

Flexlease leasing opportunity

354 Lambton Quay, Level 4

- Situated in the heart of the CBD, this excellent rental location will appeal to boutique office users looking for flexible space, with leasing terms that are also flexible
- Fully refurbished including HVAC, new bathroom and end of journey facility, new LED lighting, modern and contemporary fit out
- Lambton Quay office facing suite
- Newly redecorated facade
- Air conditioned, great natural light, furniture included
- Open plan
- Dog Friendly
- Brand new kitchen & breakout area
- Shared board room on booking basis
- Full turnkey tenancies
- 100% NBS
- Flexible Terms from 3 months
- 246sqm
- Available from August 2022

The Hodge Group

Paige Hodge

0276001599

paige@thehodgegroup.co.nz



Flexlease

<https://flexleaseworkspace.co.nz/>

354 Lambton Quay, Level 4

Flexlease

- Total space 246sqm

Two separate tenancies fully fitted out with workstations – all with dual monitors, interactive whiteboards to create meaningful ‘work together’ experiences for your teams wherever they are. A common meeting room and shared access to kitchen and common areas.

Inclusions: Espresso machine, Wi-Fi, printer/photocopier, and shower. Flexlease also includes all cleaning & security, internet & electricity. NEW desk booking & workspace management software.

Tenancy 1 – 110sqm (incl common area & shared board room) \$91,800pa - 9 desks@ \$850 per desk per month - terms from 3 months **SPECIAL LAUNCH PRICING – FOUNDATION MEMBERSHIP REDUCED TO \$750 PER DESK PER MONTH - \$81,000pa (\$6,750 per month) *Minimum 1 Year Term***

Tenancy 2 – 136sqm (incl common area & shared board room) \$112,200pa – 11 desks@ \$850 per desk per month – terms from 3 month **SPECIAL LAUNCH PRICING – FOUNDATION MEMBERSHIP REDUCED TO \$750 PER DESK PER MONTH - \$99,000pa (\$8,250 per month) *Minimum 1 Year Term***

All plus GST

Why Choose Flexlease?

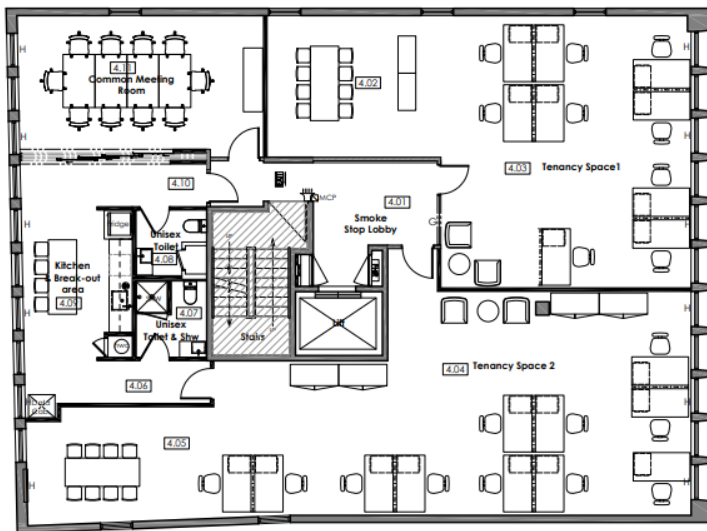
- Flexlease Workspace provides impressive modern facilities that create the perfect space for tenants
- You'll have complete independency and security with your own lockable tenancy
- Meeting rooms and space booking software helps maximise space utilisation, reduce administration time, and introduces smarter booking processes into the workplace
- Avoid intimidating CAPEX cost – just bring your laptop and plug in & play!
- Every Flexlease is established with a simple 8-page, all-inclusive contract and a gross rent that includes: outgoings, electricity, internet, furniture and even espresso coffee machine!
- Unlike a traditional lease Flexlease allows securing and letting space an easy process, commit for 3 months or up to 12 months the choice is yours! (Longer terms on application)
- Allows you to avoid long term commitments and flex up and down depending on your current situation
Renew your lease easily online
- Scale up and down at short notice

Taking on a flexible lease option like Flexlease Workspace may come as a feasible solution in the current global crisis, causing tougher business conditions. The shorter leases and lower capex commitment mean that any decisions can be easily reversed or changed to adapt to changing conditions with tenants' businesses.

Level 4 rendering images



Level 4 fit out plan



LEGEND:

	INDICATES AREA NOT IN CONTRACT.
	EXISTING STRUCTURE TO REMAIN.
	EXISTING PARTITION TO REMAIN.
	EXISTING BULKHEAD AND BEAMS
	NEW BULKHEAD ABOVE NEW DOORS AND GLAZED WALLS.
	NEW FULL HEIGHT SOLID PARTITION, FILL WALL CAVITY WITH ACOUSTIC INSULATION.
	NEW GLAZED PARTITION - REFER TO ELEVATIONS DWG 4-210.
	FURNITURE SCREEN
	ROOM NUMBER
	EXISTING DOOR.
	NEW DOOR.
	ALUMINIUM FRAMED GLASS SLIDING DOORS
	EXISTING FIRE HOSE REEL.
	EXISTING MANUAL CALL POINT.
	EXISTING EMERGENCY EGRESS SIGN.

These drawings and CAD files remain the property of FLORA MURIEL NOGOY ASSOCIATES and should not be copied in any form or passed on to any third party without prior written consent.
Do not scale dimensions from drawings. Check all dimensions, clearances and access sizes on site first before commencing any construction.

FMNA
DESIGN

FLORA MURIEL NOGOY ASSOCIATES
INTERIOR ARCHITECTURE & DESIGN
027 3499256, 04 478 8870, floa@fmna.co.nz
111 Kaitiaki Road, Broadmeadows, Wellington 6235 New Zealand



LEVEL 4
354 LAMBTON QUAY
WELLINGTON

CONTENTS
PROPOSED FLOOR PLAN
REVISIONS DATE

FOR CLIENT APPROVAL

DRAWN	FMN	DATE	APRIL 2022	CHECKED
SCALE	A3	1:100	JOB No	2264
DRAWING No	4-110			REV.