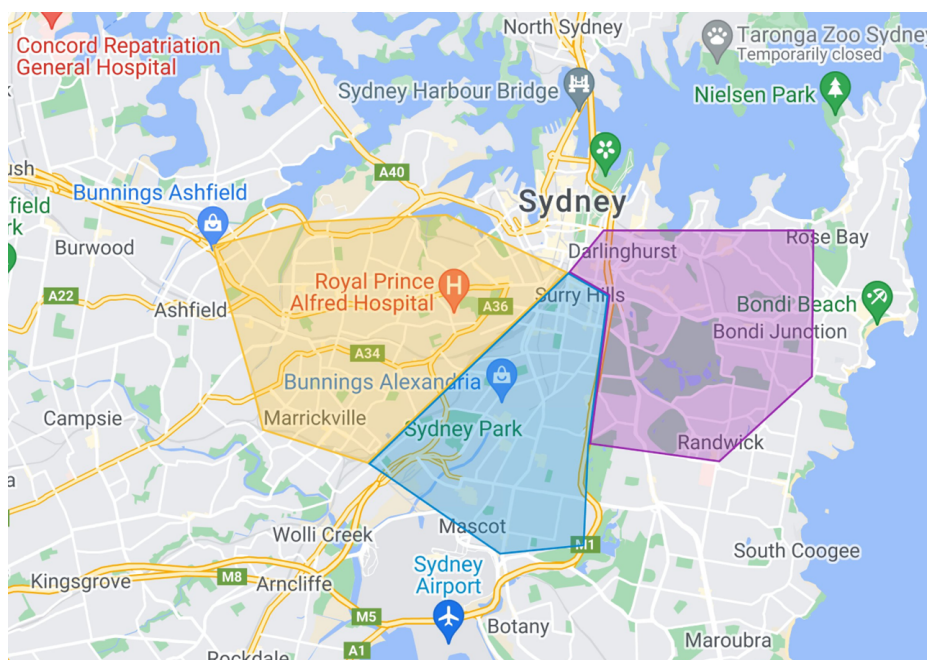


kóala

Requirement for Head Office & Warehouse Accommodation

**Sydney Fringe, Inner South, Inner West
or Inner East**





BACKGROUND

Koala is an innovative direct-to-consumer furniture brand with an irreverent Australian flavour set for an ambitious global growth trajectory. Combining customer-centric products, a world-class technology and fulfilment platform, and incredible customer service, Koala has set out to change the way people buy and enjoy furniture, while doing wonders for the planet. To deliver on this promise they've had to overhaul the industry's nastiest practices, like overpricing, showrooms, and fast furniture, and replace them with sustainable, ethical, and hassle-free solutions that are just one click away.

Learn more about Koala on [Instagram](#), [Facebook](#) and [LinkedIn](#).

WHAT'S IMPORTANT

Koala is a brand with strong community and sustainability values, and will be attracted to landlords who reflect these progressive values.

Sustainability and the full life cycle of products guides everything Koala do. Koala believes that when furniture is designed with consumers' lifestyles and the environment in mind, it has the power to make a big difference. Koala is the only Australian mattress and furniture retailer that supports 1% for the Planet, which means they give away one percent of gross sales annually for the good of the planet, people and animals. The company is B-Corp certified, meaning they stick to the highest social and environmental standards. Koala are proud to be a part of a group of companies working together to build a more inclusive and sustainable economy.

As a brand that is proudly Australian owned and centred on strong Australian influences, Koala proactively uses their collective resources to support, include, advocate and learn more about our First Nations Peoples as a way towards influencing a shared sense of national unity and identity. Koala joins a network of more than 1,100 corporate, government, and not-for-profit organisations that have made a formal commitment to reconciliation through the Reconciliation Action Plan program.

On behalf of: **Koala**
Submissions due: **COB Friday 12/11/21**

Contact: **Phil Reichelt**
m: **0418 961 045**
e: philip.reichelt@tl-group.com.au

Market Brief

- » Sydney Inner South/West/East
- » Office & Warehouse
- » Mid-2022

Tenancy Size & Premises Type Office 2,000-2,500sqm
Warehouse 500-1,000sqm
(ideally located together)

Target Suburbs

- Sydney fringe & Inner South (e.g. Surry Hills, St Peters)
- Inner West (e.g. Marrickville)
- Inner East (e.g. Bondi Junction)

Preferred Precincts and Amenities

- Kitchen or kitchen space (semi commercial)
- End of trip facilities including bike parking with pumps and repairs kits
- Outdoor area for staff recharge
- Small gym, yoga & meditation area
- Close to childcare
- Close to public transport
- Clean energy source

Office Requirements

- Operating 24/7, 7 days
- Natural Light

Car Parking TBC

Green Star & NABERS Rating Favourable consideration will be given to those submissions exhibiting a higher rating i.e. towards 5 and 6 stars, and those who have plans to improve their property over time e.g. indoor environment, energy, water & waste

Lessee *Koala Sleep Pty Ltd*

Lease Term 5 years

Option 5 years

Building Grade A

Timing Mid-2022

Links Koala website:
<https://www.koala.com/>

Koala Instagram:
[instagram.com/koala](https://www.instagram.com/koala)

Koala LinkedIn:
[linkedin.com/company/koala-australia-furniture](https://www.linkedin.com/company/koala-australia-furniture)

Contact Philip Reichelt
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SUBMISSIONS

There is no set form of response. Information required includes, but is not limited to:

- Property address and description including site and building areas
- Key property details i.e. hours of operation, zoning etc.
- Availability date
- Asking rentals, outgoings and key lease details
- Detailed site/building plans including floor areas

Respondents should submit submissions to Tenant Leasing Group in a digital format. Submissions are due no later than COB on Friday, 12 November 2021.

MANAGEMENT CONSULTANT FEES

Tenant Leasing Group to be paid a full scale agency fee by the successful Developer / Lessor.

ENQUIRIES AND SUBMISSIONS

All enquiries regarding this requirement and submissions are to be directed to:

Phil Reichelt
Principal

Tenant Leasing Group
Suite 12.06, Level 12, 14 Martin Place Sydney NSW 2000
0418 961 045
philip.reichelt@tl-group.com.au

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Submissions due: **COB Friday 12/11/21**

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