



Request For Information

Office Space Requirement

Melbourne CBD

500 to 700 sqm

RFI Close Date : 23rd April 2021

Request for Information

Kaufman Property has been appointed by an established financial services company to identify office space in the Melbourne CBD on a lease basis.

Locational Requirements

The locational attributes need to appeal to staff, investors and clients. An internationally recognisable address, proximity to car parking, public transport, hotels and restaurants are important.

The appeal of the generally locality at street level should convey prestige and a safe environment.

Views from the office floor will be considered favorably.

Accommodation Requirements

- Lettable Area: 500 to 700 sqm (NLA).
- Premium or A grade office accommodation.
- Fitted and unfitted space will be considered.
- Lease term: Minimum 5 year maximum 10 years.
- Sublease and direct leases will be considered.
- Car parking: A minimum of 4 car spaces, either in the building or available nearby in a commercial car park.
- Access to flex space within the building will be considered favorably.

Timing

Available for fitout October 2021.

Latest date for occupation May 2022.

Required Information

- Property Address
- Floor Level
- Net Lettable Area
- Asking Rent
- Number of car parking spaces available and car parking rents
- Outgoings Estimate
- Proposed lease term
- Proposed incentives
- Floor plans for the tenancy and whole floor
- Images of the building facade and the internal office space
- Description of building facilities i.e. Childcare, Café, Gymnasium, end of trip facilities, shared meeting rooms or shared spaces.

Additional Information

Available options are required to be submitted no later than Friday 23rd April 2020 via email addressed to James Kaufman james.kaufman@kaufmanproperty.com.au

Following a review of the available options, a short list of suitable buildings will be inspected with the Landlord or Landlords Agent.

Estate Agents participation is welcomed. In the event the space is open listed, the introducing agent must have the expressed consent from the Landlord / Principle to offer the space.

In the event there are jointly appointed agents presenting the space for lease, the introduction will be accepted based on a first introduction received. Any agency disputes will be referred to the building Landlord / Principle.

Kaufman Property Pty Ltd is fully retained by our client.

Contact

James Kaufman

james.kaufman@kaufmanproperty.com.au



www.kaufmanproperty.com.au