



You save more

# Property brief

## Nikko AM Limited

15 August 2018



All design, documentation, process and materials herein contained within this document are protected by copyright law. The materials may not be reproduced, distributed, displayed, published, performed or broadcast without prior written permission of Tenant Representation Services Pty Ltd. Any such use of the materials is strictly prohibited expressly authorised by the Copyright Act 1968. Infringers will be prosecuted to the full extent of the law. ©Tenant Representation Services Pty Ltd 2016.



# Property brief

Wednesday, 15 August 2018

Dear Agent,

## **Re: Nikko AM Limited – office requirement – Melbourne**

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

---

### **Client request**

Nikko AM Limited 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 Nikko AM Limited's instruction will not be provided with an opportunity.

---

### **Property brief**

There are seven sections to the Property Brief:

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

1

## **Existing property details**

Nikko AM Limited currently occupies:

- Property : 10-16 Queen Street
- Area (Sqm) : approx. 200Sqm NLA
- Level(s) : 2
- Lease Expiry : 31/03/19
- Option Period : No

2



# Property brief

## 2

### About our client

Nikko Asset Management Australia offers investors the benefits of extensive global resources combined with the local expertise and long-standing experience of our Sydney based investment teams, with a history dating back to 1989. Today the company manages approximately AUD 8.9 billion1 in assets for retail and institutional clients across Australia.

With a track record of over twenty years in Australian equities and fifteen years' experience in managing fixed income assets for insurance clients, Nikko AM Australia prides itself on its many years of accumulated market intelligence. Nikko AM Australia believes in active management and high conviction investing backed by intensive research conducted by experienced, cohesive investment teams. Our investment teams strive to achieve superior investment performance for our clients.

For further information please refer to their website: [www.nikkoam.com.au](http://www.nikkoam.com.au)

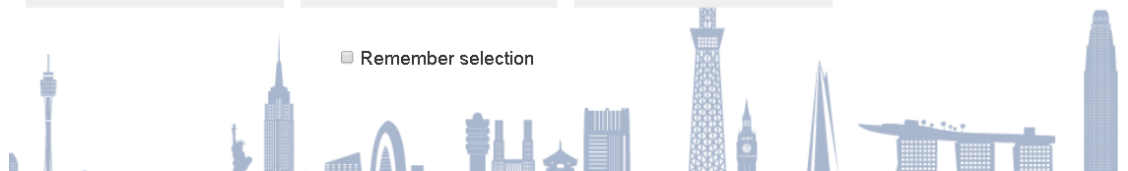


YOUR GOALS, OUR COMMITMENT.

Please select your site

<b>Institutions &amp; Consultants</b>	<b>Financial Advisers</b>	<b>Self Directed Investors</b>	<b>Login to...</b> <ul style="list-style-type: none"> <li>• Nikko AM Investor Portal</li> <li>• Nikko AM Adviser Portal</li> </ul>
Australian institutional/ professional investors and consultants	Australian professional financial advisers and intermediaries	Individual & SMSF	

Remember selection





# Property brief

## 3

### Property requirements

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

• <b>Area</b>	Approximately 120 to 160 Sqm NLA (subject to space planning).
• <b>Grade</b>	A / B
• <b>Location</b>	Melbourne CBD
• <b>Amenities</b>	Retail and Cafes in close proximity
• <b>IT</b>	Standard provisions
• <b>Expansion</b>	Right of first refusal over adjacent / contiguous space would be advantageous.
• <b>Lease Start</b>	1 April 2019
• <b>Lease Term</b>	Minimum Five (5) years plus Three (3) to Five (5) year option
• <b>Lease Type</b>	Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
• <b>Signage</b>	Will Consider
• <b>Configuration</b>	High quality fitted out options considered – please supply a floor plan or photos to support your nomination.
• <b>Public Transport</b>	Good public transport within close proximity to site
• <b>Car Parking</b>	1 Space
• <b>Security</b>	Quality provisions
• <b>Access for fit out</b>	Two 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

Nikko AM Limited 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 Wednesday, 29 August 2018** to secure inspection timing. Submissions should be emailed to [nominations@tenantrep.com.au](mailto: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](mailto: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**