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Property brief

Clinical Genomics

23 July, 2018



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Property brief

Monday, 23 July 2018

Dear Agent,

Re: Clinical Genomics– office requirement – Sydney

Tenant Representation Services Pty Limited (TRS) has been appointed as Tenant Advocate by Clinical Genomics to search and secure office accommodation for their Sydney based operations.

Client request

Clinical Genomics has strictly requested that any parties in the design or construction industry who wish to potentially participate in this project are to contact TRS directly.

Any party failing to comply with Clinical Genomics instruction will not be provided with an opportunity.

Property brief

There are seven sections to the Property Brief:

1. Existing Property Details
2. About CLINICAL GENOMICS
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

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Existing property details

Clinical Genomics currently occupies:

- Property : 2 Eden Park Drive, North Ryde
- Area (Sqm) : 980Sqm NLA
- Level(s) : 1
- Lease Expiry : 30.06.2019
- Option Period : 3 years

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Property brief

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About our client

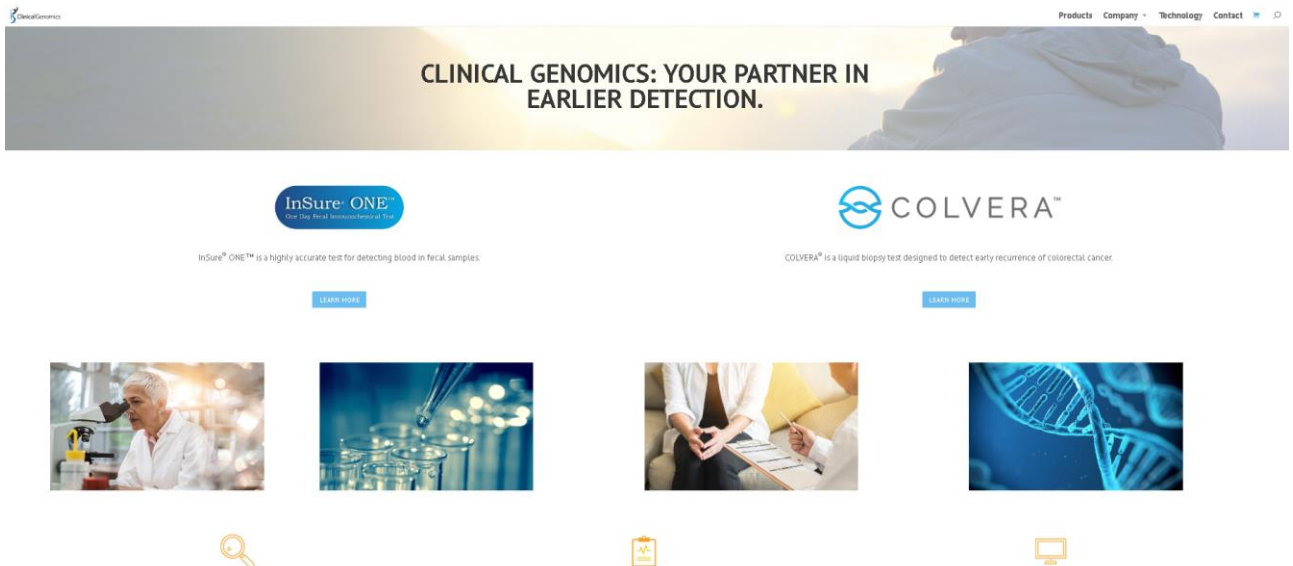
At Clinical Genomics, we harness breakthrough science to create innovative and accessible ways to detect disease and enhance lives.

About Clinical Genomics

Clinical Genomics is dedicated to improving patient outcomes through early detection of colorectal cancer. Clinical Genomics products span the full spectrum of colorectal cancer testing, including InSure® FIT™, a fecal immunochemical test for screening in healthy adults, to COLVERA®, a proprietary blood test identifying circulating tumor DNA in patients post-treatment for early detection of recurrence and residual disease. Clinical Genomics is committed to developing and delivering solutions that provide physicians and their patients with information to help guide earlier and better treatment decisions in cancer care management. Clinical Genomics continues to apply its proprietary innovation in molecular pathology to commercialize other diagnostic tools in other cancer types.

Clinical Genomics has offices and CLIA-certified laboratories in Bridgewater as well as FDA-registered and TGA-licensed IVD manufacturing in Edison, New Jersey and Sydney, Australia and a NATA-accredited laboratory in North Ryde, NSW Australia.

For further information please refer to their website: www.clinicalgenomics.com





Property brief

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Property requirements

Our client's property requirements are set out as follows;

- **Area** Approx. 1,500 to 1,700 Sqm NLA (subject to space planning).
Consisting of:
Office – 500Sqm NLA
Production / Warehouse / PC2 Laboratory - 1,000-1,200Sqm GLA
- **Grade** Industrial (Zone: 5 & 8)
- **Location** Flexible but must be near good public transport
- **Amenities** Retail and Cafes in close proximity
- **IT** Standard provisions
- **Expansion** Right of first refusal over adjacent / contiguous space would be advantageous.
- **Lease Start** 1 June, 2019
- **Lease Term** Minimum Five (5) years plus Three (3) year option
- **Lease Type** Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
- **Signage** Will Consider
- **Configuration** Ideally facility with existing PC2 laboratory will be favourable considered. Stand-alone existing PC2 laboratory would also be of interest.
- **PC2 Lab** If a stand-alone PC2 lab is available, we would consider this either short or long term
- **Public Transport** Good public transport within close proximity to site
- **Car Parking** 20 spaces preferred – please advise
- **Security** Quality provisions
- **Access for fit out** Five (5) months prior to Lease Start



Property brief

4 Agent's procedures

Agents submitting property details must have valid instructions from the respective building owners. Any Agency disputes that arise from duplicate submissions will be referred to the landlord for resolution.

5 Consultant's fees

Clinical Genomics will pay TRS directly.

6 Submission procedures

TRS would request that proposals that meet with our client's requirements be submitted by **Close of Business on Monday, 13 August 2018** to secure inspection timing. Submissions should be emailed to nominations@tenantrep.com.au and contain the following as a minimum:

- Building and address / building owner
 - A brief description of the building and size of the premises
 - Availability date and brief financial parameters
 - The nature of the Agency appointment
-

7 Contact

Mark Lockwood
02 8243 6701
nominations@tenantrep.com.au

We look forward to receiving your submissions and appreciate your co-operation towards a successful solution for our client.

Yours sincerely

Mark McGrath MRICS
Tenant Representation Services Pty Ltd