



# PROPERTY LEASING

Mollard Property Group are renowned for creating and securing specialist childcare lease opportunities for our clients. We are specialists in sourcing unique sites for childcare developments and creating leasing opportunities tailored to our client's objectives, whether it be the conversion of an existing building or a brand-new building.

Childcare is a highly specialist area, we understand the importance of a strategically placed centre in a demand-driven location with good exposure and safe access, as well as the appropriate number of storeys and proposed childcare places. We undertake in-depth analysis on the site location, access, market competition, planning requirements and feasibility to propose a suitable and compliant childcare centre development with the operator's requirements in mind.

We bridge the gap between tenants and landlords by successfully managing each step of the leasing and development process. We advise and facilitate lease negotiations (such as annual rental, rental reviews, lease incentives, lease term and options etc) to ensure all parties are secure.

We work with our clients to establish their leasing mandates and objectives. Once established, our team can focus on sourcing sites that we know are within our client's leasing criteria.

## DEPENDING ON OUR CLIENT'S PREFERENCE, WE CAN OFFER ANY OF THE FOLLOWING LEASE STRUCTURES:

- ▶ TYPICAL LEASE
- ▶ TURN-KEY LEASE
- ▶ GROUND LEASE

**We focus on our client's leasing mandates and objectives, to ensure we secure opportunities in appropriate and/or demand-driven locations.**

Where required, Mollard Property Group have a number of experienced developer and investor clients who are willing and able to undertake a development. We are able to create this partnership as early as site identification, as we believe it is essential for tenants to be involved in the project's early stages to ensure it is completed in accordance with the tenants unique operational, design and functional requirements.



Identifying suitable sites requires a multifaceted approach from our team, including extracting information from our extensive database, drive-by's, electronic search, ownership investigations and the utilisation of our strong long-standing relationships with agents, consultants and other industry experts.

Our in-depth local knowledge combined with our research and analytics team allows us to uncover opportunities and fully analyse them to ensure our client's mandate and objectives are being met.

## OUR KEY OBJECTIVE:

We allow our clients to focus on the operation of their business, while we provide unique and competitively-located lease opportunities to allow our client's business to successfully grow.