

# 5

NELSON  
STREET

*Premium  
commercial leasing  
opportunities*





# *Viaduct views*

5  
NELSON  
STREET





# TURN KEY

## Office Opportunities

- Smaller boutique building
- Kitchen, ceiling, floors, board and meeting rooms all in place
- Plenty of on-site carparking available
- A+ Grade seismic rating- 141% NBS
- New lobby entrance
- End of journey facilities included



# VIADUCT VIEWS

5  
NELSON  
STREET

- Centrally located in Auckland's CBD
- On many major bus routes
- Parallel to Hobson St for easy access to Motorways



5  
MINS

VIADUCT

5  
MINS

QUEEN STREET

8  
MINS

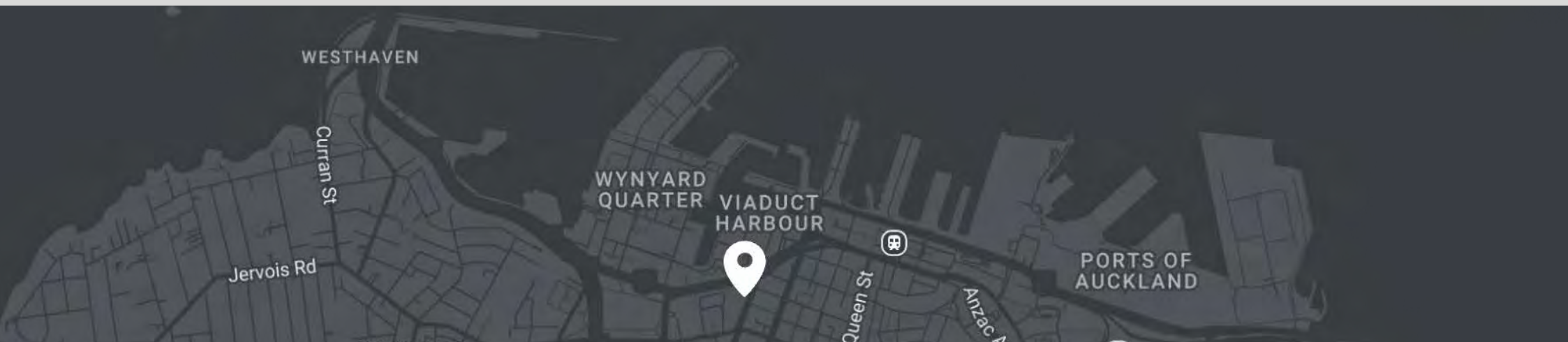
COMMERCIAL  
BAY

9  
MINS

DOWNTOWN  
FERRY

10  
MINS

BRITOMART  
STATION





# AVAILABLE OFFICES

**5**  
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LEVEL	TENANCY	SIZE	NET RENT \$/M2	NET RENT P.A + GST	AVAILABILITY	VIEWS	EXISITING FITOUT
1	Full Floor	399m2	\$250/m2	\$99,750	1st September, 2025	West, North, and East aspects	<ul style="list-style-type: none"> <li>• 5 separate offices</li> <li>• Large office spaces</li> <li>• 2 Kitchens</li> <li>• Boardroom</li> <li>• Flexible fit out options available</li> </ul>
2	2B	237m2 (incl 7m2 deck)	\$275 /m2	\$65,175	Now	East aspect	<ul style="list-style-type: none"> <li>• New carpet, Kitchen, LED lighting, ceiling tiles and fresh paint.</li> <li>• Two large meeting rooms/offices</li> <li>• East facing deck</li> </ul>
3	Full Floor	421.71m2	\$285 /m2	\$120,187.35	Now	West, North, and East aspects	<ul style="list-style-type: none"> <li>• 4 modern separate offices</li> <li>• Large open plan office</li> <li>• Kitchen</li> <li>• Boardroom</li> <li>• 2 outdoor decks</li> </ul>

OPEX	\$ 135/m2 + GST
Carpark	Single = \$75/week per park + GST Tandem = \$100/week per park + GST





LEVEL 3  
FULL FLOOR



# LEVEL 3





# LEVEL 3 | BALCONY ASPECT

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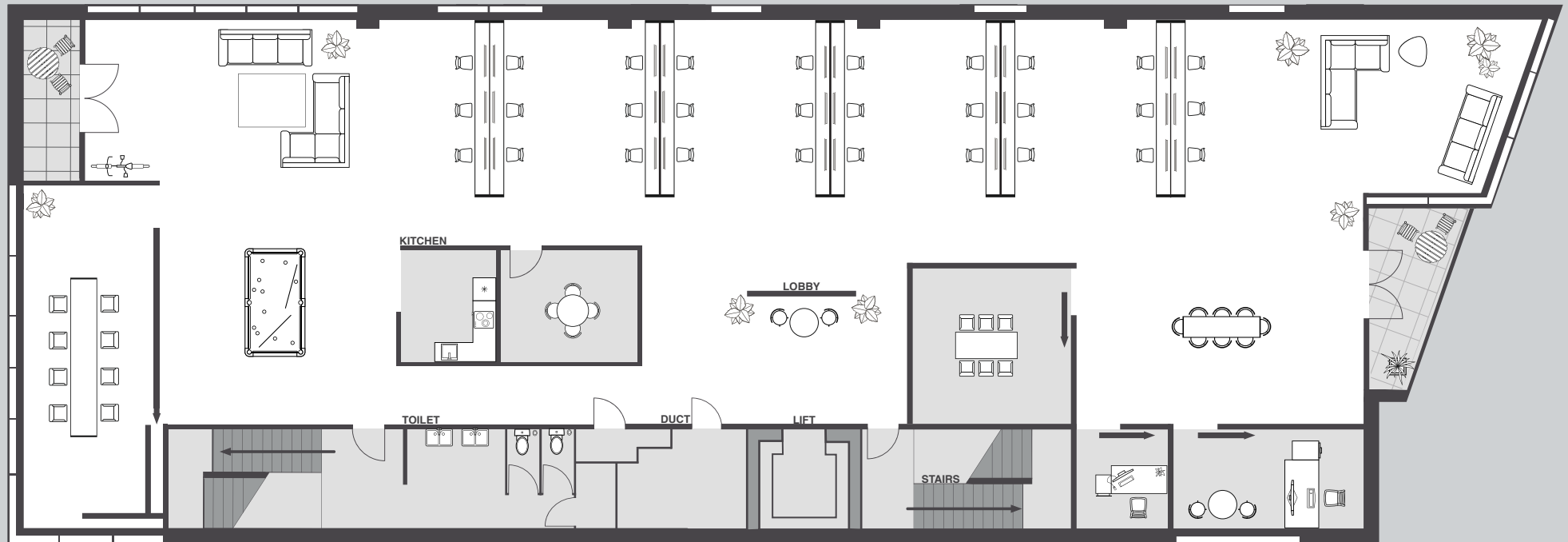


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## Level 3

Layout is indicative  
only and not to scale







LEVEL 2B



# LEVEL 2B | BALCONY ASPECT

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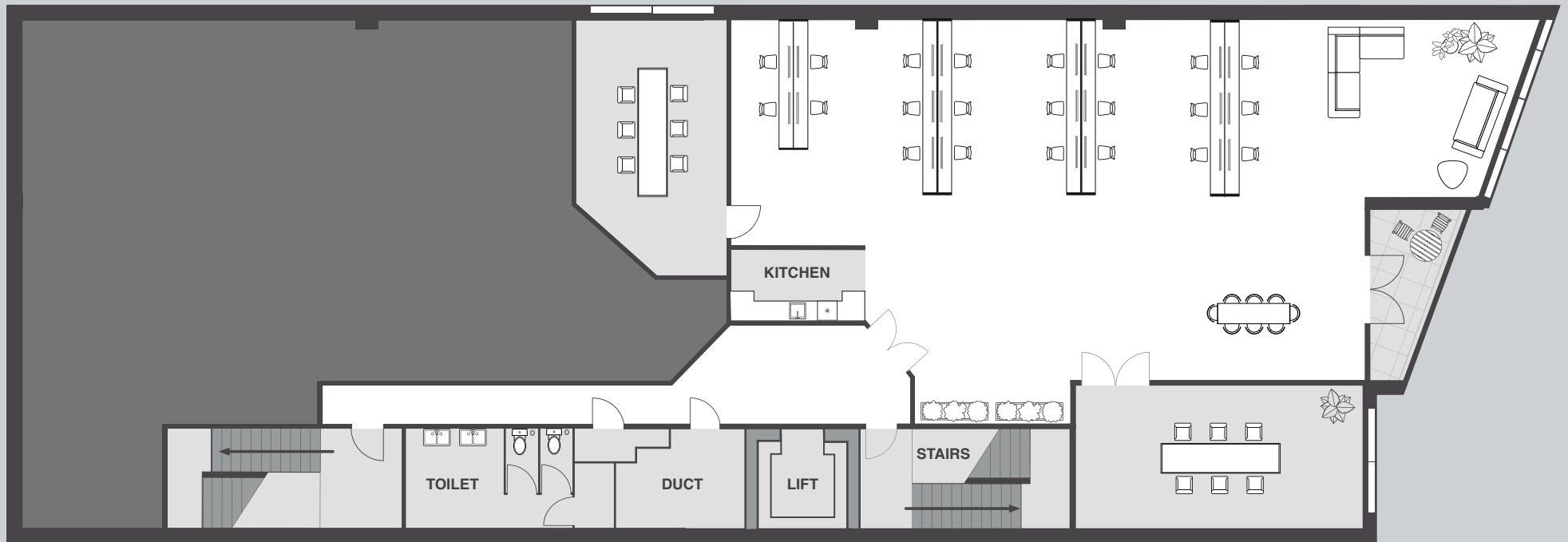




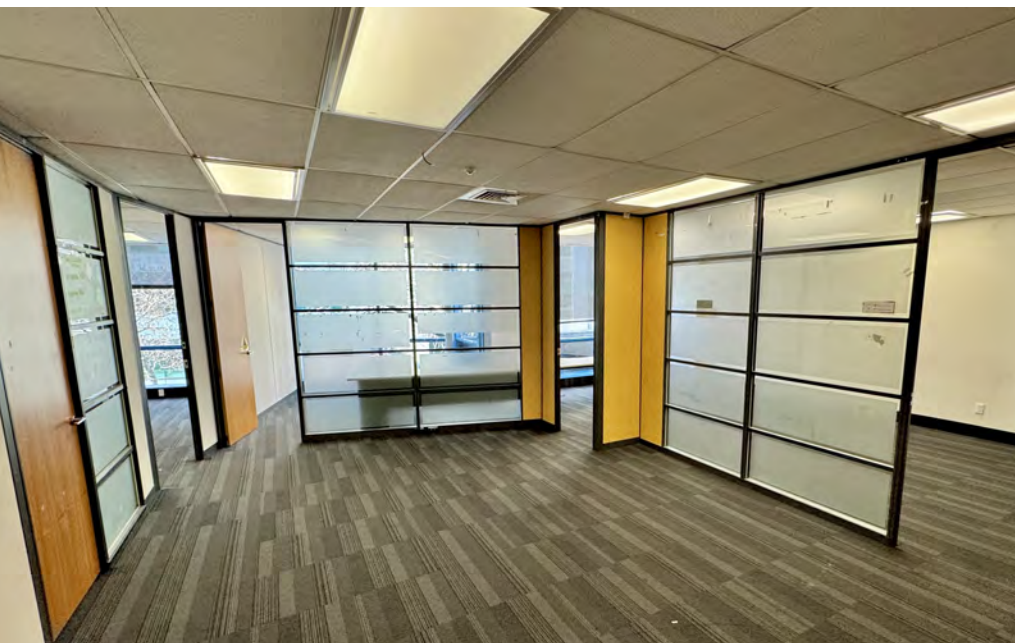
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Level 2B

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LEVEL 1

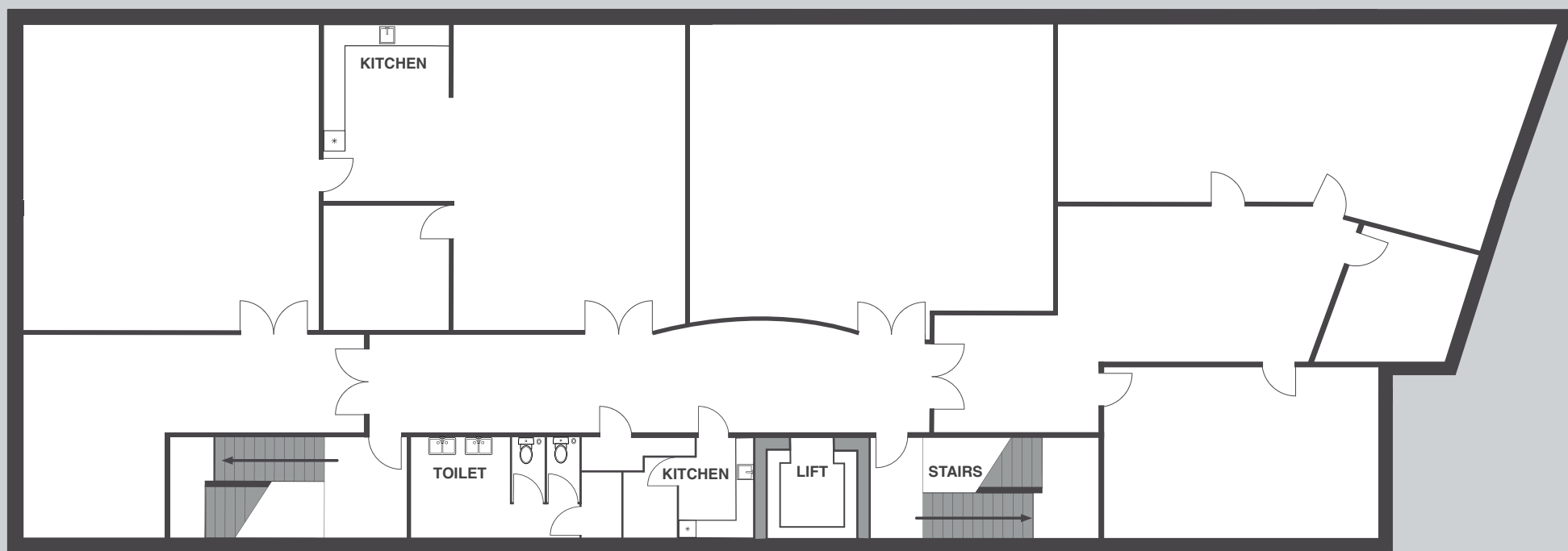


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## Level 1

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LOBBY



*For further  
information  
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