



FANSHAWE
STREET

EXCLUSIVE LEASING OPPORTUNITIES



COMMERCIAL BAY

22

BRITOMART

QUEEN STREET

FERRY TERMINAL

VIADUCT



FANSHAW
STREET

TURN KEY OFFICE OPPORTUNITIES

- 4 new, high speed lifts
- Modern kitchen, ceiling, floors, board and meeting rooms all in place
- Fully Furnished with work stations
- CENTRALLY located in Auckland's CBD
- Plenty of on-site CARPARKING available
- A-Grade seismic rating
- On many major BUS ROUTES
- On-site Cafe - Rise and Grind - corporate catering available
- All new lobby entrance
- End of journey facilities included
- Newly installed secure underground bike and e-bike storage
- Efficient column free floor plate design, with an off-set lift core
- Adjacent to Hobson St for easy access to Northern, Southern and Northwestern Motorways

Level	Tenancy	Size*	Net Rent \$/m2	Net Rent P.A + GST	Availability	Views	Existing Fitout
2	2	165m2	\$495 /m2	\$81,675	NOW	West Aspect - Outlook over Fanshawe Street	<ul style="list-style-type: none"> • Modern Fit out with exposed ceilings, polished concrete floors • Workstations for 12, Board Room and one office
8	Full Floor	610m2	\$550 /m2	\$335,500	NOW	Full Harbour Views	<ul style="list-style-type: none"> • Fully fitted • Fully furnished - circa 60 desks • Additional landlord fitout by negotiation

OPEX	\$135/m2 est + GST
Car Park	\$135/week per park + GST

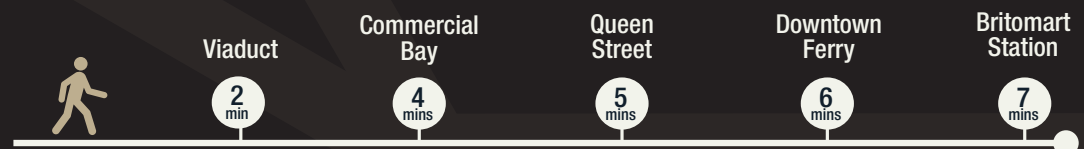


**FOR FURTHER INFORMATION
PLEASE CONTACT:**

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*Sizes quoted above are net lettable and include a pro rata share of common spaces on each floor



FITNESS, PARKS AND RECREATION

- 01. 2.5min Tepid Baths
- 02. 10min Les Mills Britomart
- 03. 8min Victoria Park
- 04. 17min Albert Park

SHOPPING

- 05. 13min Victoria Park Market
- 06. 3.5min Prada, LV, Gucci, Dior
- 07. 6min Chanel, Tiffany
- 08. 5min Karen Walker
- 09. 7min Queen Street Shopping Precinct

ARTS, CULTURE & ENTERTAINMENT

- 10. 9min ANZ Viaduct Events Centre
- 11. 8min The Cloud
- 12. 16min Spark Arena
- 13. 6min Sky Tower / Sky City
- 14. 11.5min Civic Theatre
- 15. 14min Events Cinema Multiplex
- 16. 12min Aotea Square
- 17. 16min Q Theatre
- 18. 15min Auckland Art Gallery

TRANSPORTATION

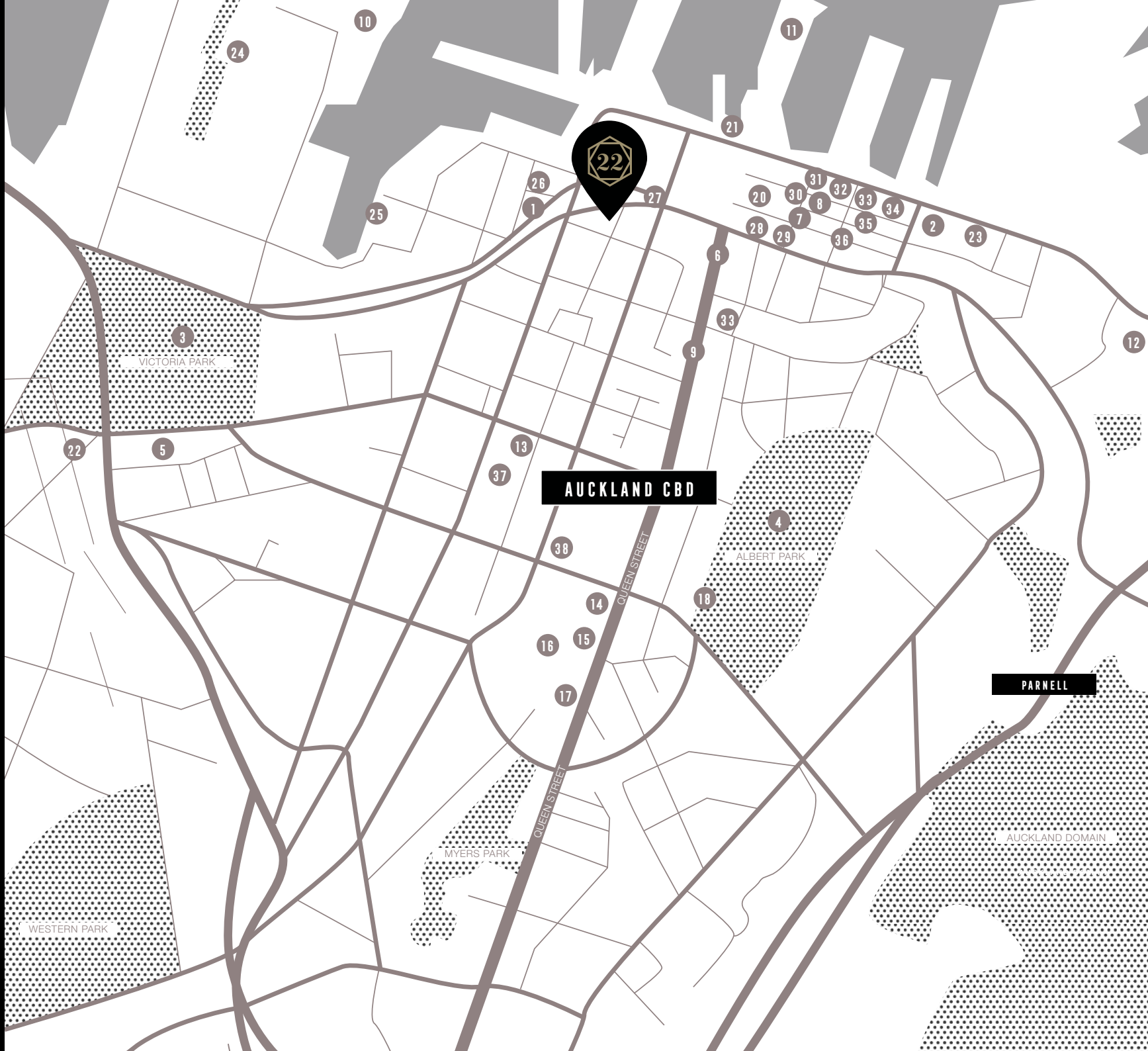
- 19. 18min Westhaven Marina
- 20. 4min Britomart Transport Centre
- 21. 6min Ferry Building

DAILY NECESSITIES

- 22. 16min New World Supermarket
- 23. 13min Countdown Supermarket

ARTS, CULTURE & ENTERTAINMENT

- 24. 12.5min Silo Park/Wynyard Quarter
- 25. 5.5min Viaduct Harbour Bars & Restaurants
- 26. 4.5min Soul Bar & Bistro
- 27. 2.5min Monsoon Poon
- 28. 4min Little Bird Organics & Unbakery
- 29. 5min Café Hanoi
- 30. 5min Ortolana
- 31. 5min Milse
- 32. 6min The Chamberlain
- 33. 7min Ebisu
- 34. 6.5min Ostro Brasserie & Bar
- 35. 7min Amano
- 36. 9min Orleans
- 37. 6min Sky Tower / Sky City Bars & Restaurants
- 38. 11min Elliott Street Stables



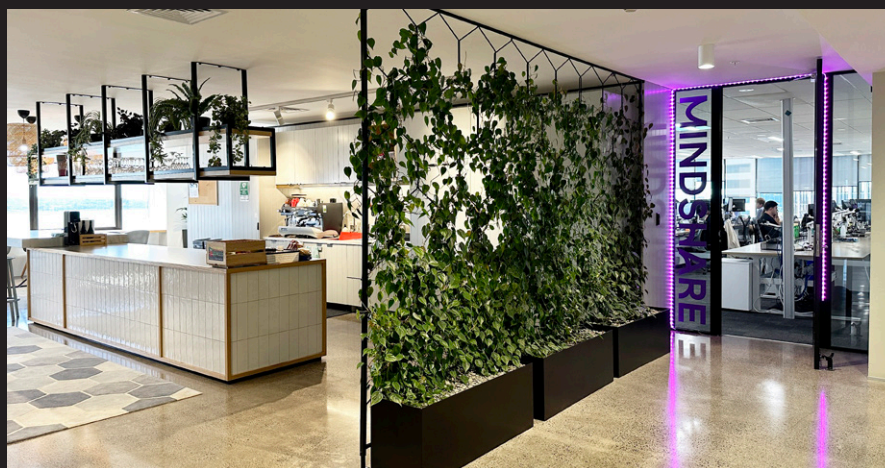


PANORAMIC OUTLOOKS

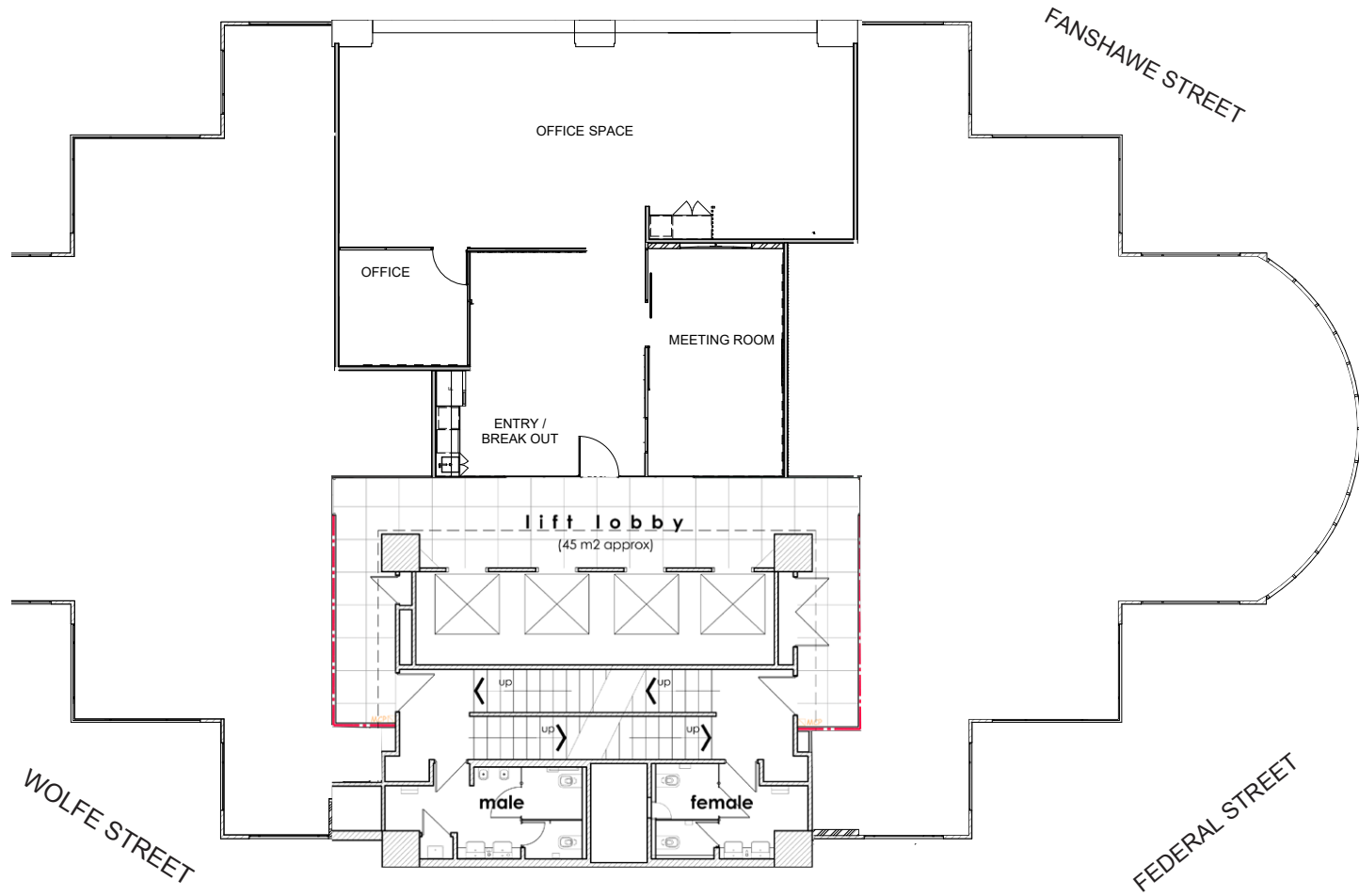
View Shot from Upper Levels. Note that the view angle will vary.



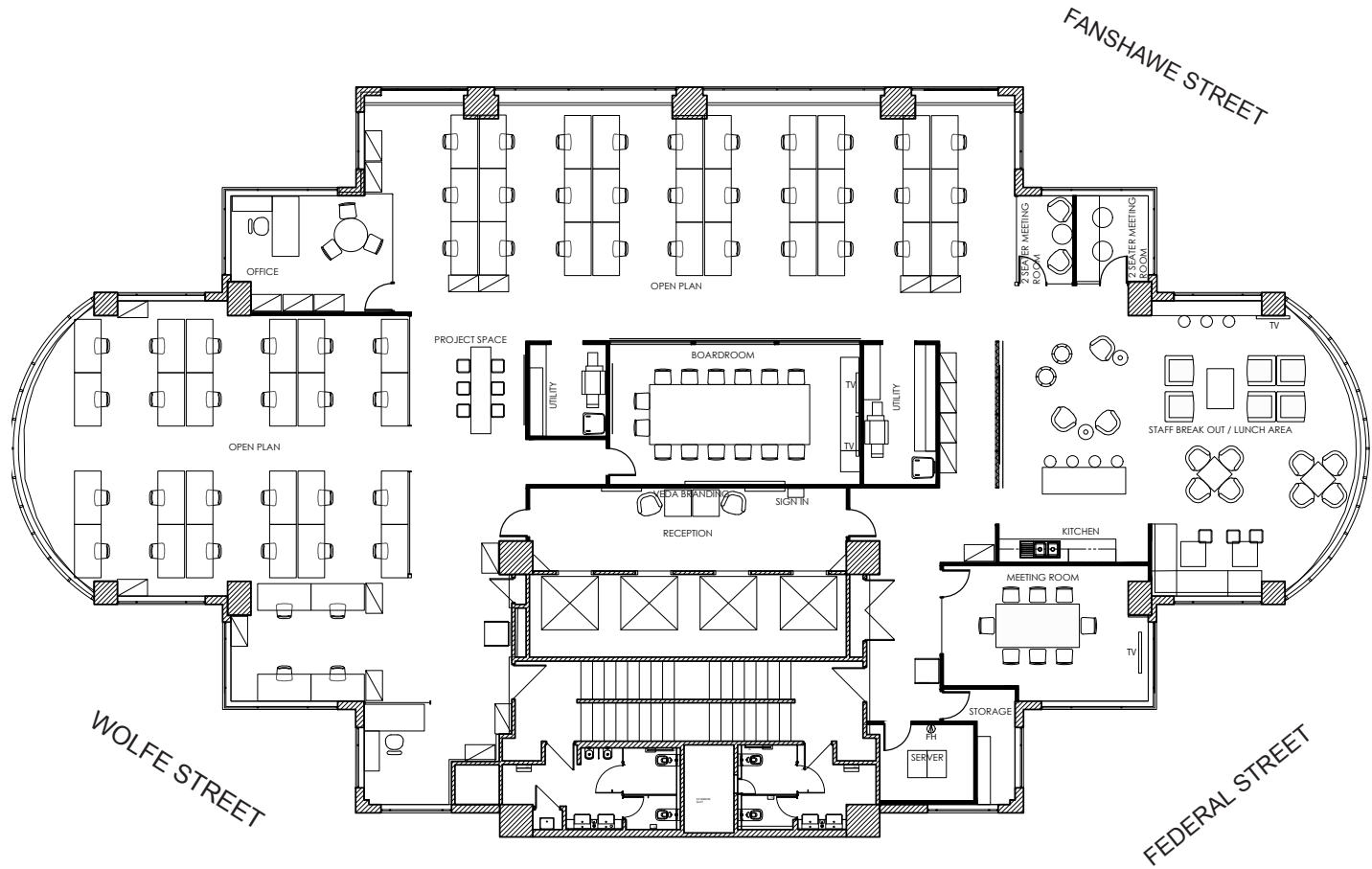
FANSHAW
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LEVEL TWO - TENACY TWO



LEVEL EIGHT





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DISCLAIMER: Every Precaution has been taken to establish the accuracy of the material herein at the time of printing, however, no responsibility will be taken for any errors/omissions. Prospective tenants should not confine themselves solely to the content of this material and acknowledge that they have received recommendation and had reasonable opportunity to seek independent legal, financial, accounting, technical and other advice.



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