



You save more

Property brief

Premier Technologies

14 November 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, 14 November 2018

Dear Agent,

Re: Premier Technologies – office requirement – Melbourne

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

Client request

Premier Technologies 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 Premier Technologies' instruction will not be provided with an opportunity.

Property brief

There are seven sections to the Property Brief:

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

1

Existing property details

Premier Technologies currently occupies:

- Property : 501 Swanston Street, Melbourne
- Area (Sqm) : approx. 930Sqm NLA
- Level(s) : 16
- Lease Expiry : 2022

2



Property brief

2

About our client

Since its establishment over 30 years ago, Premier Technologies has provided thought leadership and real value through its passion for improving customer outcomes and the technology that drives them. Over that period, Premier has cemented its place as a market leader in cloud-based and managed contact centre, IVR and payments technology through a focus on reliability, flexibility, excellence and class-leading service and support.

Today, Premier is proud to serve a broad variety of Australian and international clients from various industries including financial services, government, insurance, utilities, banking and logistics. Our clients range from some of the world's largest and most diversified organisations to small, innovative start-ups. We are especially proud that many of our clients have been with Premier for up to 15 years or longer.

Premier has offices in Melbourne, Sydney and Brisbane, serviced by approximately 80 full time staff trained to provide solutions that bring together customer business and technology requirements.

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





Property brief

3

Property requirements

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

- **Area** Approximately 800 to 1,000Sqm NLA (subject to space planning). – fitted
- **Grade** A / B
- **Location** Melbourne CBD
- **Amenities** Retail and Cafes in close proximity
- **IT** Fibre to Building plus Standard provisions
- **Expansion** Right of first refusal over adjacent / contiguous space would be advantageous.
- **Lease Start** 1 July, 2019 (with some degree of flexibility for later start date for applicable tenancy)
- **Lease Term** Minimum Three (3) years plus up to Two (2) to 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 required – please supply a floor plan or photos to support your nomination.
- **Public Transport** Good public transport within close proximity to site
- **Car Parking** At least 4 parking spots desirable
- **Security** Quality provisions
- **Access for fit out** Three (3) 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

Premier Technologies 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 Thursday, 22 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