



CUSTOMS STREET
CITIGROUP CENTRE

TARGETING 4 STAR NABERSNZ





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ICONIC LANDMARK OF DOWNTOWN AUCKLAND

A featured landmark of the city scape for many years, the 15 storey tower sits in a prime location at the heart of Auckland's Central Business District.

It benefits from its north-facing aspect, absorbing all-day sun and offering stunning harbour views, all adding to the vibrancy of this notable address.

Office space is available for lease now and at various stages throughout 2017 following a major refurbishment of this iconic building.



COMPLEMENTED
WITH UPDATED
STREET LEVEL
CAFE AND RETAIL,
PLUS SNICKEL
LANEWAY
DEVELOPMENT.





STUNNING REFURBISHED OFFICE SPACE

TARGETING 4 STAR NABERSNZ

Feeling the beat of the city opposite Britomart, this location provides a highly desirable workplace, with an abundance of great restaurants, bars and shopping at close proximity, including the exciting new Snickel Laneway development situated at the rear of the premises.

An extensive refurbishment will be completed in phases, with a total of four floors being offered for lease at various stages over 2017/18, including level 13 which boasts a generous 27sqm balcony with views over the Auckland Ferry Building to the harbour and beyond.





OPEN PLAN WELCOMES PERSONALISATION

Large open plan floor spaces with new VAV air-conditioning have an occupancy ratio of 1:10sqm, allowing for approximately 60 staff per floor.

Exposed services option is available and offers a contemporary look to any fit out.





FRESH CONTEMPORARY FIT OUT

The newly refurbished floors are all designed and implemented taking into account the green star framework and NABERSNZ requirements including new smart LED lighting, intelligent floor electricity metering and a waste removal management programme.

Modern lifestyle facilities include bike racks and showers, on-site food and beverage offerings and parking.

IN THE HEART OF THE CITY

LESS THAN 3 MINUTES WALK

Numerous Cafés, bars and restaurants

Hotel Mercure

Britomart transport centre

Takutai Square

Ferry Building

Child Care Facility

Les Mills Britomart

1. Cafés, bars, restaurants

2. Les Mills Fitness

3. Child care facility

4. Hotel

5. Shopping

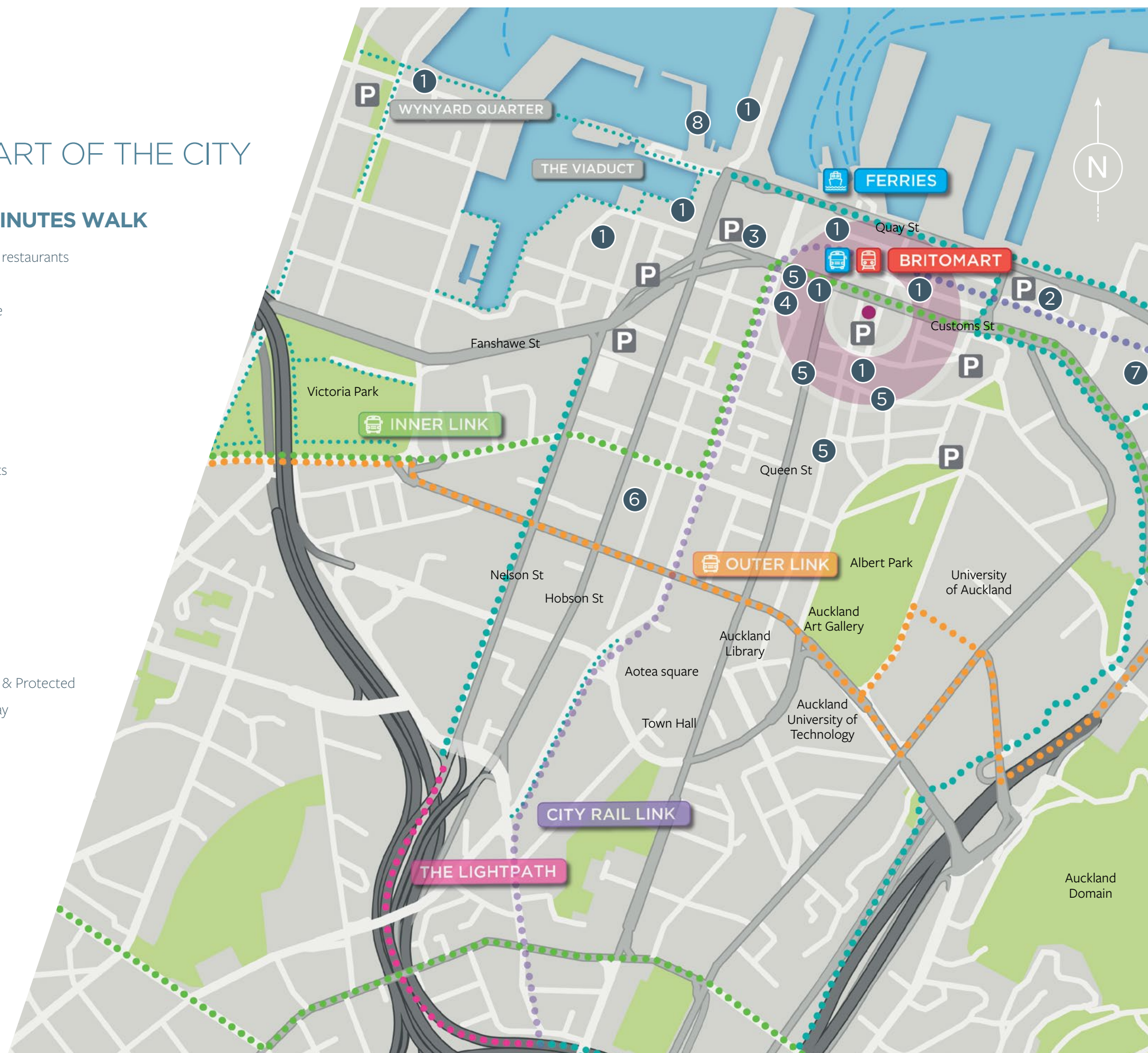
6. Sky City Casino

7. To Spark Arena

8. Maritime Museum

● ● ● Cycleways Shared & Protected

● ● ● Lightpath Cycleway





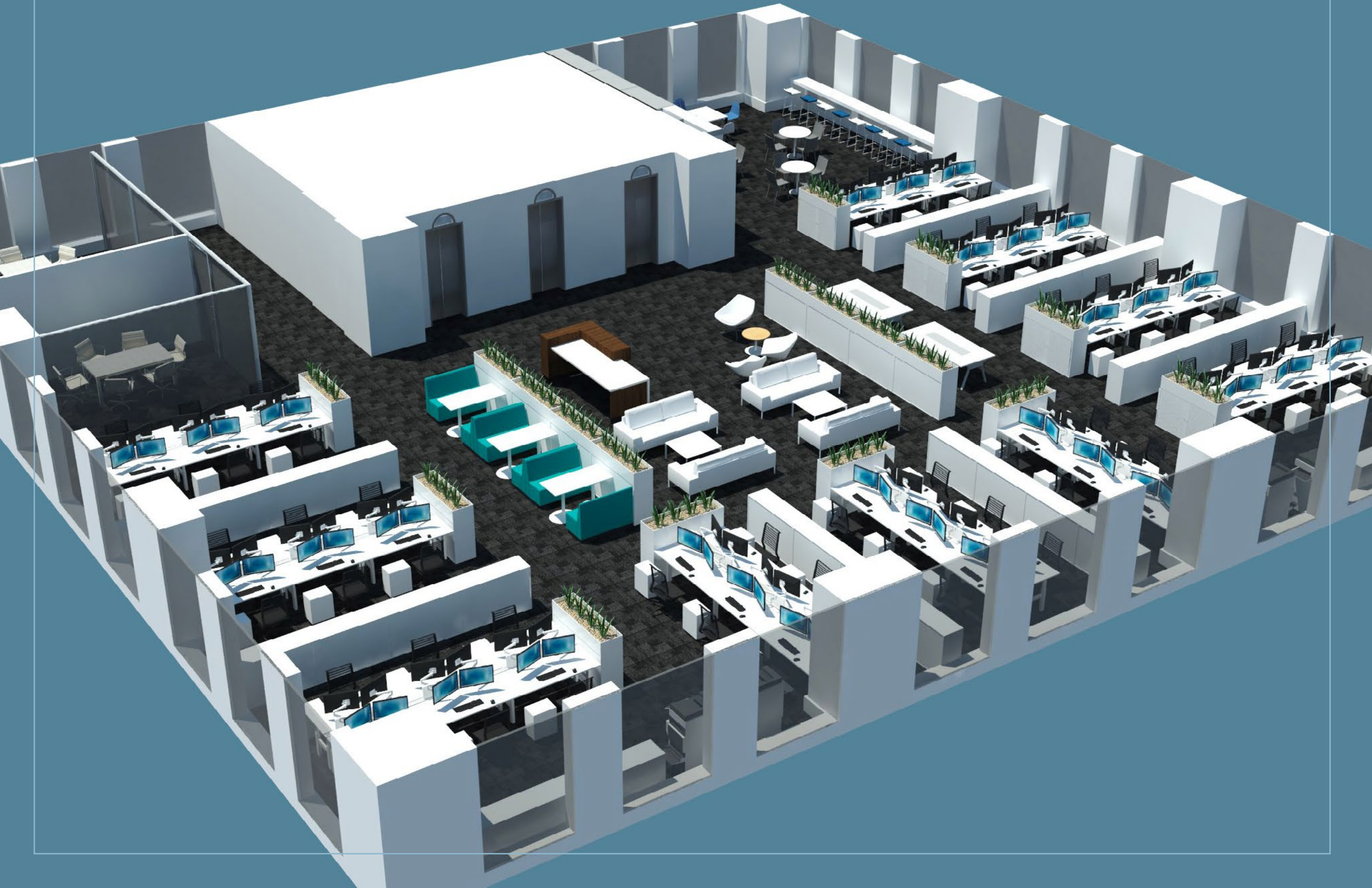
ACCESSIBILITY AND ENVIRONS

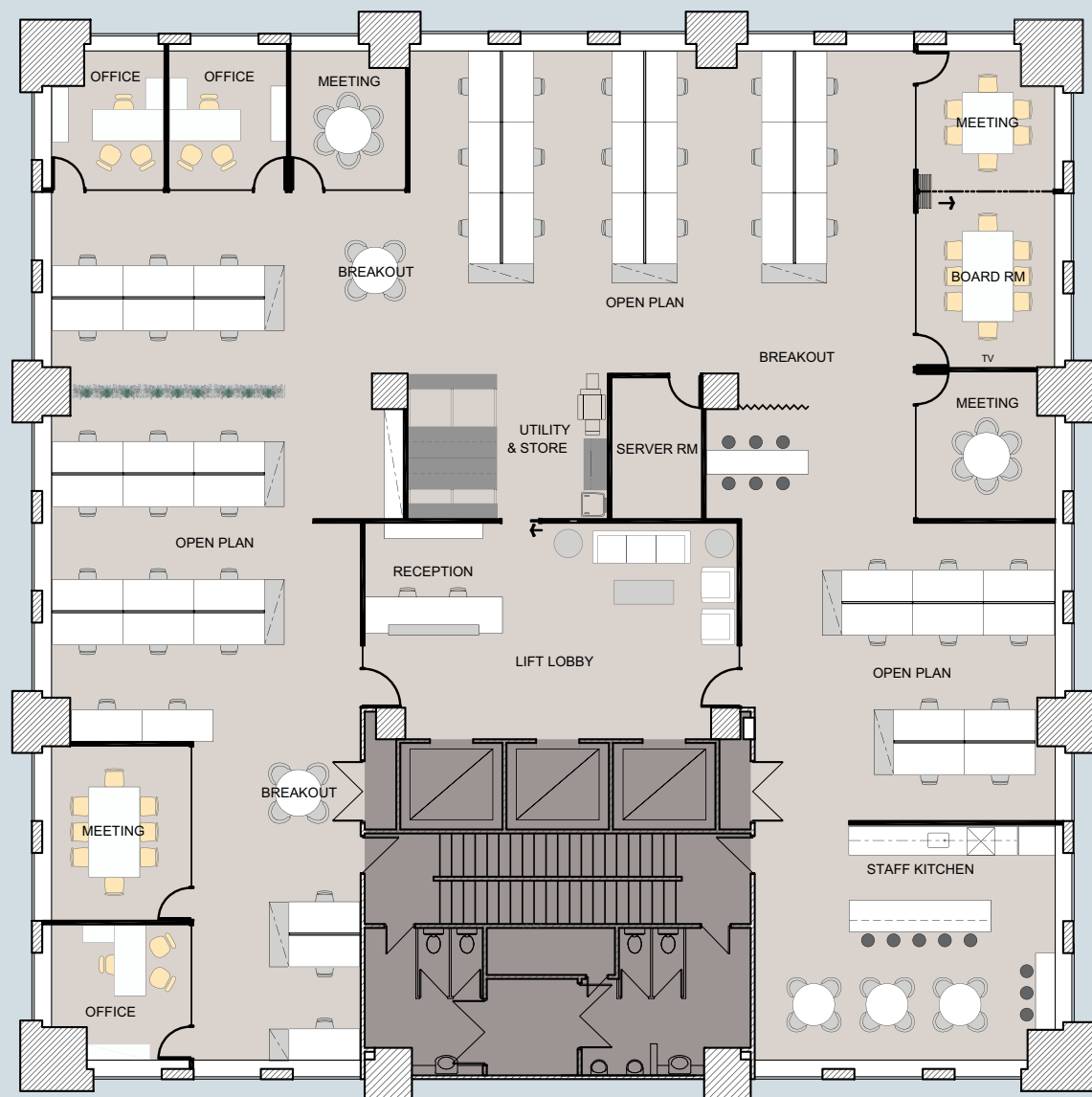
This is a dream location for public transport options, being a short walk from Britomart Transport Centre and Auckland Ferry Terminal. End-of-trip facilities encourage cycling to work via the ever increasing map of cycle lanes the city has to offer. The central location is easily accessible from all directions, being less than two kilometres from any city motorway.

The building is situated in an area affording attractive employment incentives to tenants. Nearby options for food, beverage and entertainment are numerous, including the newly opened Snickel Lane. Child care facilities and a new Les Mills Gym are within three minutes' walk.

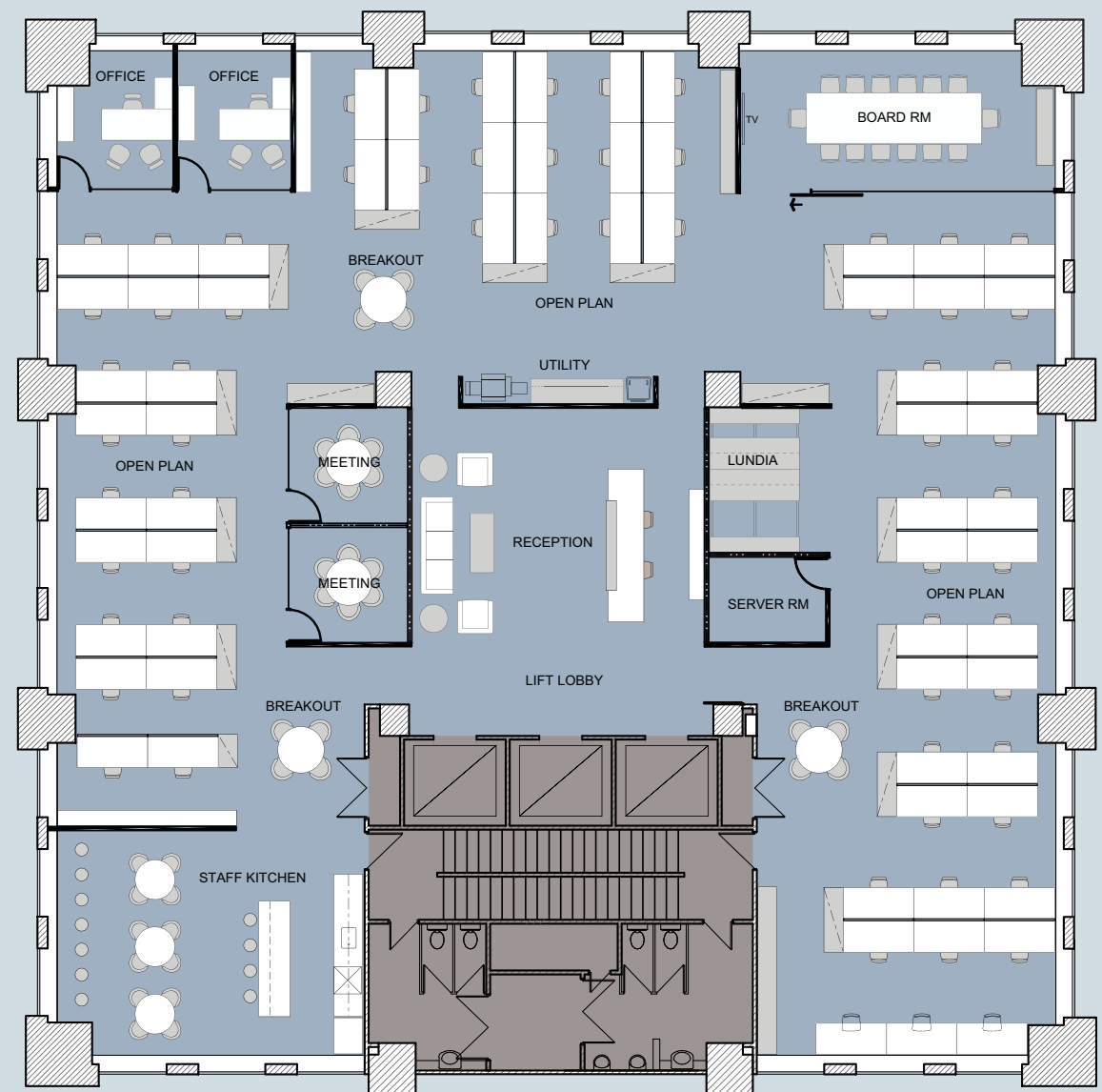
Premium city hotels within close proximity include, Hilton Auckland, Metropolis, SKYCITY Grand Hotel, Crowne Plaza and The Heritage Auckland.







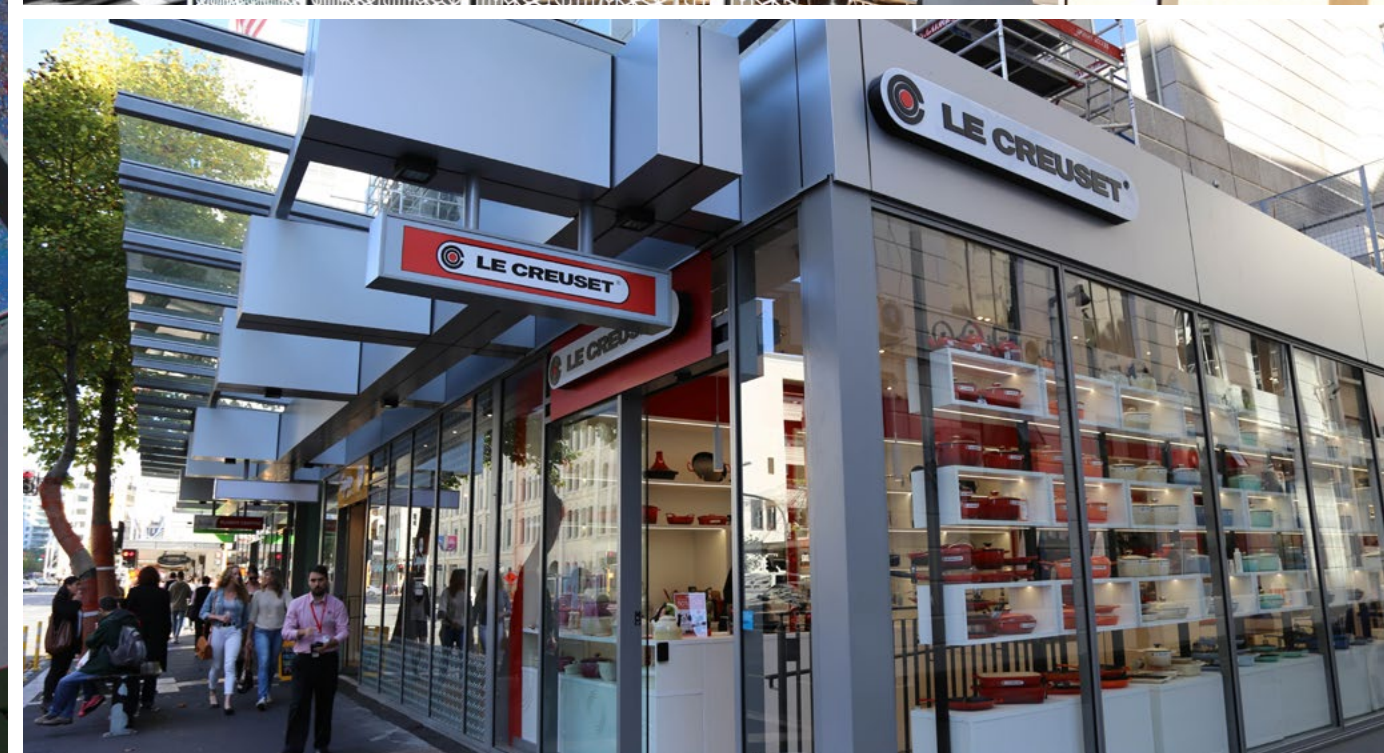
CONTEMPORARY LAYOUT



HIGH DENSITY LAYOUT

FLEXIBLE FLOOR PLAN OPTIONS

Allowing up to 60 people per floor.



SPECIFICATIONS

Fire Protection

- Enhanced Type 6 automatic sprinkler system

Lifts

- The building houses 3x 1088kg lifts

Security

- Swipe access to car park and main entry doors
- Lift swipe card access to tenant levels can be programed as required

Generator

- The building will house a stand by generator for essential services

NABERSNZ Ready

- Energy metering established progressively to allow for NABERSNZ Base building tenancy and whole building ratings. Allowing for easy energy monitoring and management and building energy benchmarking. The design of the new services targets a base build rating of 4 Stars

Occupancy density

- The building will be able to accommodate a density level of 1 person per 10m²

HVAC

- VAV System with 10 zones per floor

Lighting

- Efficient low energy lighting (LED) minimising running costs and maximising longevity
- Lighting
- General power outlets
- Air supply and HVAC systems
- Essential fire services
- Lifts
- Office floor 250 amps

Connectivity

- A range of transport options with access to mass commuting transport including buses, the new Auckland bicycle network, Britomart train station and ferry services

Ceiling Height

- Internal stud 2.6 metres or 2.9 metres with exposed services

Ceiling Grid & Tiles

- The ceiling grid is 1200 X600 formation with a rebated fibre acoustic mineral ceiling tile

Carpet Tiles

- Irvine – Grafik Track carpet Tile



Argosy

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