



FANSHAW E
STREET

EXCLUSIVE LEASE OPPORTUNITY

NEWLY REFURBISHED AND IMPRESSIVE COMMERCIAL SPACE
AVAILABLE NOW



COMMERCIAL BAY

22

BRITOMART

QUEEN STREET

FERRY TERMINAL

VIADUCT



FANSHAW
STREET

BE THE FIRST TO OCCUPY OUR FINAL TURN KEY OFFICE

- Our last remaining space available
- Atrium views across the Lobby with excellent Natural light
- 4 new, high speed lifts
- Furnished option available, all furnishings by Kada including adjustable standing desks
- Modern kitchen, ceiling, floors, board and meeting rooms all in place
- CENTRALLY located in Auckland's CBD
- Plenty of on-site CARPARKING available
- A-Grade seismic rating
- On many major BUS ROUTES
- New On-site Cafe "The Common Room" by Scratch Bakers
- 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
1	2	221m2	\$335	\$74,035	Now
3	2	304m2	\$395	\$120,080	Now

OR OPTION TO SPLIT LEVEL ONE

1	2	69m2	\$375	\$25,875	Now
1	3	88m2	\$375	\$33,000	Now

OPEX	\$111/m2 est + GST
Car Park	\$130/week per park + GST



**FOR FURTHER INFORMATION
PLEASE CONTACT:**

TOM MCALISTER

Phone: +64 27 287 1117

Email: ThomasM@conradproperties.com



*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

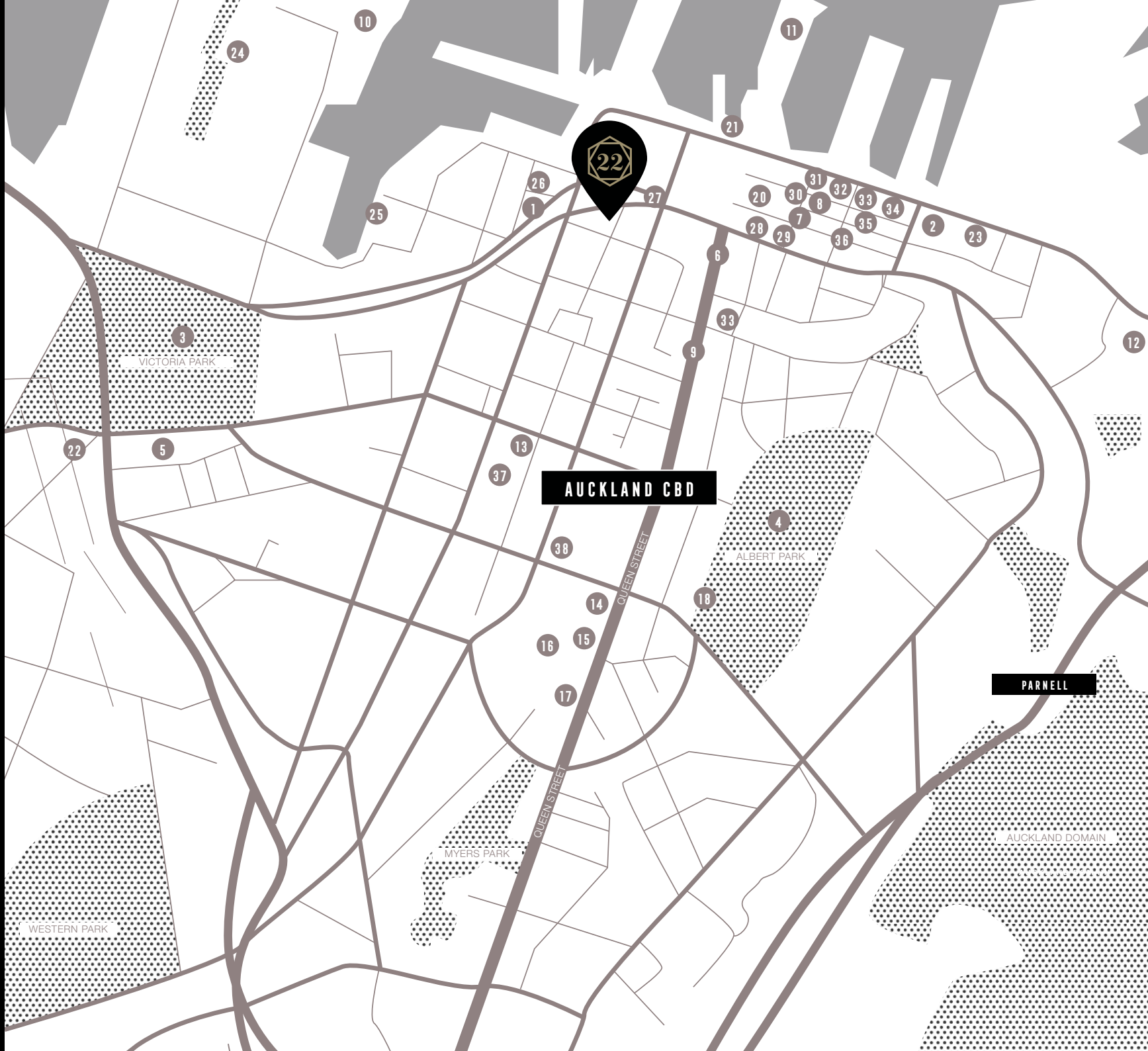
- | | | |
|-----|-------|----------------------------|
| 19. | 18min | Westhaven Marina |
| 20. | 4min | Britomart Transport Centre |
| 21. | 6min | Ferry Building |

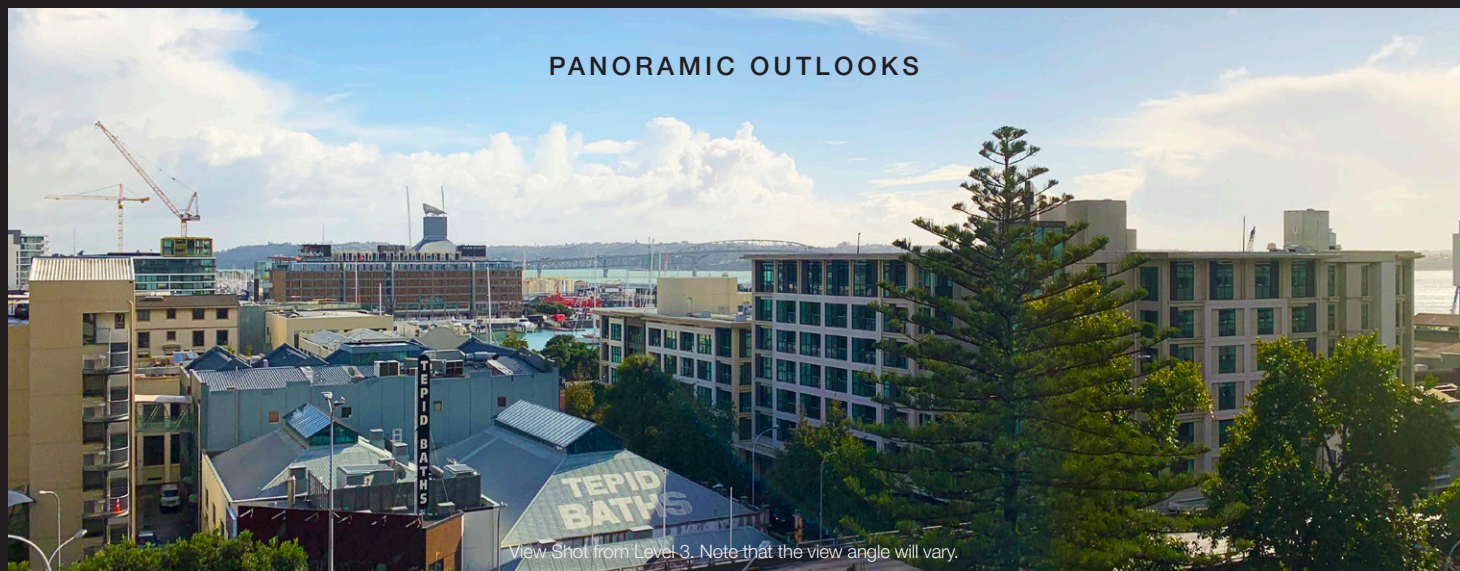
DAILY NECESSITIES

- | | | |
|-----|-------|-----------------------|
| 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 |



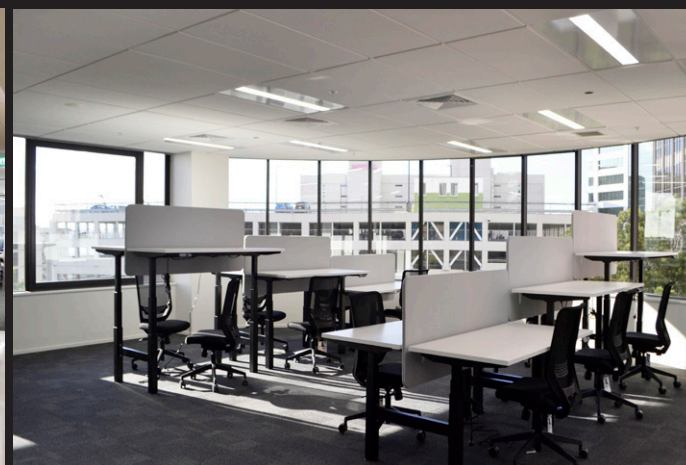
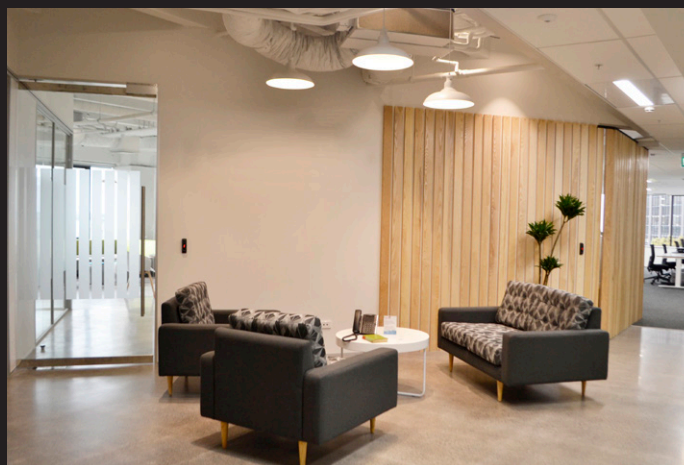


PANORAMIC OUTLOOKS

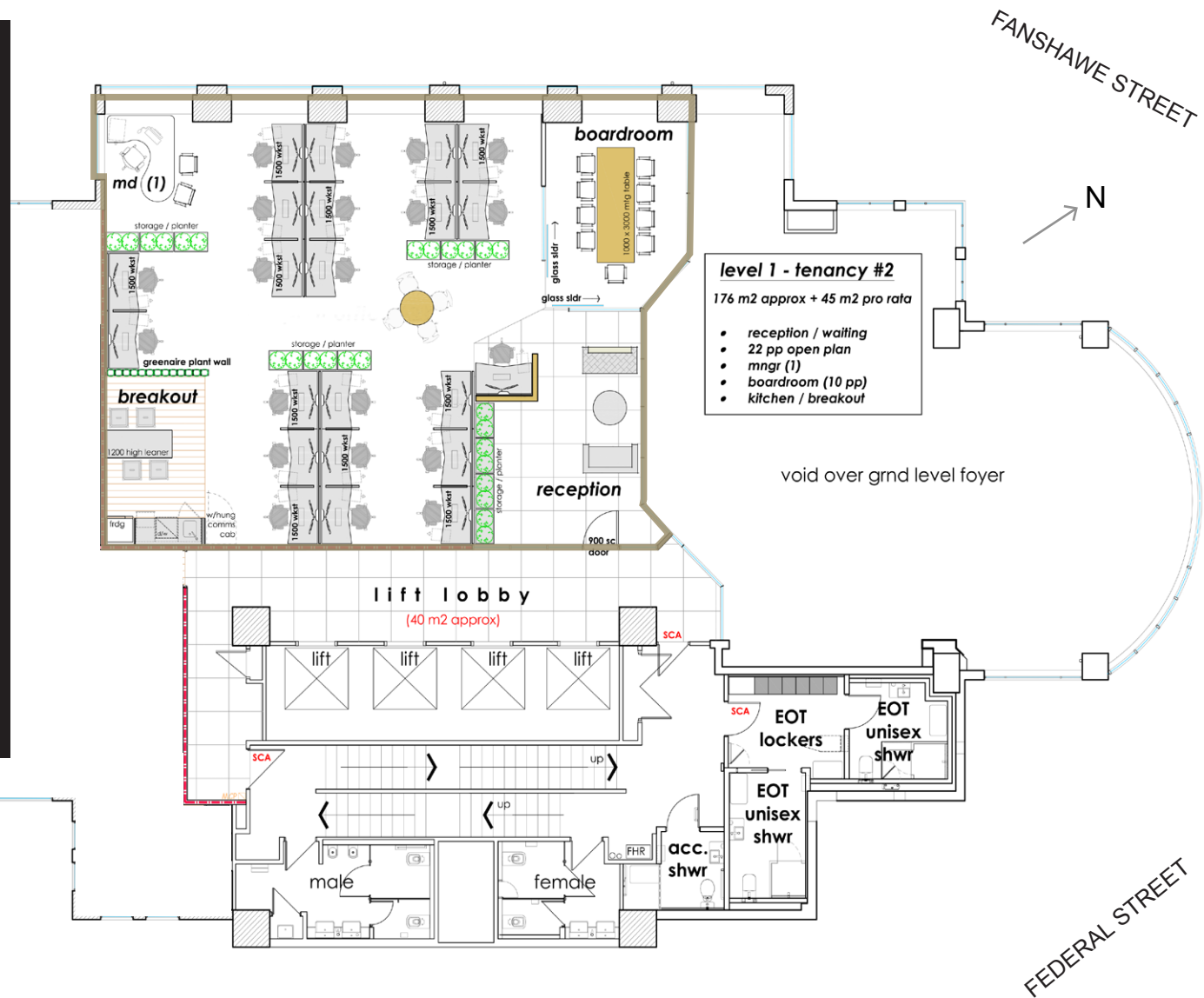
View Shot from Level 3. Note that the view angle will vary.



FANSHAW
STREET

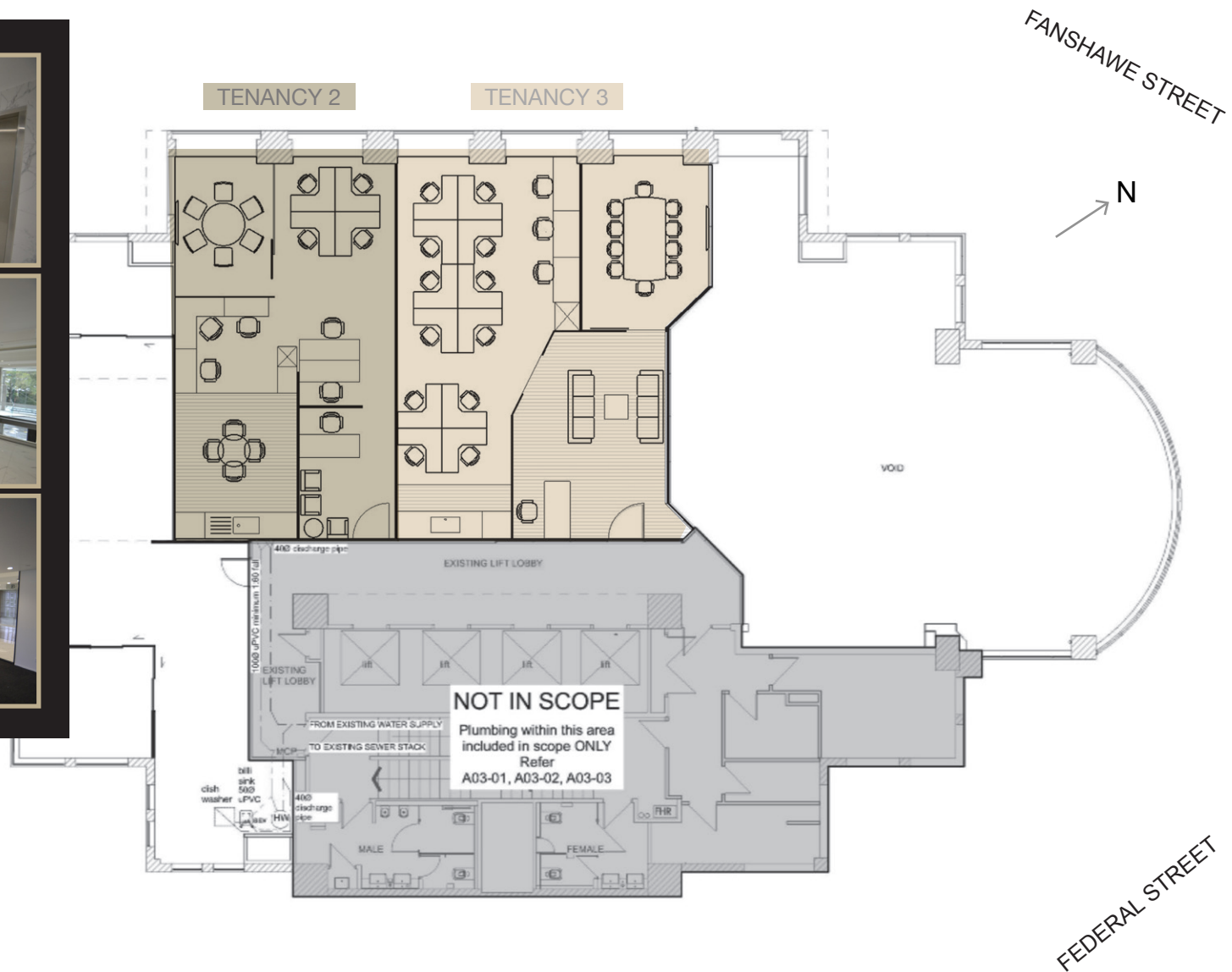


LEVEL ONE OPTION-1 (FULL TENANCY)



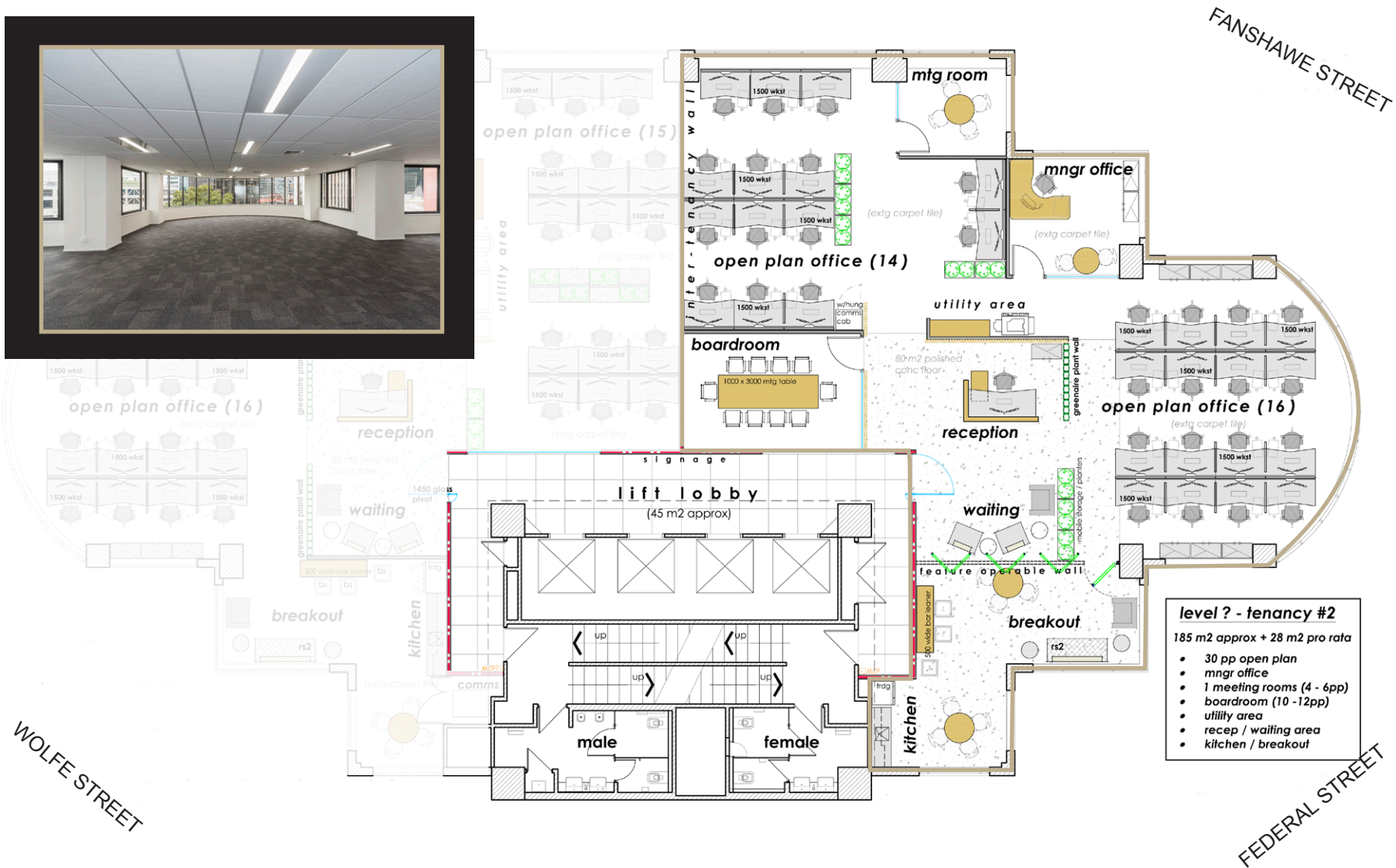
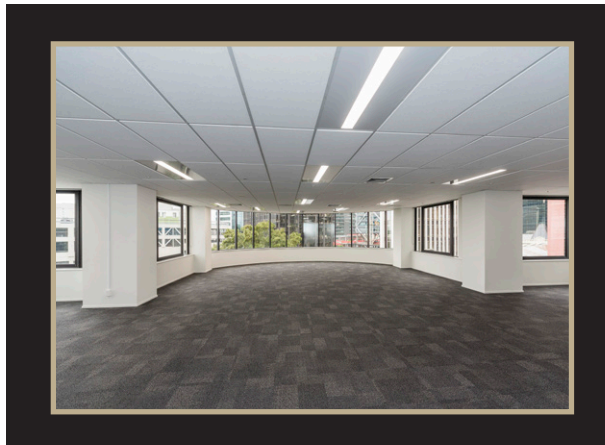
OFFICE AND FURNITURE LAYOUTS INDICATIVE - INDIVIDUAL LAYOUTS DESIGNED TO SUIT INDIVIDUAL REQUIREMENTS.

LEVEL ONE OPTION-2 (SPLIT TENANCY)



OFFICE AND FURNITURE LAYOUTS INDICATIVE - INDIVIDUAL LAYOUTS DESIGNED TO SUIT INDIVIDUAL REQUIREMENTS.

LEVEL THREE OPTION



OFFICE AND FURNITURE LAYOUTS INDICATIVE - INDIVIDUAL LAYOUTS DESIGNED TO SUIT INDIVIDUAL REQUIREMENTS.



FOR FURTHER INFORMATION PLEASE CONTACT

TOM MCALISTER

Phone: +64 27 287 1117

Email: ThomasM@conradproperties.com

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.