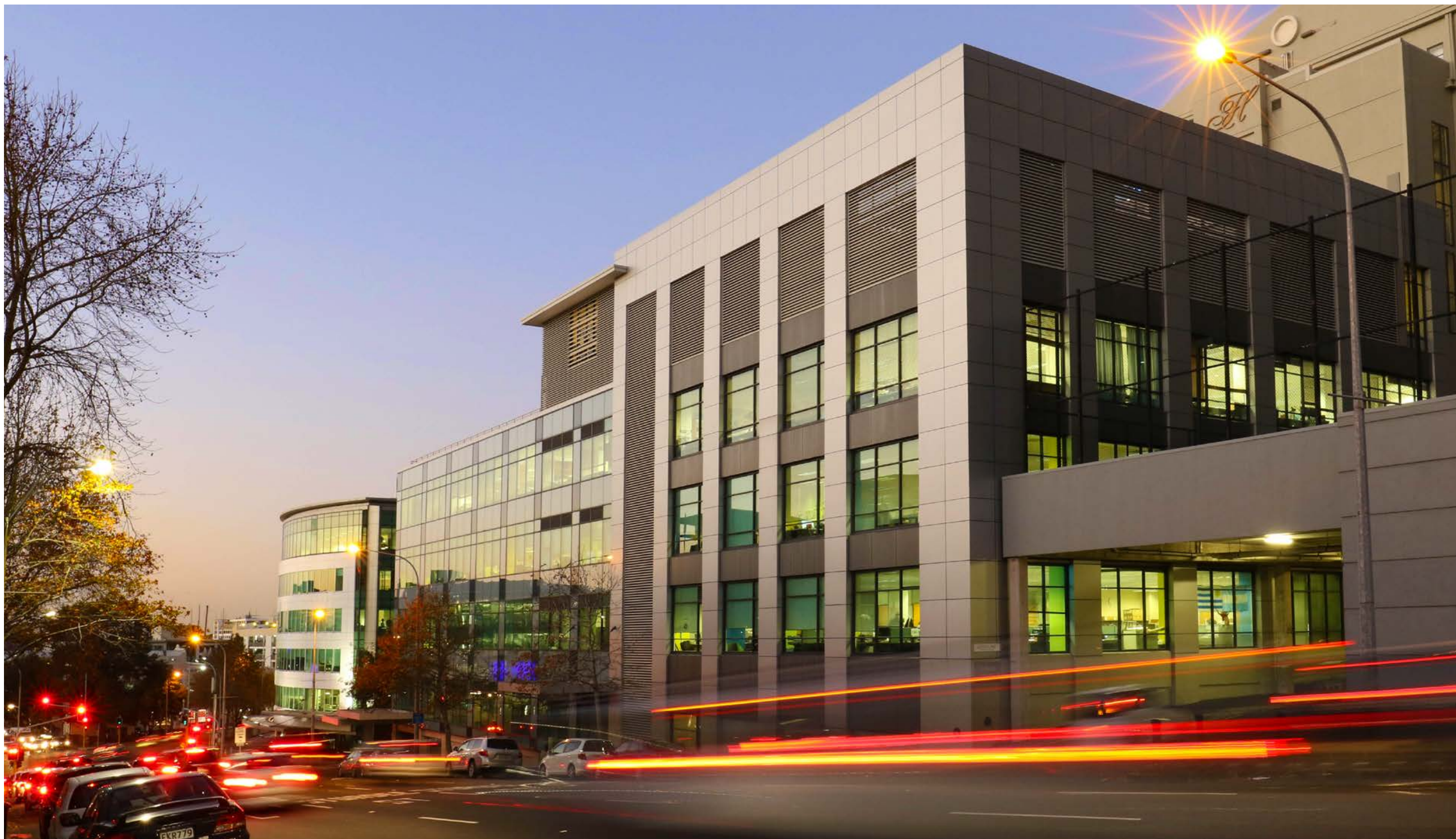




WYNDHAM STREET

4 GREEN STAR BUILT RATING  
TARGETING 4 STAR NABERSNZ





## GREEN BUILDING REFURBISHMENT

Argosy's \$9 million refurbishment is being completed to a high standard including a minimum 4 Green Star<sup>1</sup> built rating and is targeting a 4 Star NABERSNZ<sup>2</sup> energy efficiency rating.

Following the upgrade, the building will provide very efficient, cost effective space and an attractive working environment for tenants. New services will include facilities to encourage cycling to work, an increase in the building's fresh air supply, a smart lighting system linked to automatic blinds, a window film that improves solar conversion, a variable refrigerant flow air conditioning system and the latest water saving and metering systems to enable usage to be measured for NABERSNZ.

<sup>1</sup>Green Star rating tools have been developed by the NZGBC (New Zealand Green Building Council) as a way of predicting the energy use and environmental impact of a building from the design phase to completion. <sup>2</sup>The NABERSNZ rating system is based solely on the actual energy use of existing buildings.





## WELCOME TO THE HEART OF THE CBD

82 Wyndham Street provides a rare opportunity to locate your business in the heart of Auckland City, perfectly positioned with central access to Queen Street, Britomart, Viaduct Harbour & Wynyard Quarter.

Situated in an elevated position with partial views of the inner harbour, the property comprises a four-level commercial office building with a large floor plate.

Argosy is offering for lease level two of the building, comprising 1575 square metres, and 40 car parks.





## MULTIPLE TRANSPORT OPTIONS

The central location of 82 Wyndham Street means superb access from the northern, southern and western motorways and an approximate 10 minute walk from Britomart Transport Centre.

Wyndham Street leads to the Nelson Street cycleway, which then connects to the pink lightpath 'Te Ara I Whiti', giving cyclists a safe route to work, where they can take advantage of the extensive end of trip facilities including bike racks and showers.

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



## SMART, EFFICIENT REFURBISHMENT

Air conditioning and lighting has been extensively refurbished in the building. The resulting fit out designed to accommodate a density level of 1 person per 8m<sup>2</sup>. Common areas enjoying a revamp include a new entry lobby, upgraded lift cars with new lift foyer on each floor, new bathrooms including disabled facilities on every floor, end of trip facilities and a freshly landscaped outdoor plaza area.

On the final floor available for lease, the ample ceiling height throughout (approximately 3m), allow ideas to soar and help create a wonderful working environment.







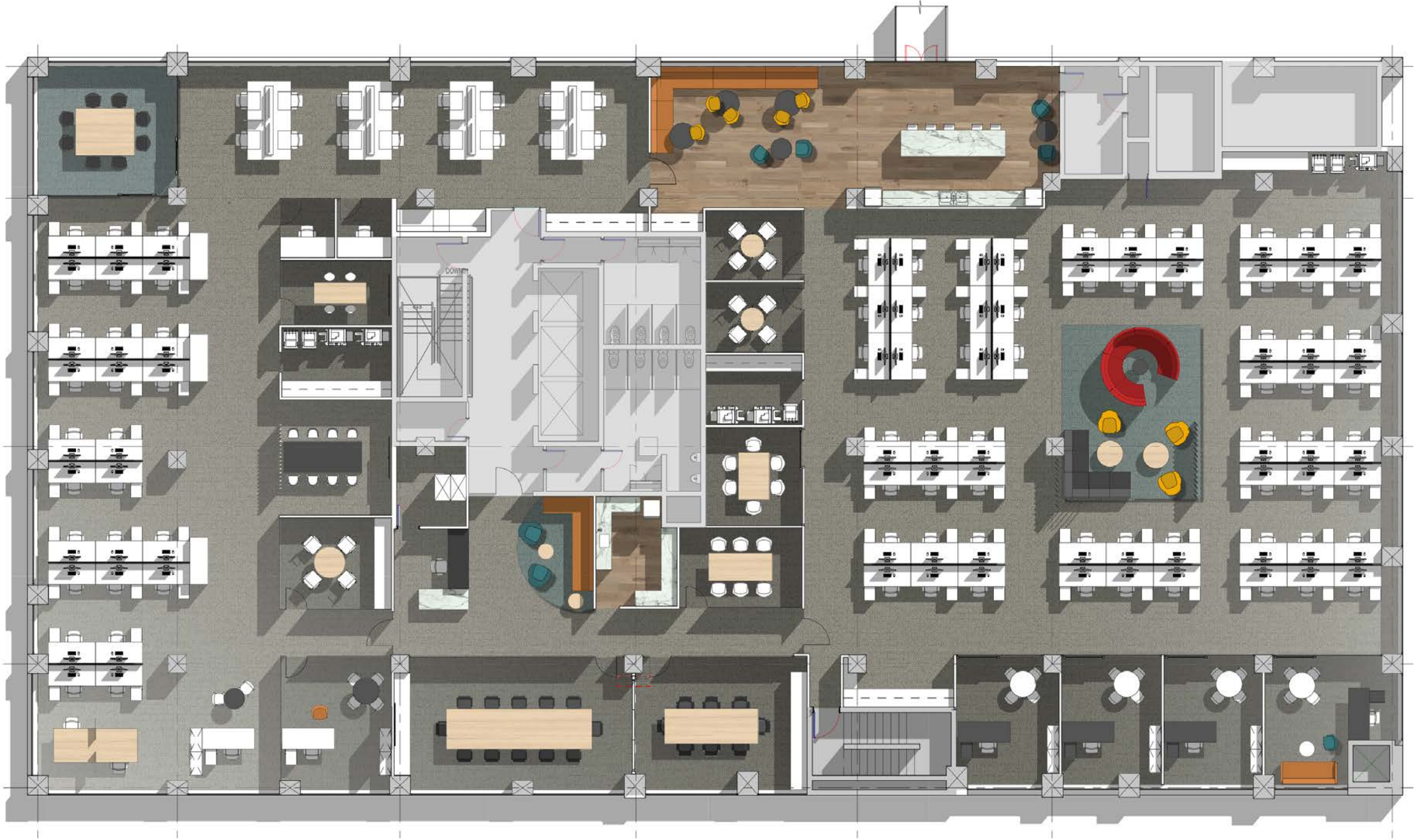
## CONTEMPORARY LAYOUT

### LEVEL TWO:

**SECOND** 1578.86m<sup>2</sup>

**CAR PARKS** 40 available

Can accommodate up to 200 people



## HIGH DENSITY LAYOUT



# PERFECTLY POISED TO ENJOY THE CDB

## 5 MINUTES WALK

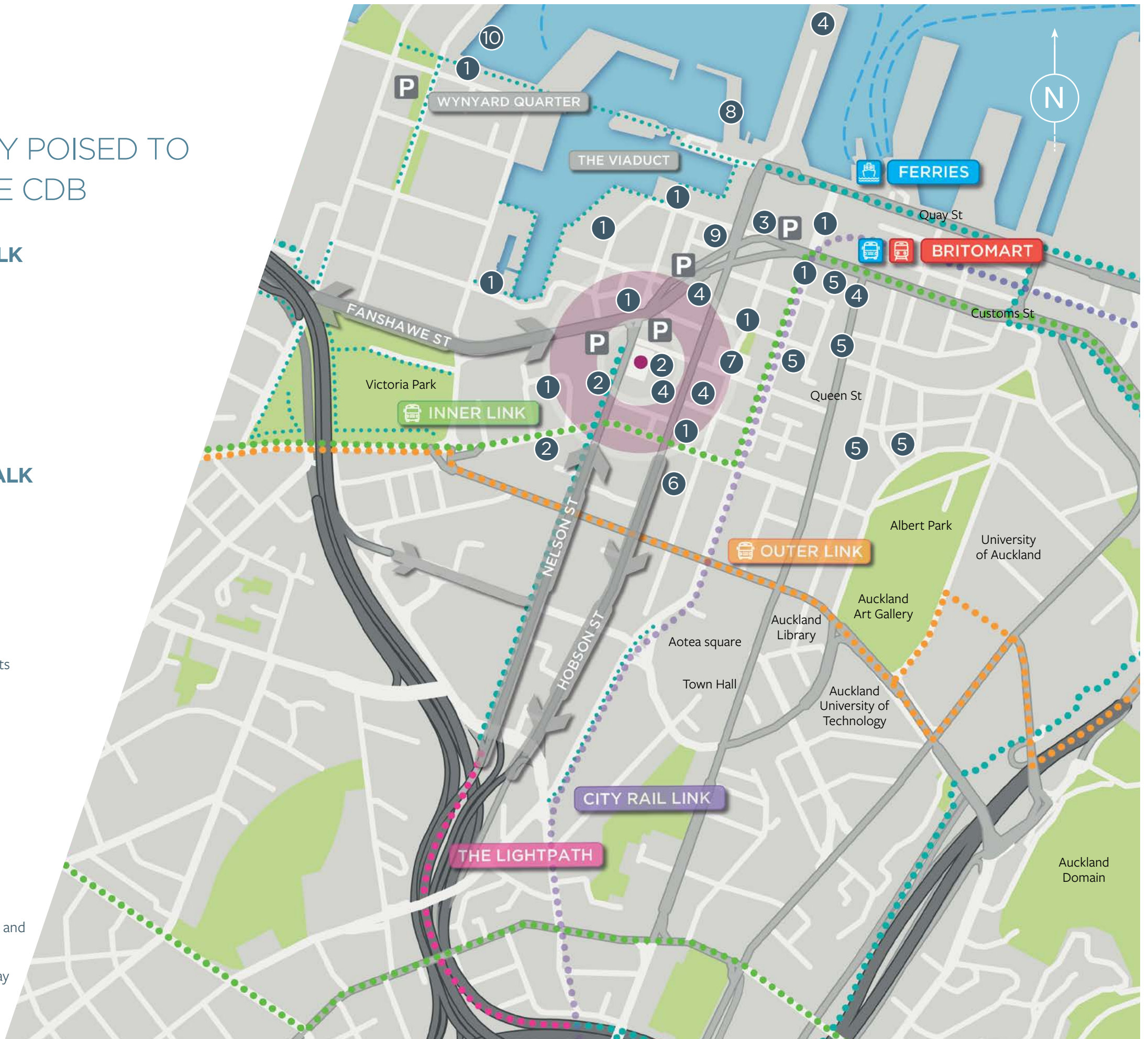
- Cafés
- Heritage Auckland
- Les Mills, Victoria Street
- Sky City
- Viaduct Restaurants
- Tepid Baths

## 10 MINUTES WALK

- Wynyard Quarter
- Victoria Park and Market
- Queen Street
- Aotea Square
- Ferry and Britomart

- Cafés, bars, restaurants
- Gym
- Child care facility
- Hotel
- Shopping
- Sky City Casino
- St Patrick's Cathedral
- Maritime Museum
- Tepid Baths
- Sea Plane

- Cycleways Shared and Protected
- Lightpath Cycleway

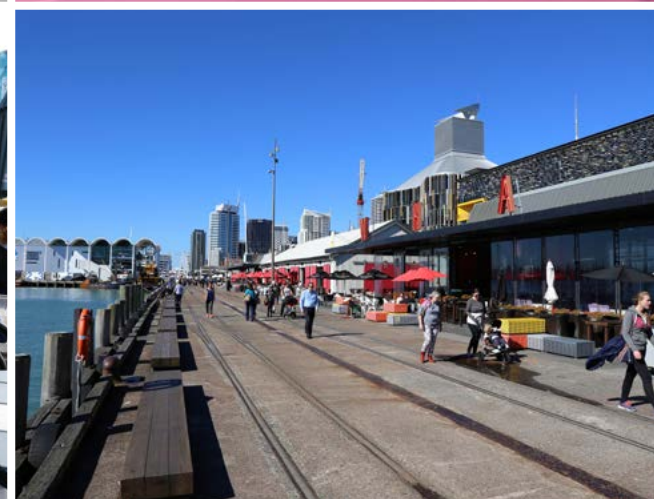




A STONES  
THROW FROM  
THE VIADUCT  
AND WYNYARD  
QUARTER

Food, beverage and entertainment options  
abound within a short walking distance.

The best of city shopping is also accessible  
by foot. Auckland Library, Art Gallery, Civic  
Theatre and Town Hall are within a 12 minute  
walking radius and the building is a stone's  
throw from the action at the Viaduct and  
Wynyard Quarter restaurants and cafés.





# SPECIFICATIONS

## Fire Protection

- Type 6 automatic sprinkler system
- Alarm system comprising of smoke detectors and manual call points

## Lifts

- The building houses 3x 900kg lifts. Maximum 13 persons
- New lift interiors

## Security

- New cardex FT system
- Swipe access to car park thoroughfare and main entry doors

## Generator

- The building houses a 400kW/500KVA generator

## Under generation:

- Lighting
- General power outlets
- Air supply and HVAC systems
- Essential fire services
- Lifts
- Office floor 250 amps

## Green Star

- The building will be targeting a 4 Green Star Built Rating from the New Zealand Green Building Council

## NABERSNZ Ready

- Energy metering established 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

- Due to higher outdoor air rates the building will be able to accommodate a density level of 1 person per 8m<sup>2</sup>

## HVAC

- Each floor is served by its own multi split variable refrigerant flow (VRV) air conditioning system, including localised controls and 100m<sup>2</sup> small zones for maximum thermal comfort

## Outdoor air rate

- The building will be targeting 200% NZ building code outdoor air rates. Increased outdoor air rates has been linked to improved productivity levels according to the “Health, wellbeing and productivity in office” report from the World Green Building Council

## Hydraulics

- New toilet and bathroom facilities

## Blind performance

- Automated blinds are linked to the lighting control system.
- Have a visual light transmittance (VLT) of <10%

## Lighting

- Efficiency low energy lighting (LED) and daylight reduced maintenance. Lighting control consists of 100m<sup>2</sup> switching zones and a combination of presences and daylight detectors for increased control and flexibility

## Connectivity

- A range of transport options with access to mass commuting transport including north shore buses and the new Auckland bicycle network

## Ceiling Height

- Internal stud 3.0 metres

## Ceiling Grid & Tiles

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

## Carpet Tiles

- Irvine – Grafik Track carpet Tile



DISCLAIMER: The contents of this document are provided as a general guide only. Prospective tenants must make their own enquiries in respect of the subject matter of this document, and shall not in any way rely upon the contents of this document. The owner of the property, and all other parties involved in the publication or distribution of this document, shall have no liability in respect of or arising out of any error or inaccuracy within, or omission from, this document.

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