

40+44 BOWEN ST

BOWEN CAMPUS



Artist's impression, subject to change


Precinct
PROPERTIES NEW ZEALAND

precinct40and44bowen.co.nz

MOVE WITH THE TIMES

Precinct Properties has worked with Tennent Brown architects and Dunning Thornton engineers to design a new pair of buildings for Wellington which will give businesses a secure and flexible base from which they can readily respond to change.



Excellent visibility from motorway | Naming rights available

Artist's impression, subject to change

FLEXIBLE DESIGN AIDS A NIMBLE BUSINESS

The floor plate for 40 and 44 Bowen is a product of extensive research into the needs of modern businesses. The buildings provide between 1500-1700sqm of highly efficient and flexible space per floor. The steel frame construction means supporting columns are kept to the perimeter and a 'side core' design places the lifts and services to one side of the buildings. Exceptional workspace density enables around 93% efficiency. The design gives occupiers broad scope to tailor the fit-out to their needs, for example, incorporating staircases between floors to enable vertical connectivity so that teams can occupy more than one floor and retain their cohesion.

Across the Precinct portfolio we're seeing clients utilise flexible office space to reshape the way their business works. From open, transparent spaces and connected floors that encourage collaboration to the adoption of moveable furniture and mobile technology, flexible design allows businesses to adapt quickly to change. The Bowen Street buildings enable a range of working styles – ideal for businesses looking to implement agile working strategies.

40 Bowen Street has an NLA of around 10,449m² with five working floors

44 Bowen Street has an NLA of around 11,634m² with seven working floors

A PREMIUM ENVIRONMENT FOR OCCUPIERS AND PUBLIC

Providing an attractive and lively work environment has a positive impact on productivity, staff retention and businesses ability to attract talent. The Bowen Street buildings have floor to ceiling glass and a ceiling height of 2.95m that welcomes the light in and makes the most of views of the city and Tinakori Hill. Located in the heart of the parliamentary precinct, they form part of Bowen Campus. With the neighbouring Charles Fergusson and Bowen State buildings, the campus will bring 5000 workers into the precinct on completion. A network of laneways between the buildings will offer sheltered, landscaped places for workers to sit or move through on their way to and from work. These laneways will incorporate retail, cafés and other amenities and enhance pedestrian routes for the public between Pipitea, Thorndon and the northern CBD.

Bowen Campus is a short walk to the CBD and public transport, including buses, Wellington Station (rail) and the ferry terminal.

In the Neighbourhood	Walk Time
Les Mills	2 mins
Beehive and Parliament	3 mins
Wellington Station	5 mins
Hill St Over-bridge	5 mins
Midland Park	6 mins
Ferry Terminal	7 mins



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NEW TECHNOLOGY ENABLES BUSINESS RESILIENCE

The design for 40 and 44 Bowen Street employs a number of features to minimise earthquake damage and ensure business continuity through multiple seismic events. In addition to steel framing – which is more resilient than reinforced concrete – and bracing that exceeds the building code, the buildings will utilise fluid viscous dampers. The dampers dissipate seismic energy to protect the building and fit-out, and prevent the accumulation of damage over time. For occupiers, this means being able to reoccupy the building soon after an earthquake, minimising any impact on business productivity and continuity. The dampers perform indefinitely with no reduction in effectiveness.

A SNAPSHOT OF 40 AND 44 BOWEN

- ⊕ 20,000sqm between two buildings
- ⊕ on-site retail and cafés
- ⊕ parliamentary precinct location
- ⊕ occupy one or both buildings
- ⊕ close to public transport
- ⊕ naming rights available
- ⊕ exceptional seismic resilience
- ⊕ targeting 5 Green Star
- ⊕ 1,500-1,700sqm floorplates
- ⊕ targeting 4 NABERSNZ rating
- ⊕ end of trip facilities
- ⊕ developed by Precinct to retain

40+44 BOWEN ST

BOWEN CAMPUS



CAMPUS OVERVIEW

KEY

- 1. 44 Bowen Street
- 2. Charles Fergusson
- 3. 40 Bowen Street
- 4. Bowen State

ABOUT PRECINCT PROPERTIES

Precinct is committed to a long-term focus on quality design and construction. An NZX 20 company with approximately 7,800 New Zealand shareholders, Precinct is New Zealand's only specialist listed investor in prime commercial office property. We have an investment philosophy based around the long-term ownership of our assets. This approach fundamentally underpins our decision-making in relation to design and construction. We prioritise high-quality, low maintenance solutions and take a view that anticipates change and a need for flexibility. In addition, Precinct leverages an experienced and dedicated in-house management team to ensure our assets are performing at all times.

CONTACT

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TARGET COMPLETION SCHEDULED FOR LATE 2021*

*Subject to requisite pre-commitment. Development will be staged commencing with 40 Bowen Street.



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