COSTELLO
GROUP PTY LTD

BREIF TO MARKET



Tenant Representation

Liquor Marketing Group (LMG)

is seeking quality office accommodation in southern Perth, with convenient parking, local amenities and flexible fit-out options for April/May 2027 occupancy.

Overview

TYPE: Lease

CLIENT: LMG - Liquor Marketing Group (WA)

LOCATION: Broarder Southern Perth area

TERM: Long term lease

TYPE: Office; quality office/warehouse considered

LMG



Costello Group is seeking leasing submissions on behalf of LMG – Liquor Marketing Group (WA) for new, well-presented office accommodation in the broader southern Perth area.

The focus is on quality accommodation that provides an attractive working environment with natural light, strong local amenities, and convenient staff parking. Existing fitted tenancies and properties offering flexibility for a customised fit-out are encouraged.

Well-presented office/warehouse properties will also be considered where the office accommodation meets the brief and the warehouse component is less than 100 sqm, however offsite storage is a viable alternative.

Our client is actively in the market and assessing suitable options, with target occupation in late April or early May 2027, ahead of its July 2027 lease deadline. We welcome suitable submissions in line with the requirements overleaf and encourage all suitable options to be presented as soon as possible.

Brief Specifics

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SIZE

220–300 sqm office accommodation

- Quality office/warehouse alternatives considered with less than 100 sqm of warehouse space
- Off-site storage acceptable

PREFERRED SUBURBS

Priority: Booragoon, Myaree and surrounds

Also Considered: East Fremantle, Bentley, Applecross, Melville, Riverton, Kardinya, Bull Creek, Willetton, Bibra Lake, Leeming, Jandakot, Canning Vale and surrounds

PARKING

8+ onsite car parks required + additional street parking

PROPERTY REQUIREMENTS

- Approx. 15 workstations and 3 private offices
- 1 boardroom and 1 separate meeting room
- Kitchen, breakout, quiet rooms and collaboration areas
- End of trip facilities preferred
- High-quality presentation and nearby staff amenities
- Existing fit-outs or quality fit-out opportunities considered

TIMING

Preferred occupation:
late April – early May 2027

July 2027 existing lease deadline

COMMERCIAL TERMS

Fair market value - flexibility depending on condition and location

RESPONSE REQUIREMENT

As our clients are actively in the market, please submit all suitable options as soon as possible by **4th December 2026** for consideration. Please complete all details in the attached spreadsheet inclusive of prices.
Submissions are to be emailed to: **nmitchell@costellogroup.com.au**

For any further information please do not hesitate to contact **Nick: 0424 363 263**

COSTELLO GROUP PROPERTY TEAM

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