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Property brief

BIOTRONIK Australia Pty Limited

05 November 2018



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Property brief

05 November 2018

Dear Agent,

Re: BIOTRONIK Australia – office requirement – Sydney

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

Client request

BIOTRONIK 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 BIOTRONIK 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 BIOTRONIK 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

BIOTRONIK Australia currently occupies:

- Property : 20 Bridge Street, Pymble
- Area (Sqm) : approx. 1,089Sqm NLA
- Level(s) : 4
- Lease Expiry : 30/09/2019
- Option Period : No

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Property brief

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About our client

Medical Technology that Saves Lives

At BIOTRONIK, we are committed to helping people with heart and blood vessel diseases live healthy, fulfilling lives. This immense responsibility motivates thousands of employees worldwide to develop new cardiovascular and endovascular medical technologies that physicians trust to save and improve patient lives. Our unique, safe and reliable products, including pacemakers, stents, implantable defibrillators and remote monitoring services, help patients in more than 100 countries.

For further information please refer to their website: www.biotronik.com/en-au

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- ABOUT US
- PATIENTS
- HEALTHCARE PROFESSIONALS
- PRODUCTS
- CAREERS
- NEWSROOM
- CONTACT





Property brief

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Property requirements

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

- **Area** Approximately 900 to 1,000Sqm NLA (subject to space planning).
- **Grade** B
- **Location** Pymble, corridor to Chatswood & Macquarie Park
- **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 October 2019
- **Lease Term** Minimum Five (5) years plus Five (5) 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 – very important
- **Car Parking** 41 Spaces
- **Security** Quality provisions
- **Access for fit out** Three 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

BIOTRONIK 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 Monday, 19 November 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