

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 precinct 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 more than 4.9 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.



The Green
F&B precinct



Access to
Train network + motorway



Accessibility to
Ellerslie Village



La Quinta **Hotel**

overview



FLEMINGTON
MY BEST TIME
1st 5.60 8.00 2.30
2nd 6.70 7.00 2.50
3rd 7.10 7.50 2.70
4th 8.00 8.00 2.80
5th 8.30 19 3.30
6th 7 19 3.50
7th 21 19 3.50
8th 27 21 6.00
9th 17.4

FIRST LEG QUADRON
1st VAGABOND
2nd WITHOUT A FIGHT
3rd COLD TRIP
4th COLLEMBE

1254 **20** DANQUANSWEET JUNIOR: 56 19 13 **100** SOFIE DANIEL STACKHOUSE
COURT BIDE 7 **2** BARRA BARR 10 **7** CARRIE 20332 **7** CORRIE 2008

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La Quinta

The Green

Gym

Childcare

Customer Parking

Customer Parking

access

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

Train Line

Great South Rd

To Motorway Access





Britomart Station

SH1

CBD

Auckland CBD

SH16

State Highway 16

Eastern Line

10km

Point Chevalier

Newmarket

Remuera

5km

Mt Eden

State Highway 1

SH1

Ellerslie Train St.

Stonefields

2km

Bus - Key Links

Mt Wellington

New Lynn

Mt Roskill

One Tree Hill

Penrose Train St.

Pakuranga

Penrose

Onehunga Train St.

Onehunga

SH1

Blockhouse Bay

Hillsborough

Southern Line

Mangere Bridge

Otahuhu

to the Airport

East Tamaki

20'

Train station 150 metres
from **Central Park**

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



The Green

Our new hospitality precinct, The Green, provides an enhanced offering of 7 eateries, and a recreational landscaped plaza.

The vast public space caters for a range of activities, with a large outdoor screen, BBQ zone, and event booking options.

the green

NEW
GREEN
WITH
IT









Precinct Benefits

The Green F&B precinct

Gym

Childcare

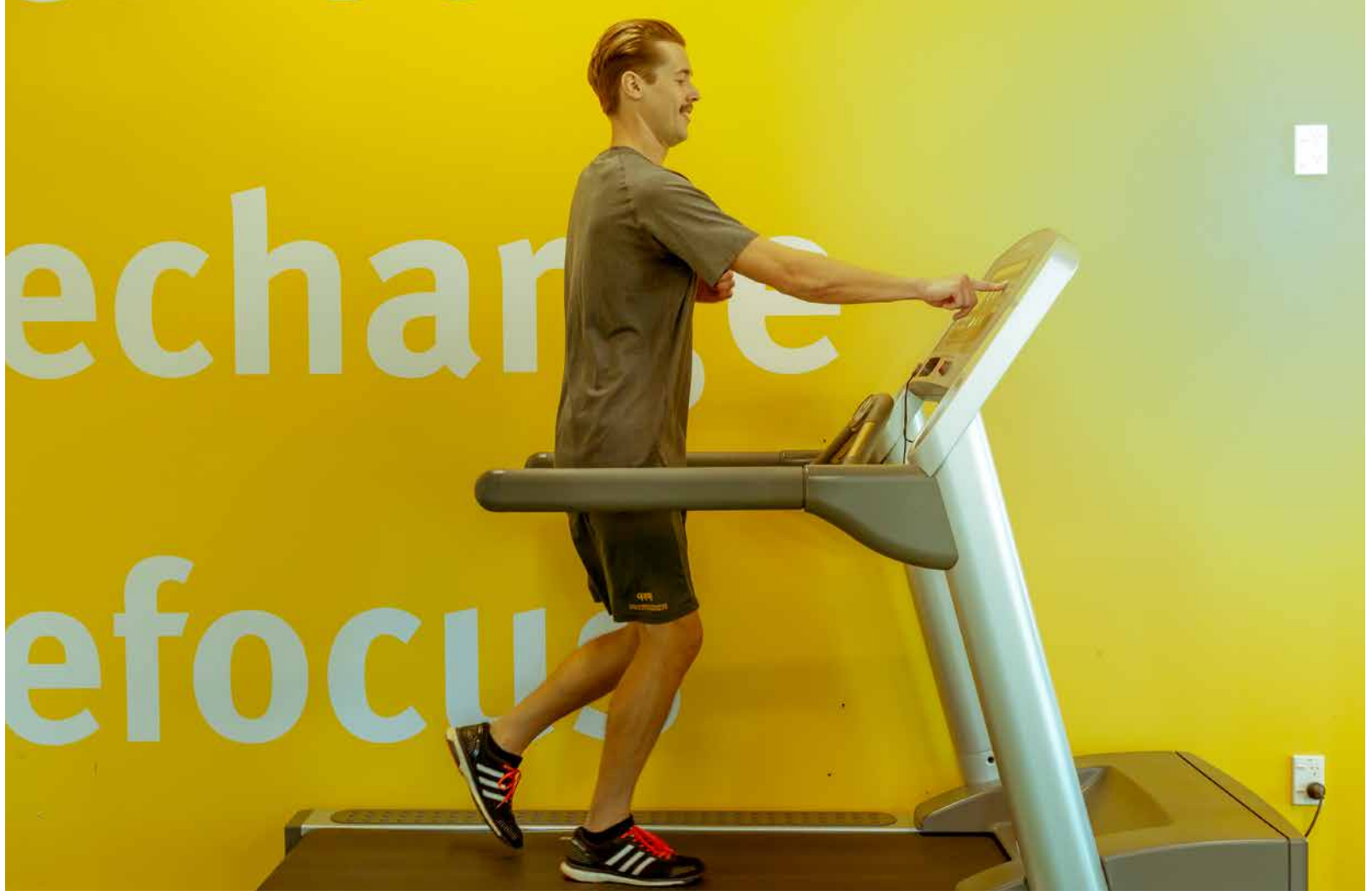
La Quinta Hotel

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



Our Commitment to Sustainability

We're dedicated to making our properties better for New Zealand, while assisting our investors and tenants in reaching their sustainability goals.

Green Star

Green Star is Australasia's largest voluntary and holistic sustainability rating system for commercial buildings and fitouts. Green Star assist in designing, building and managing buildings in a way that reduces carbon footprint and improve the health and wellbeing of all users of buildings. Building 11 is our first Green Star undertaking at Central Park. We look forward to further Green Star initiatives with future development.

EV Vehicle Charging Stations

We are actively working on a project for public use EV vehicle charging – watch this space!

End of Trip Facilities

Oyster support the use of alternative transport to Central Park. To assist staff we have comprehensive End of Trip facilities including secure Bicycle storage and on site shower facilities.

Alternative Transport

The Ellerslie Train Station is located metres away from Central Park's entrance on Sultan Avenue. There are regular bus services that operate along Great South Road and in Ellerslie that provide alternative options to driving personal vehicles.

EV Bike / Scooter charging

Located at The Green.

Utilities Provider

In 2023 Oyster partnered with Ecotricity to supply electricity across Oyster's wider property portfolio. Ecotricity is currently New Zealand's first and only Toitū climate positive certified electricity provider.

NABERS

NABERSNZ is the industry benchmark for assessing the energy efficiency and performance of office buildings. We have obtained NABERS ratings for the occupied commercial buildings within the park and are busy implementing improvements are part of our business Sustainability strategy. Currently, all NABERS rated buildings are based on 'Whole Building' rating and we are aiming to obtain future ratings as 'Base Building' ratings with addition of check meters to provide a more accurate representative of our building performance.

TOITŪ

Toitū Envirocare offers internationally recognised environmental programmes, and Oyster Management Limited is a Toitū "carbonreduce" certified organisation. We're committed to understanding and reducing our carbon footprint, including at our management office at Central Park. Our compliance with the Toitū "carbonreduce" programme is independently verified annually.

For Oyster's latest Sustainability Report please refer to oystergroup.co.nz/sustainability



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 26 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\$1.8B. 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

▶ **\$1.8**
BILLION

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

Over

▶ **429^k**
SQM

Under
Management

▶ **26**

Major
Investments

Dedicated Central Park Team

Jason Griffiths
Asset Manager
Central Park
027 4131350



Dave Bernard
Property Manager
027 2825565



Dasha Finko
Facilities Manager
027 327 4234







**Central
Park**