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Property brief

Progress Rail Australia

04 July 2018



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Property brief

Wednesday, 04 July, 2018

Dear Agent,

Re: Progress Rail Australia – office requirement – Sydney

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

Client request

Progress Rail Australia 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 Progress Rail Australia'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 PROGRESS RAIL AUSTRALIA
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

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Existing property details

Progress Rail Australia currently occupies:

- Property : 5 Rider Boulevard, Rhodes
- Area (Sqm) : approx. 700Sqm NLA
- Level(s) : 7
- Lease Expiry : 31.10.2018
- Option Period : N/A

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Property brief

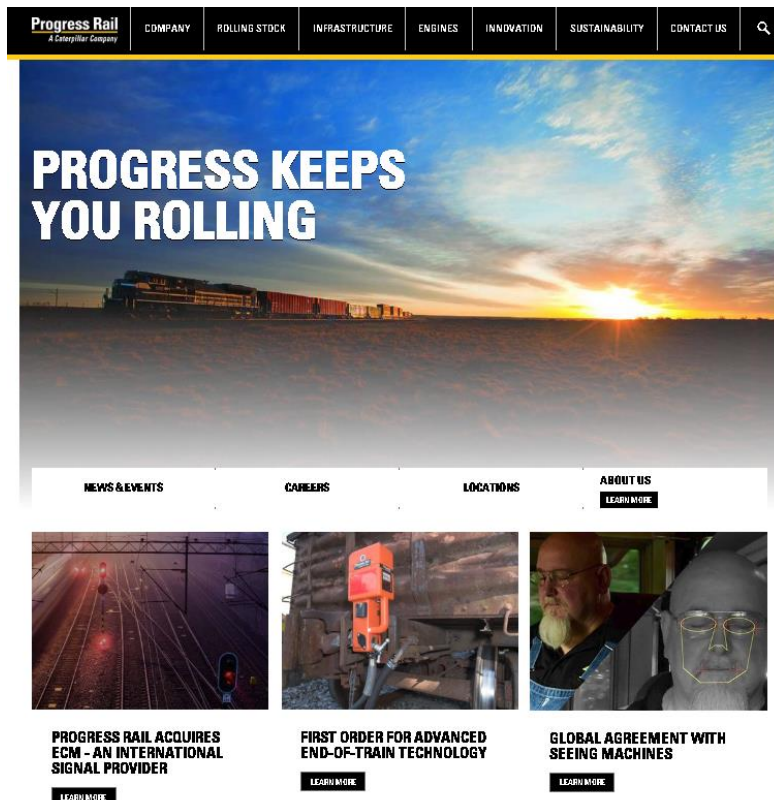
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About our client

Progress Rail, a Caterpillar company, is one of the largest integrated and diversified suppliers of railroad and transit system products and services worldwide. Since its acquisition by Caterpillar Inc. in 2006, Progress Rail has used the Caterpillar international footprint to gain quick and widespread notice and approval across the globe. Product technology, reliability and durability, along with legendary aftermarket parts and service support, have been our keys to success. Caterpillar is the world's leading manufacturer of construction and mining equipment, diesel and natural gas engines and industrial gas turbines. The technology and world reach of Caterpillar, combined with the service standard and historical reliability of Progress Rail, ensures our products and services make a growing impact on the world rail industry.

With our acquisition of Electro-Motive Diesel (EMD), Progress Rail is the world's largest builder of diesel-electric locomotives for all commercial railroad applications including freight, intercity passenger, commuter, switching, industrial and mining. EMD is also a global provider of diesel power engines for marine propulsion, offshore and land based oil well drilling rigs and stationary power generation. Electro-Motive is the only diesel engine manufacturer of its size to have produced more than 70,000 engines. This success stems from product reliability, serviceability, load acceptance capability, low operating costs and ease of maintenance with standardized components.

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





Property brief

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Property requirements

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

- **Area** Approximately 200 to 300 Sqm NLA (subject to space planning).
- **Grade** A / B grade
- **Location** Parramatta
- **Amenities** Retail and Cafes in close proximity
- **IT** Standard provisions
- **Expansion** Right of first refusal over adjacent / contiguous space would be advantageous.
- **Lease Start** 01 November, 2018
- **Lease Term** Minimum Three (3) 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** Preference for a single floor. High quality fitted out options considered – please supply a floor plan or photos to support your nomination.
- **Public Transport** Good public transport within close proximity to site
- **Car Parking** Please advise numbers
- **Security** Quality provisions
- **Access for fit out** 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

Progress Rail Australia 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, 11 July, 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

Conor Whiting
02 8243 6744
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