

Here the
city begins





Harbour Eats

Welcome to Commercial Bay

Commercial Bay is where the world steps ashore and begins its love affair with New Zealand.

This stunning waterfront location, with its rich history, is set to become the most transformational project Auckland has ever seen. At its core, will be an unparalleled mix of retail and hospitality offerings, making Commercial Bay Auckland's premier shopping, dining and entertainment destination.

Opening in 2019, Commercial Bay will be a new and vibrant public precinct at the heart of Auckland.

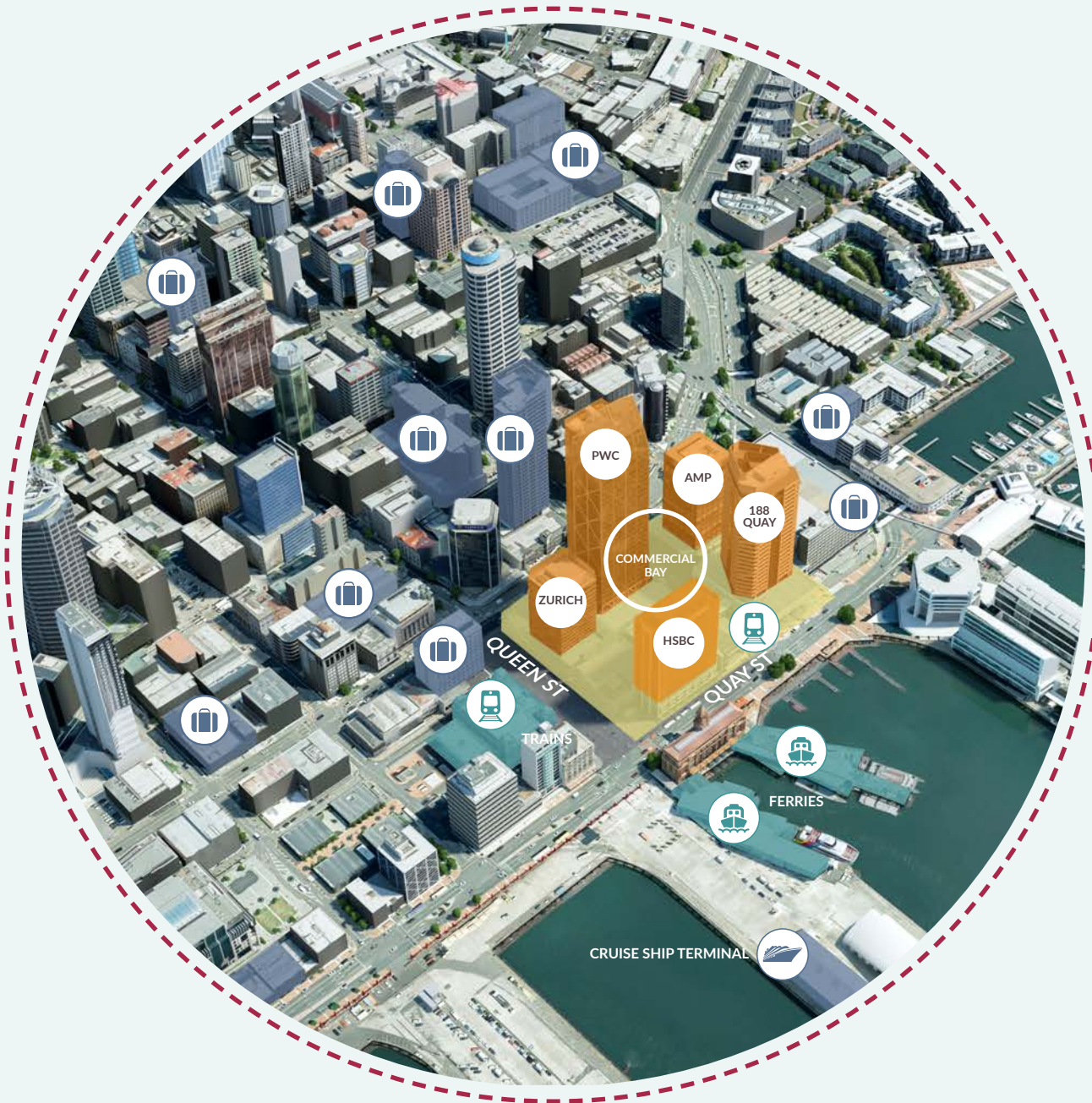
Designed by NH Architecture and Warren and Mahoney, the urban laneway experience of Commercial Bay's retail and hospitality environment will span 18,000 square metres across three levels – connecting five major office buildings, including a new landmark commercial tower.

It is anticipated to be home to 100 retailers, with a mix of 30% major retailers, 45% specialty retail and 25% food and beverage.

Striking urban design will see Commercial Bay make the most of its waterfront location. A location with unique and desirable advantages – situated at the centre of Auckland's public transport network with around 10,000 workers in the adjacent office towers. Shoppers, tourists, commuters, CBD residents, local visitors and office staff offer vast potential custom.

At Commercial Bay, a select group of local and international retailers, and hospitality operators, will come together. We're looking for innovative and iconic brands, one-offs, new local concepts and international brands entering the New Zealand market.

If that's you, then Commercial Bay is your future.



The Connected Location



A BUSINESS PRECINCT

PwC, Zurich, HSBC, AMP and 188 Quay Street owned by Precinct Properties



PUBLIC TRANSPORT HUB

Ferry, rail and bus networks



10,000+ WORKERS

with direct access



30,000+ WORKERS

within a 500m walking distance



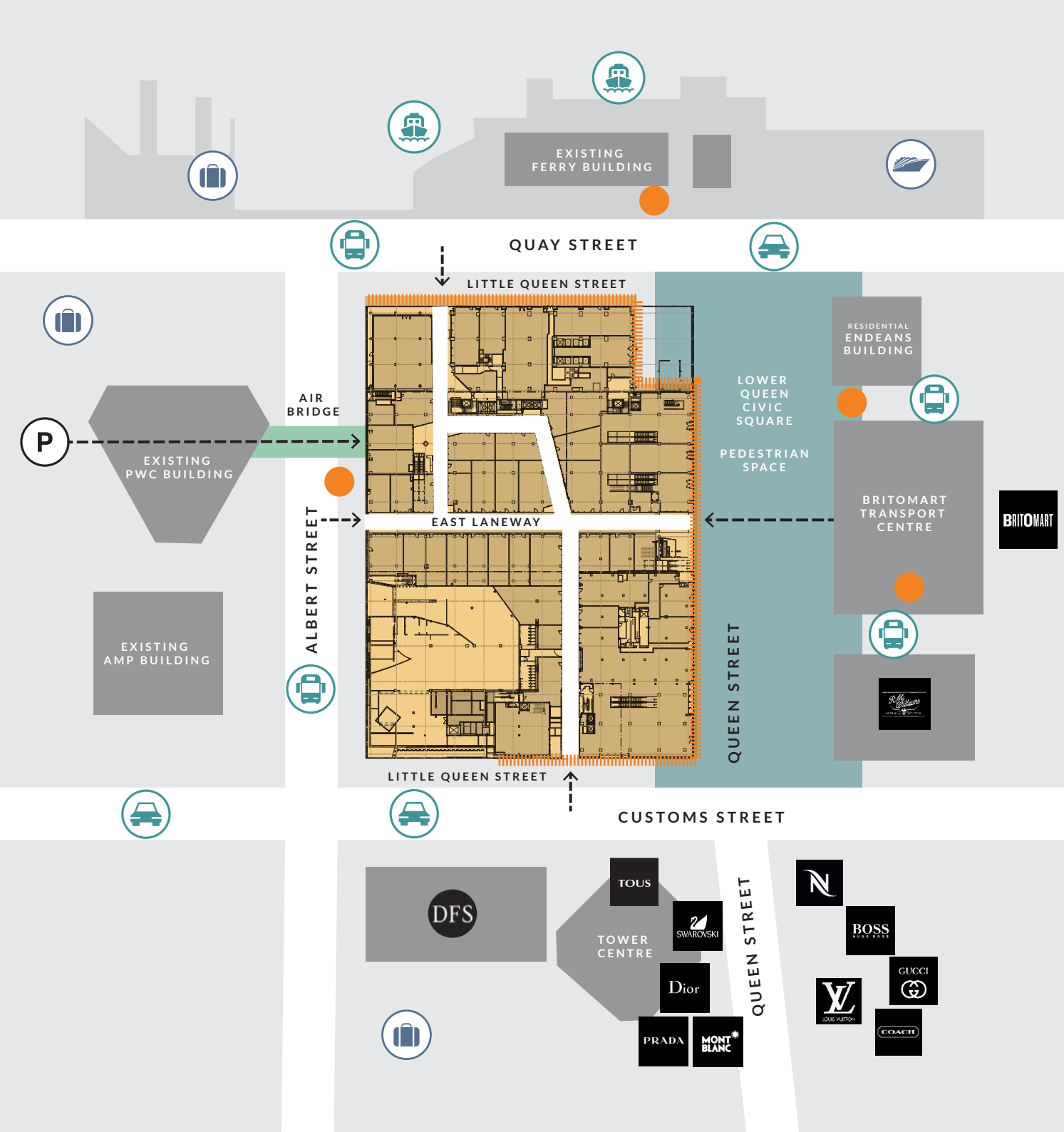
NZ TOURISM GATEWAY

International cruise ship terminal



NZ TOURISM GATEWAY

Auckland wide - 7.2m guest nights



The centre of retail in Auckland

- COMMERCIAL BAY PROJECT
- FLAGSHIP RETAIL
- TRANSPORT NODE
- GROUND FLOOR ENTRY POINTS

An unprecedented retail experience

Home to like-minded leaders in fashion and hospitality, Commercial Bay's three-level, laneway precinct will deliver a truly international retail experience.

With a blend of hand-picked fashion and cosmetic brands, global flagships and designer boutiques, Commercial Bay will be unlike anything seen before in Auckland.

Its attraction will be all the greater thanks to its design and architecture, creating a unique retail environment. Careful planning and curation will capture the energy and diversity of a high street. Interconnected, weather-protected laneways encourage exploration and discovery.

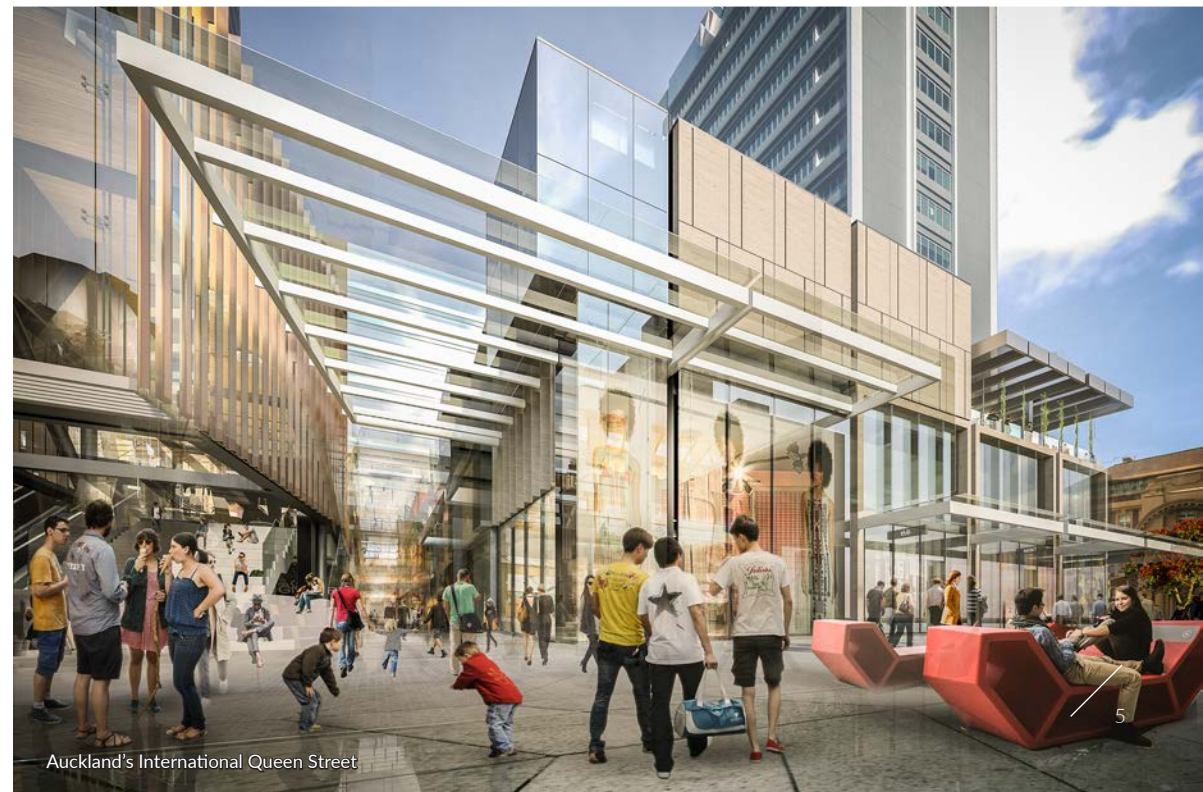
Queen Street shopping will once again connect to the thriving waterfront with prime retail opportunities provided on Lower Queen Street. With some of the highest foot traffic in the CBD recorded on the corner of Queen and Custom Streets, Commercial Bay is perfectly placed to benefit from this location.



Rediscovering Little Queen Street



Covered Laneways



Auckland's International Queen Street



Harbour Eats



North East Terrace

Dining at Commercial Bay will be unlike anywhere else.

At once distinctly urban and connected to the waterfront, our vision is for a unique, inspiring and diverse hospitality destination that keeps Aucklanders coming back.

Imagine an experience that redefines what it means to dine out in Auckland: a place to savour the best local and international flavours, in a dedicated precinct at the harbour's edge. Picture new and creative options that will tempt the broadest cross-section of people: from Harbour Eats, a bustling New York style food hall, buzzing bars and roof terraces, restaurants laneway cafés and grab and go offers to sophisticated dining and everything in between. Somewhere you can have coffee and breakfast through to a night cap. Now imagine what you could do in this place. Commercial Bay is an unrepeatable opportunity, an open canvas for your ideas and creativity.



View from Quay Street

Key facts

Designed

to encourage discovery
and maximise footfall

Corner

Queen & Customs
Streets – the second
busiest pedestrian
count in the CBD

130 Metres

of new prime retail
frontage on Queen Street

Podium

Three level retail
integrated into five
office towers

Hub

Immediately adjacent
to public transport hub
(all modes) & over 1700
car parking spaces

All Weather

The only weather-
protected retail
environment in CBD

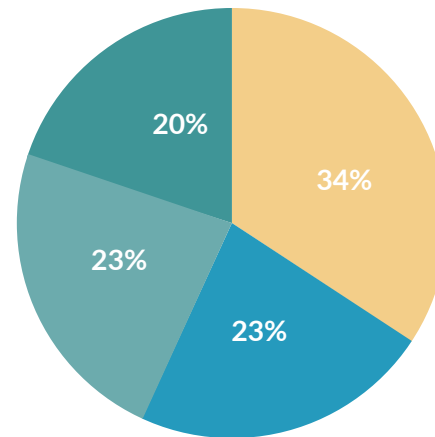
Lifestyle Mix

Major Retailers – 30%
Specialty Retail – 45%
F&B – 25%

17,800 SQM

of net lettable area

Target Customer



● Residents ● International Visitors
● CBD Workers ● Domestic Visitors

Commercial Bay, estimated sales
distribution post-development
by customer segment, 2020

Note: Worker, student and metro resident markets are not mutually exclusive. Sales expressed ex-GST and in current dollars (ie, including inflation assumed at 2.0% Source: Marketview; MacroPlan Dimasi.



There's an estimated **30,000 workers within 500 metres of the Commercial Bay precinct** + an estimated 10,000 workers in the connected commercial office towers



↑ **4.3% IN 2015**

Annual New Zealand visitor **arrivals 3.5 million up 9% in 2017. 230,000** passengers arrive at downtown CBD **via cruise ship**



Auckland CBD worker population is estimated to **grow at an average 1.8% per annum. From 92,000 (2014) to reach approx 125,000 by 2031**

Make your move

About Precinct

We are the largest owner of premium inner-city business space in Auckland and Wellington.

Our ethos is to create 'spaces to thrive' and we know what success looks like.

As owner, developer and manager of this iconic project, our focus is providing quality space and service. We understand success in the retail realm requires a collaborative approach. We are committed to delivering a world-class marketing, events and place-making programme. This will create a thriving and dynamic Commercial Bay retail community: a place unlike anything Auckland has seen before.

Stake your place

Commercial Bay will mark a remarkable new era in Auckland: in its architecture, business life, retailing and hospitality. It's where Auckland's best retailers and hospitality operators will come together.

If you have an innovative or iconic brand, a one-off, a new concept or an international brand entering the New Zealand market we would love to hear from you. It could be the best move you ever make, but do it now because interest is high.

Contact

Complete a leasing enquiry form at

www.commercialbay.co.nz/leasing

or contact

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