

5

NELSON
STREET

*Premium
commercial leasing
opportunities*



Viaduct views

5
NELSON
STREET



AVAILABLE OFFICES

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

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

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

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- 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

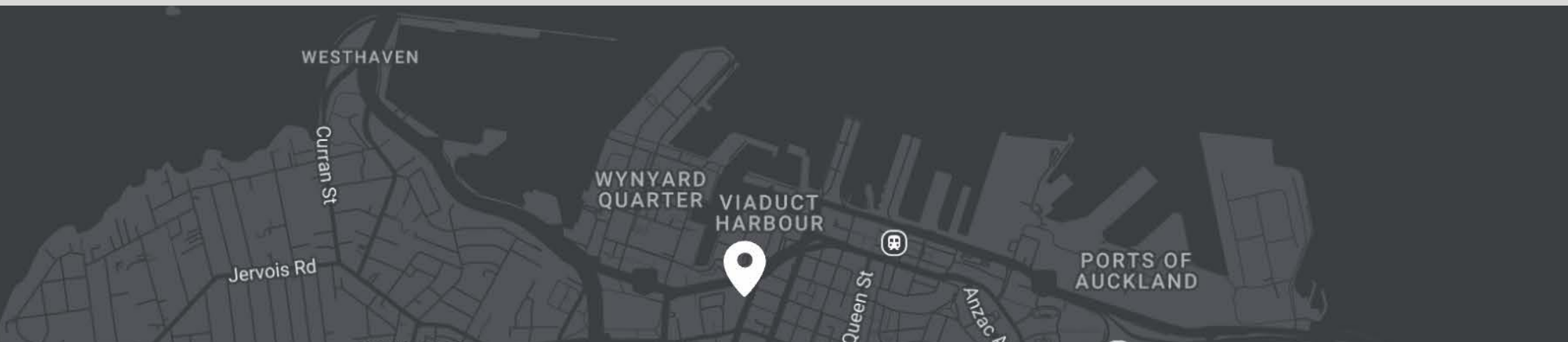
COMMERCIAL
BAY

9
MINS

DOWNTOWN
FERRY

10
MINS

BRITOMART
STATION





LEVEL 3
FULL FLOOR

LEVEL 3



LEVEL 3 | BALCONY ASPECT

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NELSON
STREET

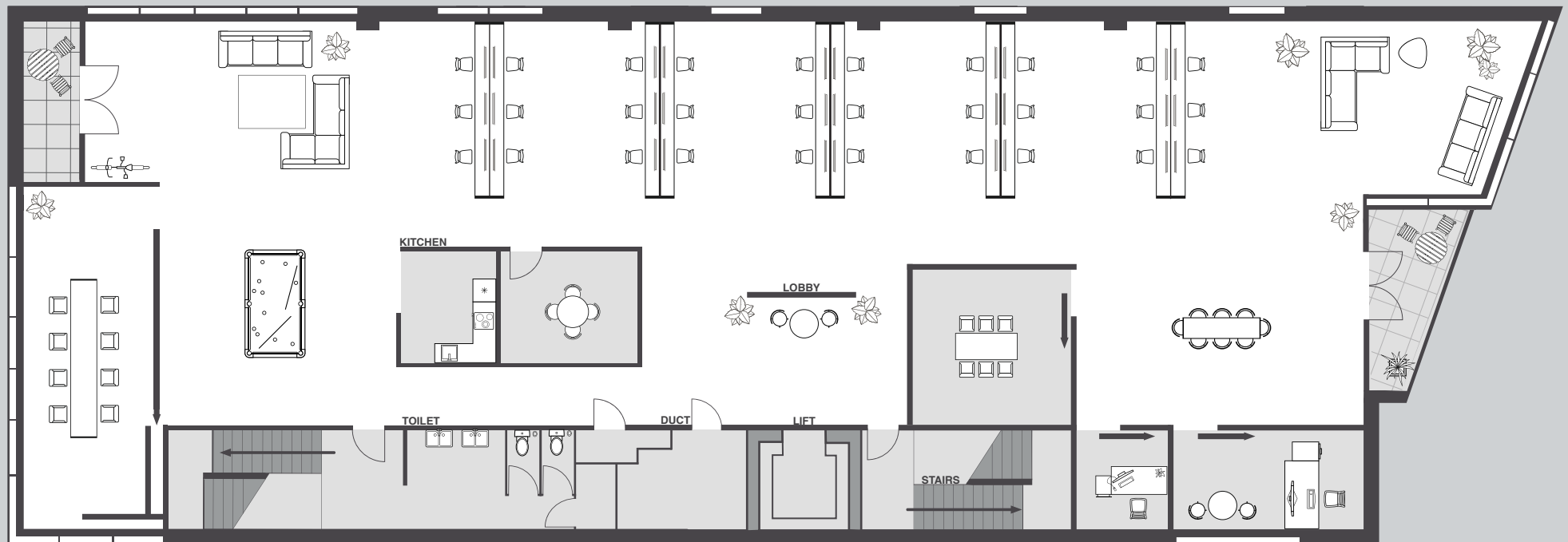


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Level 3

Layout is indicative
only and not to scale





LEVEL 2B

LEVEL 2B | BALCONY ASPECT

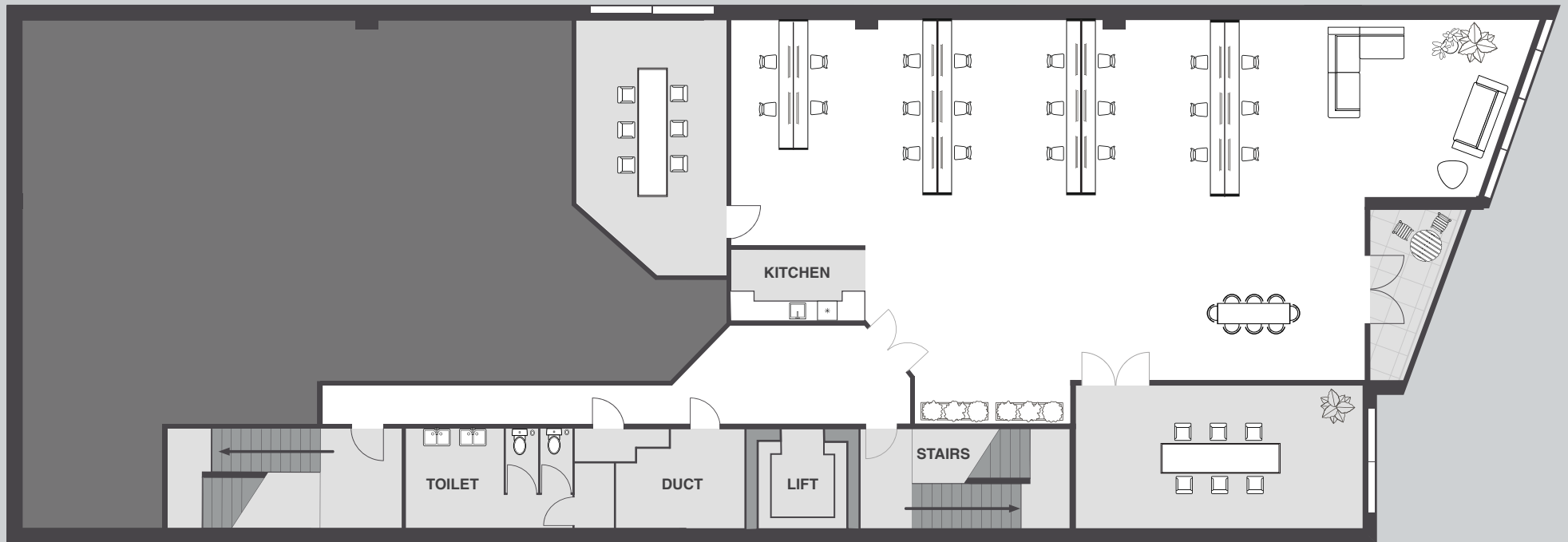
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5
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Level 2B

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*For further
information
please contact*



DEAN BUDD
Phone: +64 22 534 9724
Email: DeanB@conradproperties.com

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