
EXPRESSION OF INTEREST

FORTITUDE VALLEY / NEWSTEAD OFFICE REQUIREMENT FOR



EOI CLOSING DATE

5 pm, Thursday 26th
February 2026

EOI SUBMISSION LODGEMENT

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ENQUIRIES:

David Fenech

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FORTITUDE VALLEY / NEWSTEAD
OFFICE REQUIREMENT.



Office Tenant Advisory has been appointed by Konica Minolta as their Tenant Representative in relation to their Fortitude Valley / Newstead Office Accommodation Requirement.

Konica Minolta is a global leader in providing integrated print hardware and software solutions for business. For more information visit

<https://www.konicaminolta.com.au/about/company-profile>

Our client's requirements are set out below:

Type of Accommodation	A grade accommodation. Consideration will be given to premises on the ground floor or on an upper level or split over both.
Lettable Area	550 sq. m to 600 sq. m, over a single level, alternatively, a split tenancy will be considered with a min ground floor area of 200 sq m.
Location	Premises in Fortitude Valley and Newstead will be considered.
Access for Fitout	Access for fitout will be required no later than 1 September 2026.
Lease Term / Commencement	A lease term of 5 years with options. Lease commencement during Q1 2027.
Car Parking	An initial requirement for 10 car spaces.
Signage	Signage opportunities should be set out in your response.
NABERS	A minimum 4 Star Nabers rating is required.
Consultants Fees	Our client requires reimbursement of their Consultancy Fee.
Form of Response	The attached EOI response form is to be completed and returned with your submission.
Agency Nominations	Any dispute that may arise between agents, agency firms or consultants in respect of introductions will be referred to the landlord for resolution.