



AUSTRALIAN CORPORATE PROPERTY AND PROJECTS

SEEKING EXPRESSIONS OF INTEREST

**Seeking 400 – 500sqm Office Accommodation
Perth CBD West of William St**

On behalf of

Undisclosed Tenant

Closing date: 4pm (WST) 22 March 2024

Submissions to:

perth@acorpp.com.au

Enquiries to:

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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	Office
Grade	Premium or A Grade
Zoning	Office
Location	Perth CBD – West of William Street, would consider Elizabeth Quay.
Lease Area	Approximately 400 sqm to 500 sqm.
Car Parking	4 – 6 car bays
Availability	December 2024
Lease Term & Options	Ideally our client seeks an initial term of three (3) to five (5) years. 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	Fitted preferred or able to be undertaken by landlord. <ul style="list-style-type: none"> • 24 – 26 Desks, open plan • 7 or 8 meeting rooms • Ideally external windows on the meeting rooms • Views preferred • Collaboration space • Breakout area and kitchen space • 2-3 one person quiet rooms • A separate entrance for team into working area (ie. not through reception) • 4 – 6 car bays • Visitor carparking in the vicinity preferred • Flexibility including potential break clause

SUBMISSION REQUIREMENTS

Your Expression of Interest submission should:

- 1) Address the above requirements;
- 2) Supply options in Spreadsheet provided;
- 3) 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 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.