WHERE THE FUTURE WORKS

PWC TOWER
COMMERCIAL BAY, AUCKLAND
Commercial Bay is set to become the most transformational project Auckland has ever seen.

Never before has a single project brought together the best of everything in one location – a world-class office environment, public transport, international-quality retail, public spaces, a luxury hotel, and hospitality environments, as well as striking urban design.

Located at the heart of the Auckland waterfront, Commercial Bay will be a hub of business, retail and food and beverage bringing together over 10,000 people in one connected location.

At its core will be the stunning new PwC Tower. Designed by Warren and Mahoney in partnership with Woods Bagot this is a building that will transform Auckland's skyline and has the potential to transform your business.

The PwC Tower at Commercial Bay represents the most significant evolution in premium workspace that Auckland has seen in decades designed to fulfil the needs of world-class talent today and long into the future.

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Here the city began.
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As we look toward the future, Commercial Bay is an opportunity to pay homage to Auckland’s past.

Since the mid-1800s, the southern shore of the Waitemata Harbour has been an important place of transport, trade and commerce. For this reason, it was named Commercial Bay.

With land reclamation and reconfiguration of the port, the shoreline shifted. While the location continued to play a major role in the city’s growth, the original name was gradually forgotten.

This location, on the southern shore of the Waitemata will again be the heart of the city, a hub of transport and the foremost commercial district in the pacific rim.

Precinct Properties is proud to revive not just the name of this special place, but to restore Commercial Bay to its prominence on Auckland’s waterfront.
Where the future of Auckland is Commercial Bay

Auckland is changing rapidly and is fast becoming a global city.

The central city contributes 7% of New Zealand’s GDP and in 2017 there was 4% growth in employment, with more than 119,000 filled jobs in the central city. Population growth has outstripped all expectations. In 2017 alone, the city centre saw a 13% increase in population.

This growth means increased investment in public transport and infrastructure and a buzzing city centre, day and night.

At the nexus of the waterfront and Queen Street and at the heart of this resurgence sits Commercial Bay.

The future of Transport leads to Commercial Bay

As Auckland grows and evolves, good connectivity to public transport is becoming increasingly important.

In 2017, 53% of commuters travelling to the central city in morning rush hour used public transport. That number is set to increase as new infrastructure such as the CRL and light rail is developed.

Commercial Bay is located at the hub of Auckland’s transport network with easy access to the bus, train and ferry terminals.

For the growing number of people walking and cycling to work, onsite bike storage, lockers, and showers, make these an easy alternative.

If driving, alongside the car parking available within Commercial Bay there is easy covered access to the Downtown Car Park.

230 CYCLE PARKS
230 LOCKERS
39 SHOWERS
Lifestyles of the future

As the world becomes more digitally connected and top talent expects more, the workplace has evolved beyond the office.

For today’s employees, the workplace experience includes everything, from the journey to work, restaurant and shops nearby, through to the ability to exercise and run errands throughout the day.

At the base of the office tower sits a three-level retail precinct. The 24/7 laneways will redefine retail in Auckland with global flagship brands, local and international food and beverage, beauty and wellbeing services and the highest concentration of quality retailers in one central location, right on the water’s edge. The tower offers premium shower, locker and cycle parking facilities to support flexible ways of working.

Stage two of Commercial Bay will further complement this experience with the redevelopment of One Queen Street (currently HSBC House) into a luxury InterContinental Hotel, with premium office accommodation above and a variety of unique food and beverage options including a rooftop bar.

Millennials will comprise 75% of the global workforce by 2025*

In the competitive market to attract and retain the best talent, a workplace that appeals and meets the needs of millennials is vital.

The way that millennials work is having an influence on office design. Research shows they are looking for a workplace that encourages collaborative work and social interaction, seamless digital connectivity and work-life balance.

95% of millennials indicated in the 2017 CBRE millennials report that having a good office environment is important to them with over 25% of NZ millennials indicating they would move to a smaller, less well-known company for a better work environment.

*The Deloitte Millennial Survey 2014
The future is more than an office

Commercial Bay extends the working space beyond the floor plate.

The Sky Lobby in the new PwC Tower is a hotel style environment creating an extension of occupier’s working space. Offering a seamlessly digital experience, it is the ideal place to meet clients or colleagues.

With airy, light filled spaces, quality food and beverage, spectacular art and a variety of seating, the vision for the Sky Lobby is to be the welcoming heart of the commercial office community – a place to support connectivity and exchange.

Beyond the lobby is the Sky Terrace, an outdoor sanctuary in the city. The urban rooftop landscape will be an adaptable space suitable for events from morning to night.

The native plants and variety of seating and breakout spaces come together creating an adaptable and engaging space for informal meetings and events.

Located on Level 6 the meeting suite is a flexible space available for booking from one hour to one week. With spaces available for large format presentations seminars, board meetings to intimate gatherings.
A community for the future

Commercial Bay arguably represents the highest concentration of people in New Zealand. With over 10,000 workers within the new PwC Tower and the four surrounding towers, Commercial Bay is a strongly connected community. United under one footprint this agglomeration creates benefits that are unachievable elsewhere.

To foster the Commercial Bay community, a dedicated digital platform will connect clients to events, special deals and groups for sport, fitness, social and professional interests.

Creating business and social connections will be further supported through regular events in the Sky Terrace and Sky Lobby.

83% of pre-committed clients surveyed want to be part of a community of interest within Commercial Bay.

*PwC Survey December 2017
The PwC Tower has been designed from the inside out with a new generation floor plate. The tower offers dramatic views across the Waitemata Harbour to the north, east, and west. The core located on the south of the tower with the glazed lift creates a memorable arrival experience. The 1,350m² floor plate is exceptionally efficient with a side core and minimal columns, allowing for a range of working typologies. It is ideal for businesses looking to implement agile and flexible working strategies.

From open, transparent spaces and connected floors designed to encourage impromptu interactions and collaboration, to the use of moveable furniture and mobile technology to quickly adapt to flows and fluctuations in business, we are seeing occupiers utilising the flexible floor plate to employ the latest thinking in workplace strategy and design, reshaping the way their business works.
Key Facts

- The building itself stands at approximately 180m in height.
- 39 levels.
- Outstanding seismic resilience; the tower will be Importance Level 4 (IL4) constructed to an equivalent to 180% NBS.
- Business continuity through dual mains power supply, unique to the Commercial Bay location, providing network diversity. In the event of a mains power outage, 100% back-up generator supply is provided.
- Five Green Star rating which carries well documented benefits to staff productivity and sustainability.
- Dedicated outdoor air supply providing 200% of building code fresh air.
- Exceptional natural light transmission into the workspace with 3,075mm floor to ceiling and full height glazing.
- Chilled beam air conditioning.
- 10 destination controlled lifts & separate goods lift.
A NZX 20 company with approximately 7,800 New Zealand shareholders, Precinct is New Zealand’s only specialist listed investor in prime commercial office property. With a stabilised portfolio of over $1.5 billion in value and a $1 billion development pipeline, we are also the largest owner of premium inner-city business space in Auckland and Wellington. As an owner, investor, developer and manager, we see real estate as far more than just an asset class.

We’re an investor not a developer – a critical distinction. We will own, manage and reinvest in this asset over its lifecycle. Our aim is to create ‘Space to Thrive’ and that’s exactly what we deliver for the businesses who partner with us – by providing them an end-to-end property solution.

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.

We have a proven, 16-year track record of delivering and revitalising some of New Zealand’s best quality commercial office space, through a responsive approach focused around long-term client relationships.

By leveraging our large and concentrated portfolio we can accommodate the changing needs of our clients and help them undertake significant workplace transformations as their business evolves.

A future with Precinct Properties
This is where the future works.

The PwC Tower at Commercial Bay represents the most significant evolution in premium workspace that Auckland has seen in decades. It will recalibrate how businesses think about work in the city.

Due for completion at the end of 2019, the future is fast approaching. Make it work for you.
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