
- Minimum ceiling height of 3.2m
- Minimum of 50 car bays required (may include some public parking overflow component)
- Preferred close to other medical suppliers
- Ability to operate outside of standard business hours (7am – 10pm required)
- Supported flooring (concrete) required IN PART to enable equipment up to 6000kgs
- Higher level of electricity required
- Solar Power provision preferred

## SUBMISSION REQUIREMENTS

Your Expression of Interest submission should:

- 1) Address the above requirements;
- 2) Be provided in the format requested (spreadsheet).

**All responses should be emailed to [perth@acorpp.com.au](mailto:perth@acorpp.com.au) no later than 4:00pm (WST) on Friday 22 March 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.