

Leasing Opportunities

MONTHLY VACANCY REPORT

July | 2025

Building a Brighter Future.



PROPERTY OVERVIEW



Central Park

660 Great South Rd,
Ellerslie, Auckland

Central Park is one of Auckland's largest commercial precincts with over 70 businesses and approximately 3,000 people onsite.

It is a commercial hub of 12 office buildings totalling approximately 47,000m² in net lettable area and approximately 4.9 hectares in total site area. Central Park redefines urban working with a suite of amenities which revolve around our award-winning F&B precinct, The Green. This multi-use retreat, featuring diverse food outlets, outdoor entertainment, and enhanced connectivity, stands as a testament to the commitment to creating a thriving hub.



AVAILABILITY

Property	Level	Building	Type	Available From	Area M2	Rent	Opex
Central Park	Level 1	B2	Office	Now	323	\$330/m ²	\$124/m ²
	Level 1	B2	Office	LEASED	342	\$330/m ²	124/m ²
	Level 7	B5	Office	Now	502	\$330/m ²	\$124/m ²
	Level 3	B2	Office	1 Nov 2025	298	\$330/m ²	\$124/m ²
	Level 2	B2	Office	Now	665	\$330/m ²	\$124/m ²
	Level 3	B2	Office	Now	665	\$330/m ²	\$124/m ²
	Level 1 or 2	B4	Office	Now	853	\$220/m ²	\$99/m ²
	Level 1	B6	Office	Now	885	\$320/m ²	\$124/m ²
	Level 4	B1	Office	Now	1,193	\$420/m ²	\$124/m ²
	Level 2	B8	Office	Now	1,301	\$365/m ²	\$124/m ²
	Whole Building	B4	Office	Now	1,707	\$220/m ²	\$99/m ²

Contact the team for further information or to arrange a viewing



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PROPERTY OVERVIEW

Millennium by Oyster

600 - 604 Great South Rd, Ellerslie, Auckland

Millennium is a large corporate campus located in Ellerslie, the heart of Auckland's Southern Corridor. Set in amongst over 3 hectares of attractively landscaped grounds, Millennium creates a vibrant, green working environment.

Millennium comprises of seven freestanding office buildings, a gym, end of trip facilities, tennis court and various food and beverage offerings. The campus has exceptional links to public transport (bus and train) and State Highway 1, along with offering ample car parking for the businesses located at Millennium.

AVAILABILITY

Property	Level	Building	Type	Available From	Area M2	Rent	Opex
	Building A, Phase 1	Ground, Unit B (New Fitout)	Office	Now	388	\$370/m ² *	\$120/m ²
	Building A, Phase 1	Level 2, Unit A	Office	Now	899	\$325/m ²	\$120/m ²
	Building B, Phase 1	Level 1	Office	Now	729-1,453	\$340/m ²	\$117/m ²
	Building B, Phase 2	Level 2	Office	1 Aug 2025	210-450	\$365/m ²	\$117/m ²
	Phase 3	Ground Floor	Retail	1 Apr 2026	102	\$550/m ²	\$125/m ²
	Building C, Phase 1	Level 1, Unit A	Office	1 May 2026	384	\$360/m ²	\$126/m ²

Building A, Phase 1, Level 2, Unit A.
Illustrative purposes only.

*New fitout



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PROPERTY OVERVIEW

Albany Lifestyle Centre

260 Oteha Valley Road, Albany, Auckland

The Albany Lifestyle Centre is a large format retail and office centre in central Albany.

The property is leased to a mixture of 12 tenants including a Mitre 10 Mega (ground floor), large format retail (second floor) including Freedom Furniture, Baby Bunting, Danske Mobler and office (third floor) which is leased to EROAD and NZX.

AVAILABILITY

Property	Level	Type	Available From	Area M2	Rent	Opex
Albany Lifestyle Centre	T002	Office	Now	488	\$340/m ²	\$51/m ²
	Vacant Car Parks	Car Parks	Now	26	\$30/m ²	-



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PROPERTY OVERVIEW

51 Corinthian Drive, Albany, Auckland

There's between 200m² and 930m² of office space available to lease in this iconic Albany building located on the North Shore's illustrious Corinthian Drive, next to the Northern Motorway.

Office spaces have an exceptional outlook, and a market-leading car parking ratio, consisting of on-grade and basement parks.

- Great on-site car parking
- Competitive rates and incentives
- Naming rights available

AVAILABILITY

Property	Level	Type	Available From	Area M2	Rent	Opex
9 Corinthian Drive, Albany	Level 5	Office	1 Jan 2026	747-1,576	\$330/m ²	\$123/m ²
*Option to combine tenancy -	Part Level 3, Tenancy A	Office/Retail	Now	295	\$320/m ²	\$123/m ²
*Option to combine tenancy -	Part Level 3, Tenancy B	Office/Retail	1 Jan 2026	300	\$320/m ²	\$123/m ²
	Car Parks	Car Parks	Now	15	\$45-\$55/m ²	-
51 Corinthian Drive, Albany	Part Level 2	Office	1 Aug 2025	400	\$330/m ²	\$123/m ²
	Part Level 1	Office	Now	741	\$330/m ²	\$123/m ²
4 Williamson Ave, Grey Lynn	Tenancy 9	Retail	Now	168	\$417/m ²	\$133/m ²
	Office Level	Office	By Negotiation	2,560	By Negotiation	\$133/m ²
	Tenancy 5	Retail	1 Sept 2025	85	\$600/m ²	\$141/m ²



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9 CORINTHIAN DRIVE & 4 WILLIAMSON AVE



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51 CORINTHIAN DRIVE



AVAILABILITY

Property	Type	Available From	Area M2	Rent	Opex
956 Great South Road, Penrose	Office	4 Months Notice	87	\$180/m ²	\$39/m ²
	Warehouse	4 Months Notice	1,229	\$160/m ²	\$39/m ²
	Canopy	4 Months Notice	74	\$65/m ²	\$39/m ²
	Yard	4 Months Notice	167	\$65/m ²	\$39/m ²
	Carparks	4 Months Notice	18	\$15/p.w.	-
71 Westney Road, Mangere	Ground, Level 1 and Warehouse Office	TBC	408	\$260-300/m ²	TBC
	Warehouse	TBC	13,602	\$190/m ²	TBC
	Canopy & Breezeway	TBC	3,335	\$90-130/m ²	TBC

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PROPERTY OVERVIEW

Home Straight Park

21 Home Straight, Te Rapa

Home Straight Park is a high-quality modern commercial office park exceptionally located off Te Rapa Road, Hamilton.

The property comprises of three buildings with four key large office tenancies; the Ministry of Education, Fonterra, IRD and Ctek.

The complex has plentiful on grade car parking as well as covered, with great customer and tenant access to the large City Fitness gym, multiple food outlets, beauty services and business services, all directly accessible from the car park. The complex benefits from being positioned next to the popular Bunnings Warehouse and Ingham automotive dealerships.

AVAILABILITY

Property	Level	Details	Type	Available From	Area M2	Rent	Opex
21 Home Straight Park	Ground	Tenancy G5	Specialty	Now	67	\$450/m2	\$94/m2



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PROPERTY OVERVIEW

141 The Terrace

Wellington

The building comprises 16 full office floors, along with a reception and café located on Level 7, providing convenient access to and from The Terrace. The main tenants include the Ministry of Justice, and Asia New Zealand Foundation.

Constructed in 1985, the tower occupies a prime location above the two-level retail podium known as the Cable Car Shopping Centre, offering dual access from The Terrace and Lambton Quay.



AVAILABILITY

Property	Level	Type	Available From	Area M2	Rent	Opex
141 The Terrace	Part Level 9	Office	Now	244	To be negotiated	TBC
	Part Level 9	Office	Now	252	To be negotiated	TBC
	18	Office	Now	531	To be negotiated	TBC
	15	Office	Now	535	To be negotiated	TBC
	6	Office	Now	550	To be negotiated	TBC
	5	Office	Now	560	To be negotiated	TBC
	8	Office	1 Oct 2025	535	To be negotiated	TBC
	10 & 11	Office	Now	1057	To be negotiated	TBC
	12	Office	1 Oct 2025	535	To be negotiated	TBC
	13	Office	1 Oct 2025	535	To be negotiated	TBC

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PROPERTY OVERVIEW

110-116 Jackson Street

Wellington

110 -116 Jackson Street is a prominent five level commercial building that offers versatile office space in the heart of Petone's iconic retail and hospitality precinct. With flexible leasing options, excellent natural light, secure parking, and proximity to public transport, this property is ideal for businesses seeking scale, visibility, and convenience in a vibrant, well-connected location.



AVAILABILITY

Property	Level	Type	Available From	Area M2	Rent	Opex
110-116 Jackson St, Petone	4	Office	1 Sept 2025	1,150	\$265/m ²	\$171/m ²
	3	Office	Now	1,300	\$260/m ²	\$171/m ²

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