

5

NELSON
STREET

EXCLUSIVE LEASING OPPORTUNITY



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STREET

TURN KEY OFFICE OPPORTUNITY

- Smaller boutique building
- 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- 141% NBS
- On many major BUS ROUTES
- New lobby entrance
- End of journey facilities included
- Parallel 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
3	Full Floor	421.71m2	\$285 /m2	\$120,187.35	NOW	West, North and East aspects	<ul style="list-style-type: none"> • Fresh refurbishment and LED trough lighting throughout • 4 modern seperate offices • Large open plan office • Kitchen • Board room • 2 outdoor decks

OPEX	\$165/m2 est + GST
Car Park	Single = \$75/week per park + GST Tandem = \$100/week per park + GST



**FOR FURTHER INFORMATION
PLEASE CONTACT:**

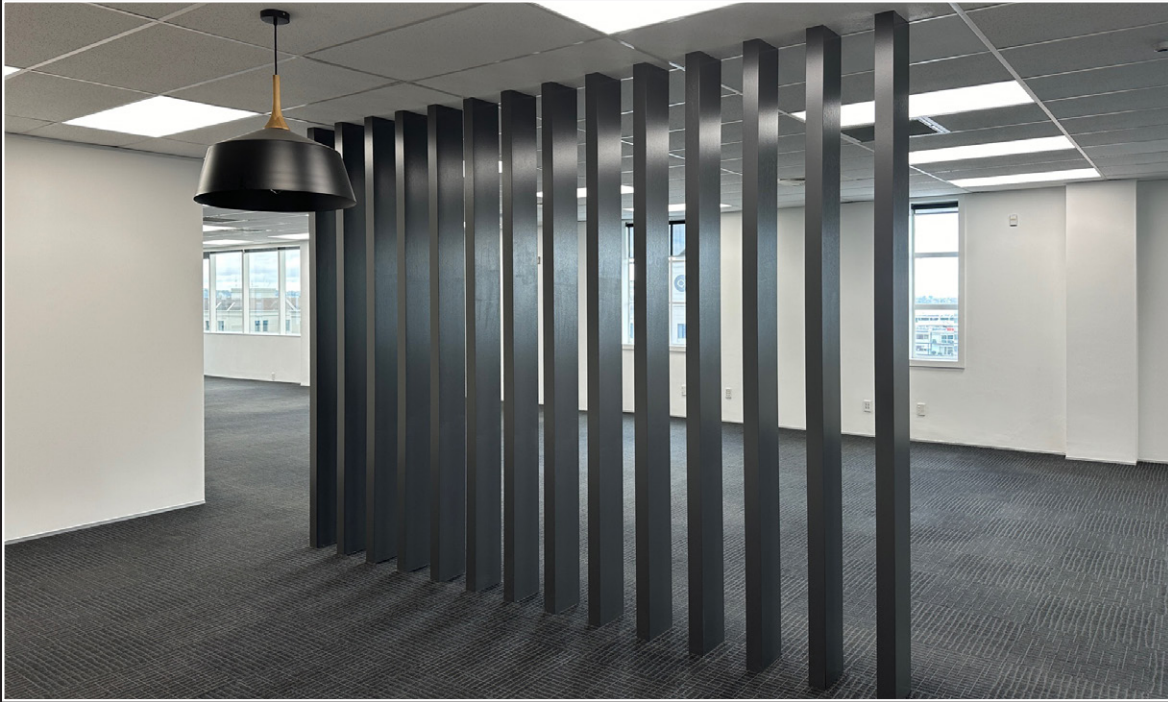
TOM MCALISTER

Phone: +64 27 287 1117

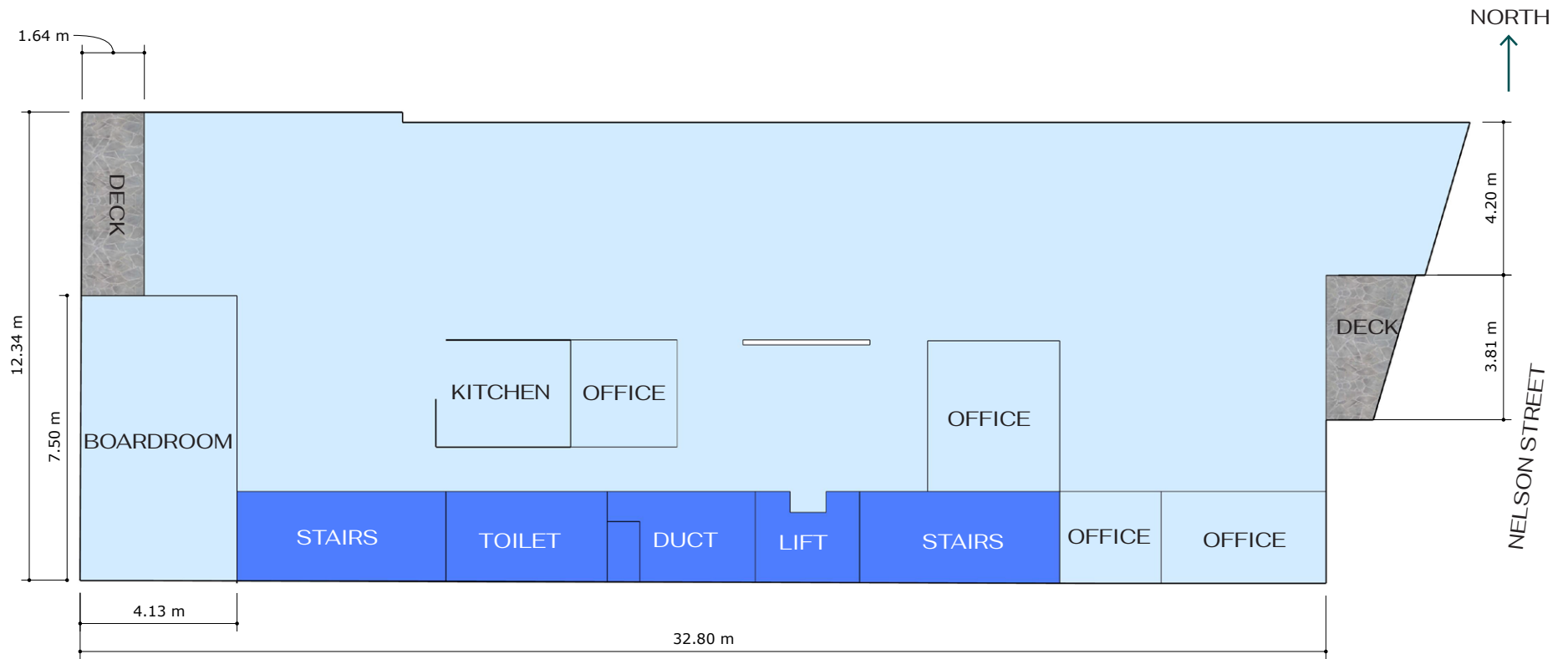
Email: ThomasM@conradproperties.com



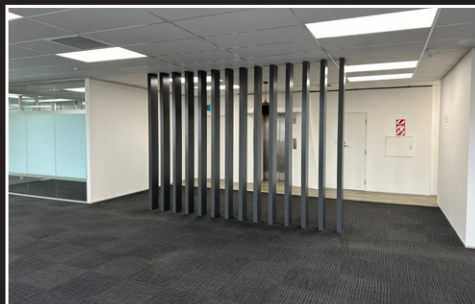




LEVEL THREE



LAYOUT IS INDICATIVE ONLY





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