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# Property brief

## Parametric

27 November 2018



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# Property brief

Tuesday, 27 November 2018

Dear Agent,

## **Re: Parametric – office requirement – Sydney**

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

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### **Client request**

Parametric 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 Parametric's instruction will not be provided with an opportunity.

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### **Property brief**

There are seven sections to the Property Brief:

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

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## **Existing property details**

Parametric currently occupies:

- Property : 19-29 Martin Place (MLC Centre)
- Area (Sqm) : 161Sqm NLA
- Level(s) : 65
- Lease Expiry : 31/07/2019
- Option Period : No

2



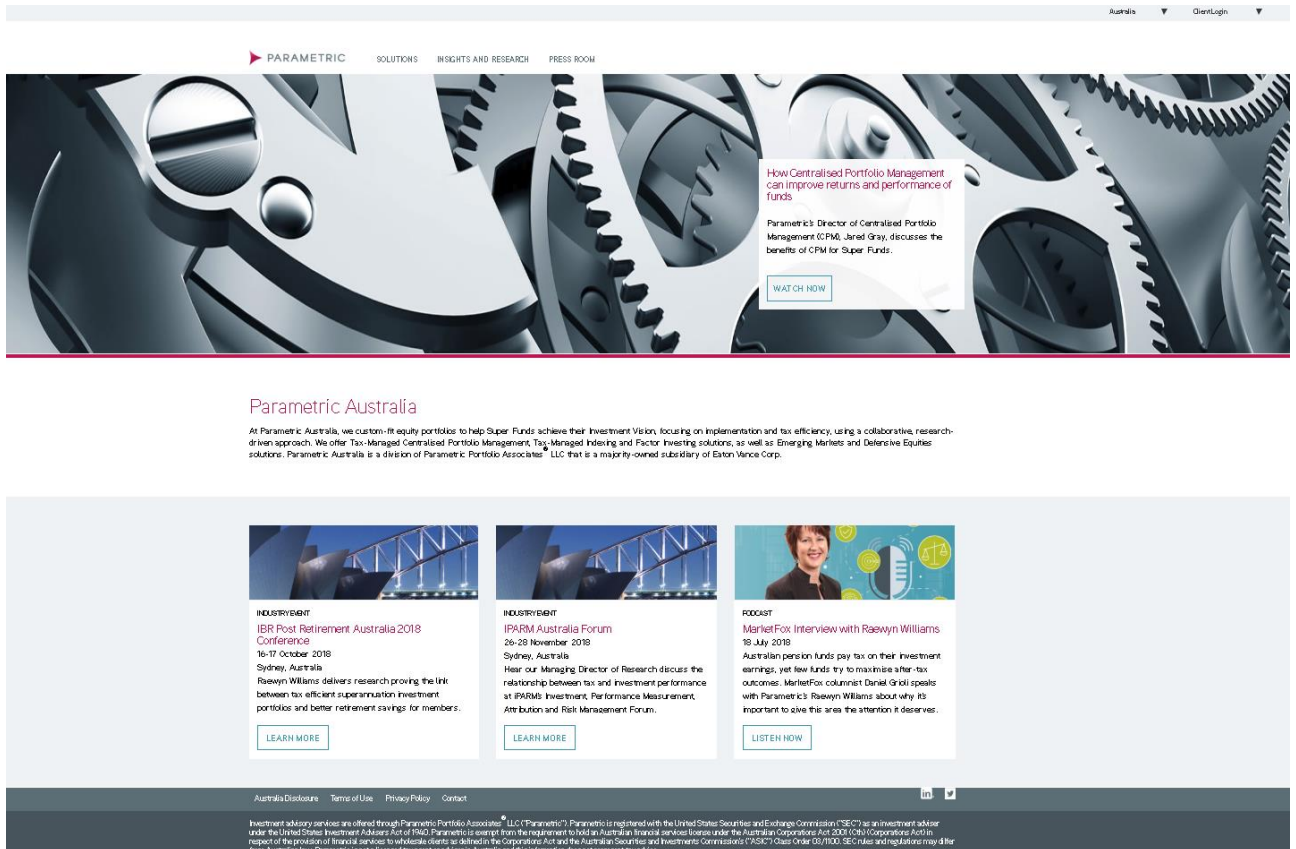
# Property brief

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### About our client

At Parametric Australia, we custom-fit equity portfolios to help Super Funds achieve their Investment Vision, focusing on implementation and tax efficiency, using a collaborative, research-driven approach. We offer Tax-Managed Centralised Portfolio Management, Tax-Managed Indexing and Factor Investing solutions, as well as Emerging Markets and Defensive Equities solutions. Parametric Australia is a division of Parametric Portfolio Associates® LLC that is a majority-owned subsidiary of Eaton Vance Corp.

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





# Property brief

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### Property requirements

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

- **Area** Approximately 110 to 150 Sqm NLA (subject to space planning).
- **Grade** A / B
- **Location** Sydney CBD
- **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 August 2019
- **Lease Term** Minimum Five (5) years plus Three (3) to 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
- **Car Parking** Please advise
- **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.

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## 5 Consultant's fees

Parametric will pay TRS directly.

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## 6 Submission procedures

TRS would request that proposals that meet with our client's requirements be submitted by **Close of Business on Tuesday, 11 December 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**