

Information Memorandum



Central Park



660 Great South Rd, Greenlane, Auckland 1051

**The first five days
after the weekend
are the hardest ...
might as well
enjoy them.**



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Central Park

Central Park, located at 660 Great South Road, Greenlane is one of Auckland's largest commercial business parks with over 65 businesses and approximately 2,300 people onsite.

It is a commercial hub of 11 office buildings totalling approximately 44,000m² in net lettable area and more than 6.2 hectares in total site area.

The estate occupies a prominent position in Auckland's southern corridor. This Greenlane location is well connected, offering good transport connections with access to the southern motorway provided at the Ellerslie/ Penrose on/off-ramps approximately 500m to the south.

Public transport is provided via the Ellerslie train station, and Great South Road is well-serviced by main bus services.



In excess of
2,300 car parks



Access to
Train network + motorway



Accessibility to
Ellerslie Village





Other businesses in the southern corridor are:

- Adidas
- American Express
- Bridgestone
- Griffins Food
- InterCity Group
- L'Oreal
- Siemens
- Toyota Finance
- Yellow
- Z Energy

Location

Public transport is provided via the Ellerslie Train Station and Great South Road is well served by main bus routes.



Motorway
access immediately adjacent



Bus stops directly outside
on Great South Road



2min walk
to Ellerslie Train Station



5min walk
to Ellerslie Village



7min drive
to Sylvia Park



11min drive
to Auckland CBD



20min drive
to Auckland Airport



CBD

Ellerslie Village

Central Park



Site Access

Site Access

State Highway 1

Great South Rd

Train Line

To Motorway Access





Britomart Station

Auckland CBD

SH1

SH16

State Highway 16

Eastern Line

State Highway 1

Ellerslie Train St.

Bus - Key Links

Penrose Train St.

Onehunga Train St.

Southern Line

to the Airport

20'

Ponsonby

CBD

Mission Bay

St Heliers

10km

Glendowie

Point Chevalier

Newmarket

Remuera

5km

Mt Eden

Point England

SH1

Stonefields



Mt Wellington

Pakuranga

New Lynn

Mt Roskill

One Tree Hill

Penrose

Hillsborough

Onehunga

SH1

Blockhouse Bay

Mangere Bridge

Otahuhu

East Tamaki

Train station 150 metres from **Central Park**

5 minutes walk to Ellerslie Village -
in excess of 160 businesses



The Revitalisation

In June 2018 a joint venture between global investment firm KKR and New Zealand based Oyster Group purchased Central Park from Goodman. Over the past year we have brought a fresh approach to enhancement of the business park and are actively investing in improving the amenity and desirability for all our customers.

Plans include:

Construction has commenced for a new hospitality precinct within the business park. Enhanced offering will include conversion of car parks to a public recreational space including a range of food and beverage options, pop ups, digital screen, events mode, bbq zone, etc. This will be right next to new building 11.

Comprehensive rebranding, including new wayfinding signage.

Shared pedestrian and vehicle walkways; pedestrianising the centre and improving connectivity.

precinct





Indicative imagery of conceptual vision only by CAAHT Studio Architects.



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Precinct Benefits

Generous on-site food and beverage offerings, including the new hospitality precinct opening late 2020.

Reset Gym

Active Explorers Educare Centre

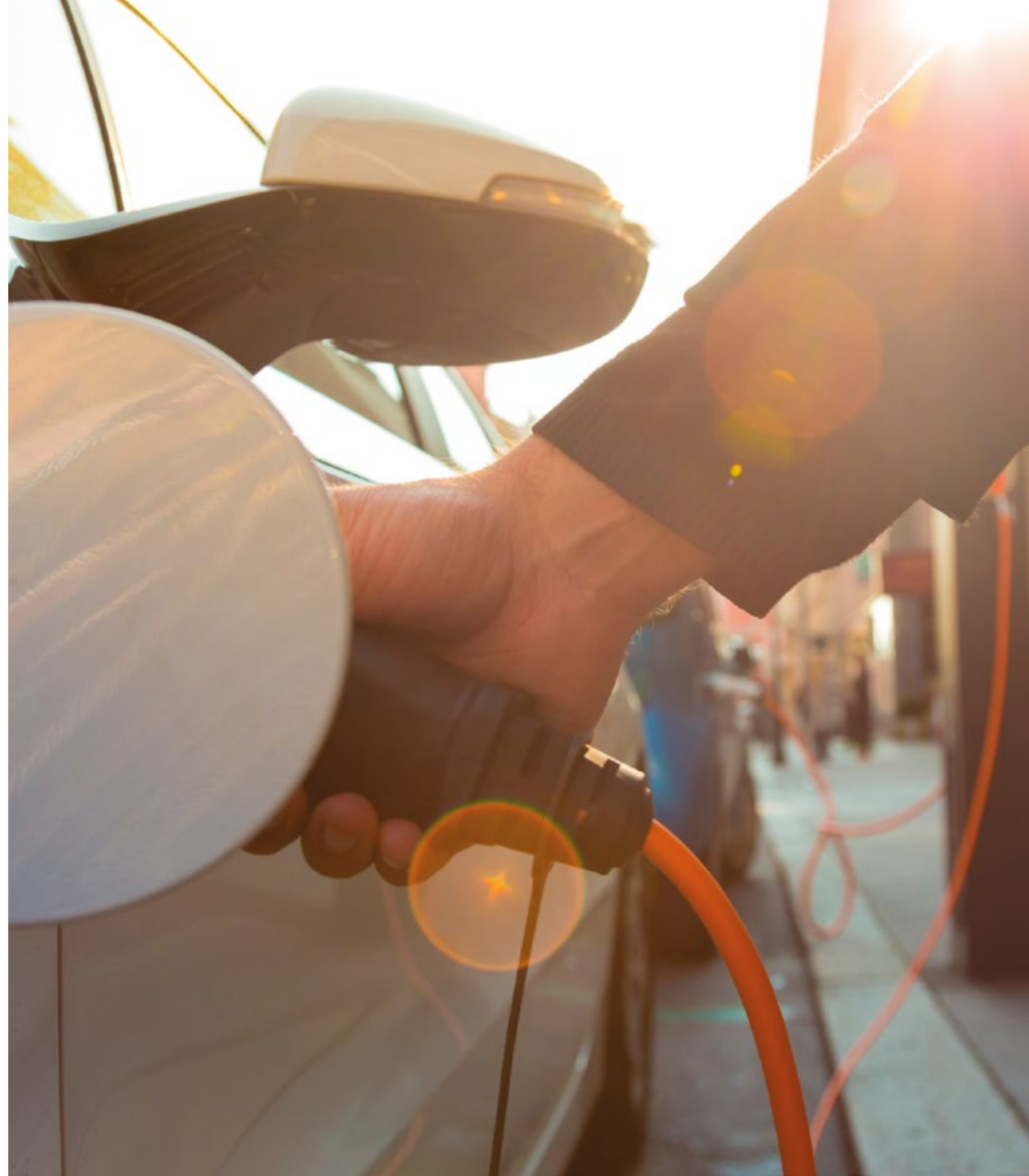
Outdoor courtyards and attractively landscaped gardens for alfresco lunch or collaborative meetings.

A large community of like-minded businesses and people.

Co-working office facilities.

amenities





**Gym
Childcare
Charging Stations**



Building 7



Leading Property Management

Oyster is a leading New Zealand commercial property and funds manager. It has expertise in property fund structuring and equity raising, and currently manages over 20 property funds structured for retail and wholesale investors including the diversified Oyster Direct Property Fund.

Oyster partners with institutional capital and private equity investing in commercial property and holds management mandates with third party property owners across development, asset management, property and facilities management, and retail leasing.

Oyster manages a range of retail, office and industrial assets throughout New Zealand, with a combined value in excess of NZ\$1.7B. Oyster's team comprises specialists in transactions, asset and property management, development and finance. Oyster is 50% owned by ASX listed Cromwell Property Group.

Assets Under Management

▶ **\$1.7 BILLION**

▶ Over **25 years** Experience in the NZ Commercial Real Estate Sector

Over

▶ **355^K SQM**

Under Management

▶ **30**

Major Investments



7

8

Dedicated Central Park Team



Jason Griffiths
Asset Manager, Central Park



Danielle Tran
Property Manager, Central Park



Julie Watson
Facilities Manager, Central Park



