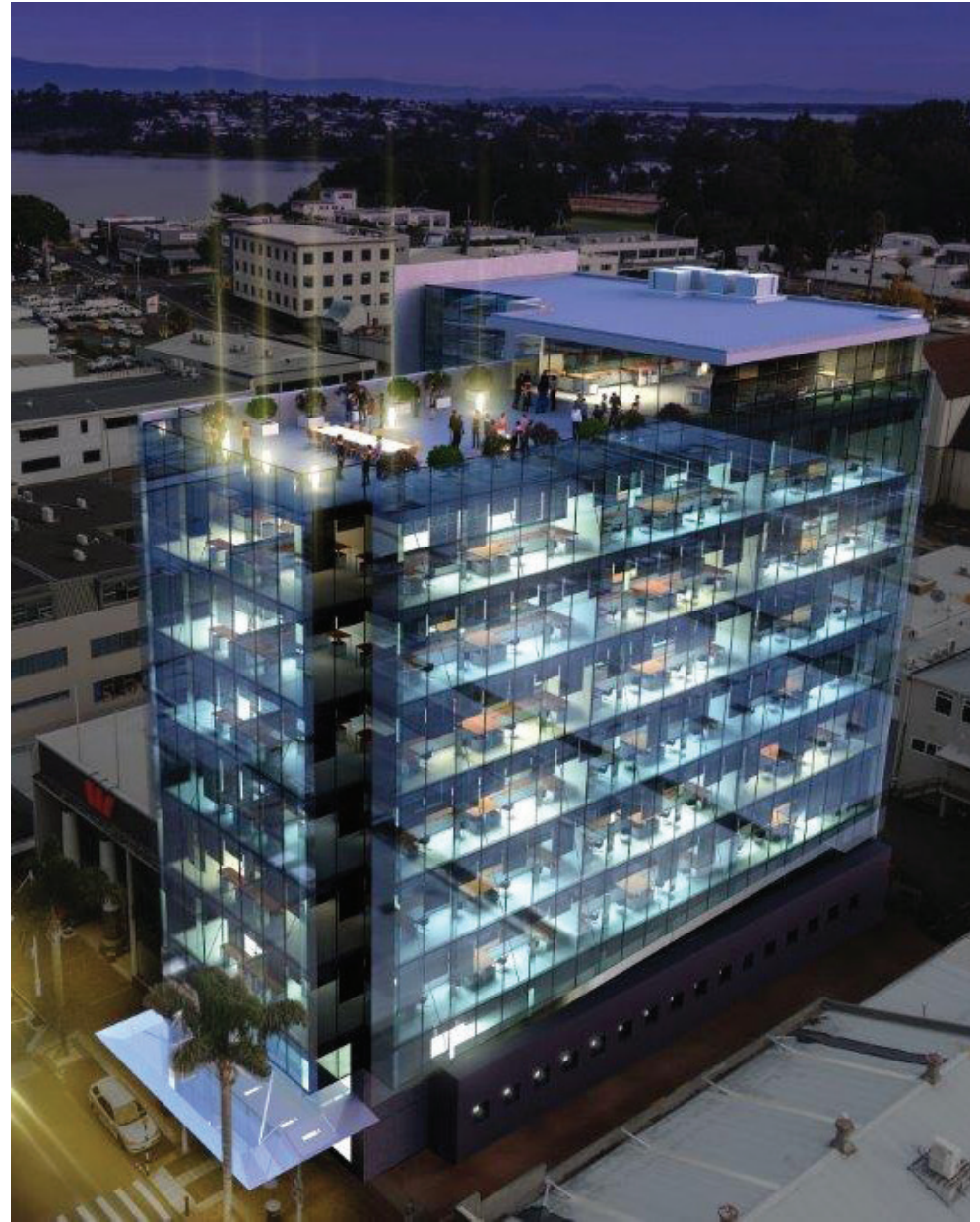


GRAND CENTRAL

TAURANGA

THE FUTURE OF BUSINESS IN THE
HEART OF TAURANGA CITY







Grand Central Tauranga is an office development of distinction. Located right in the centre of Tauranga city, this contemporary development is both functional and current.

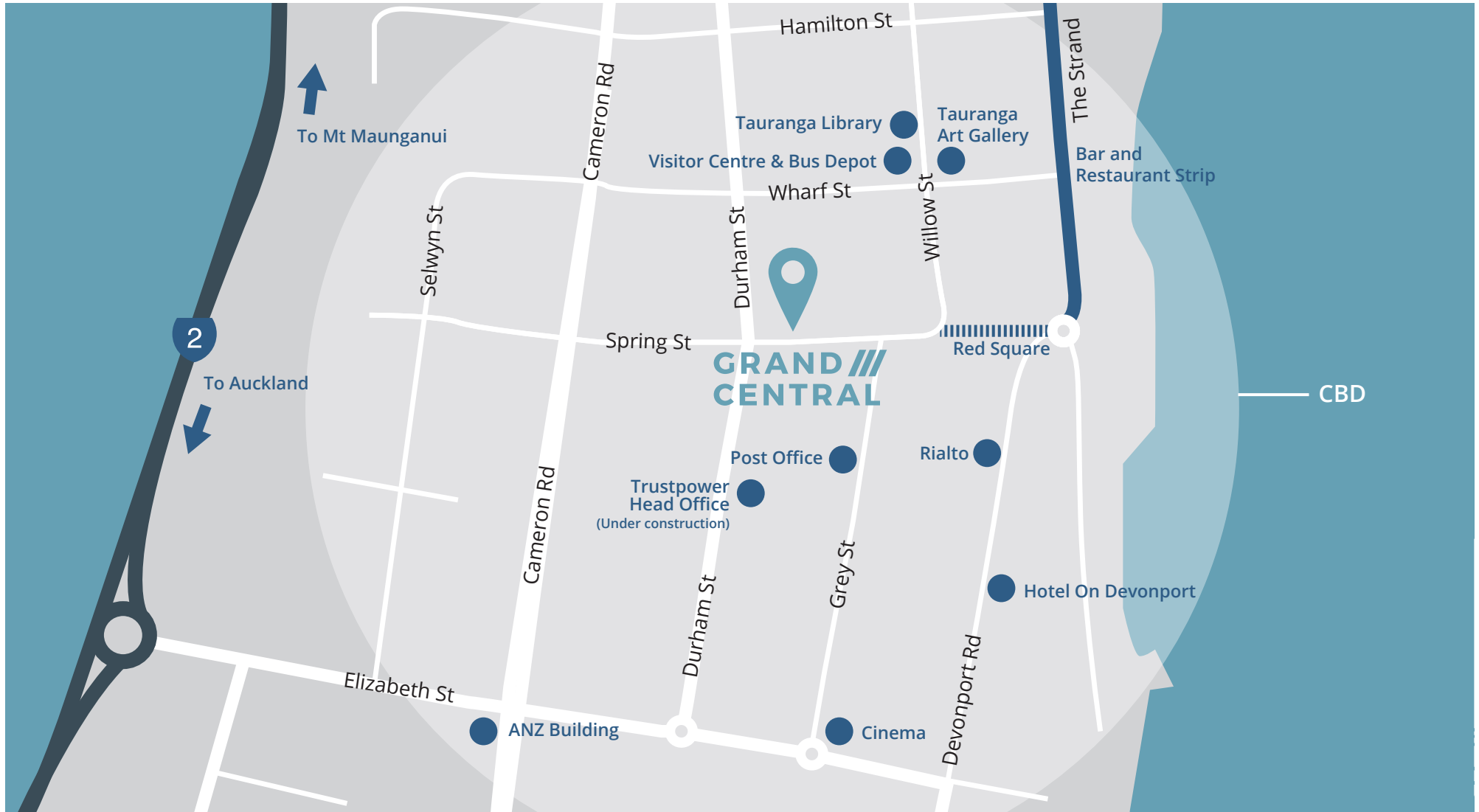
Employee Comfort

With high stud office levels (4m floor to floor height), large floor plates overlooking the harbour, double height entry (8m high) Grand Central Tauranga mirrors the splendour of the Bay of Plenty.

Grand central Tauranga is well positioned for access from commuter traffic and public transport, and includes staff changing areas for men and women.

The unique combination of landscaped outdoor terraces and office tower function makes Grand Central Tauranga stylishly functional.

CITY MAP



COMFORT AND FUNCTION

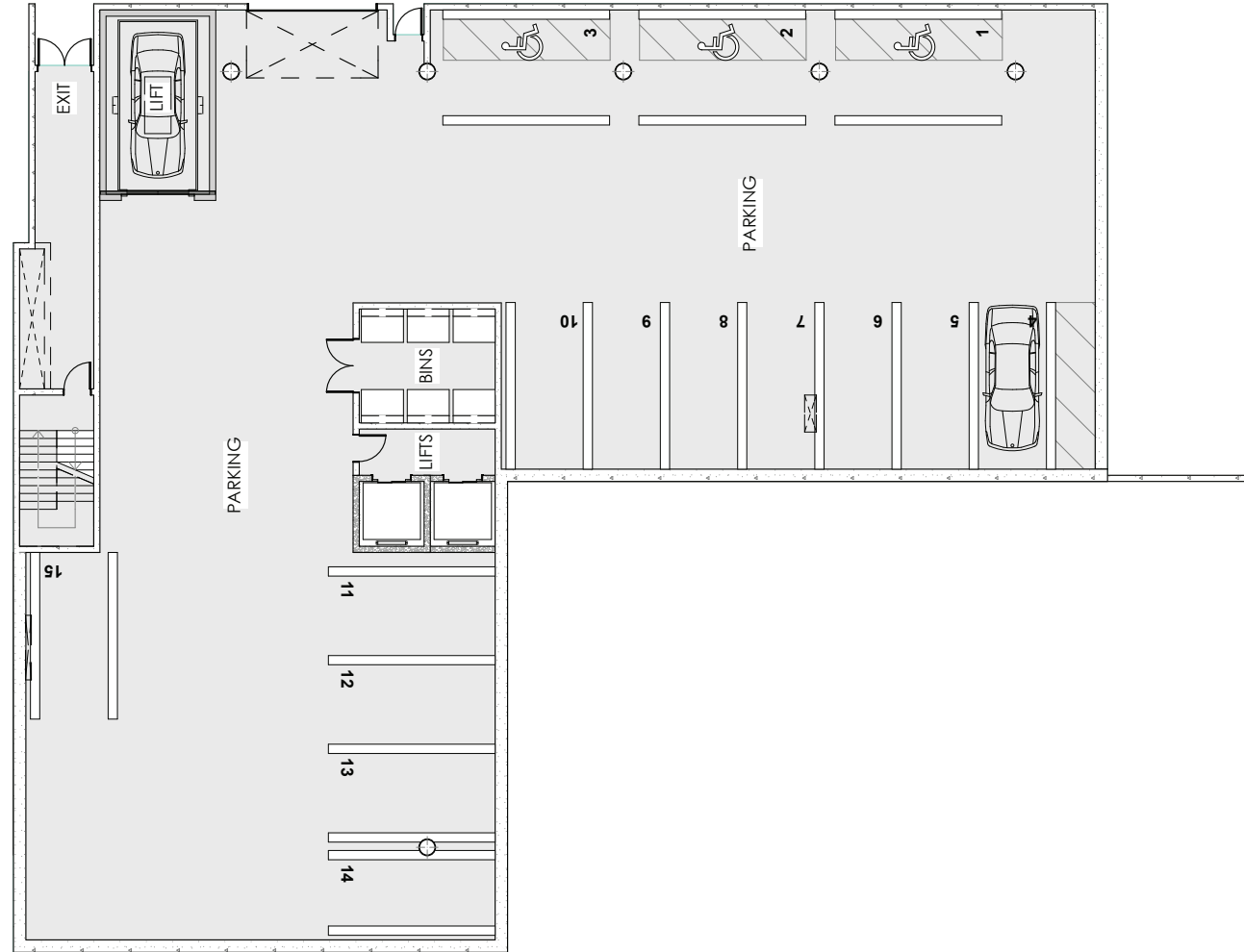
/// *Details you will need to know*



- Panoramic harbour views
- 10 floors with gross area of 7,205 square metres - design occupancy for 602 people
- All floors include kitchenette and toilet facilities plus additional staff showers and changing rooms on ground floor
- Feature high stud entrance foyer with access to stairs and lifts
- 23 tenancy car parks plus conveniently located parking building adjacent
- Extensive corporate and social spaces with landscaped courtyard and roof top terrace
- Good connection to public transport and CBD business hub

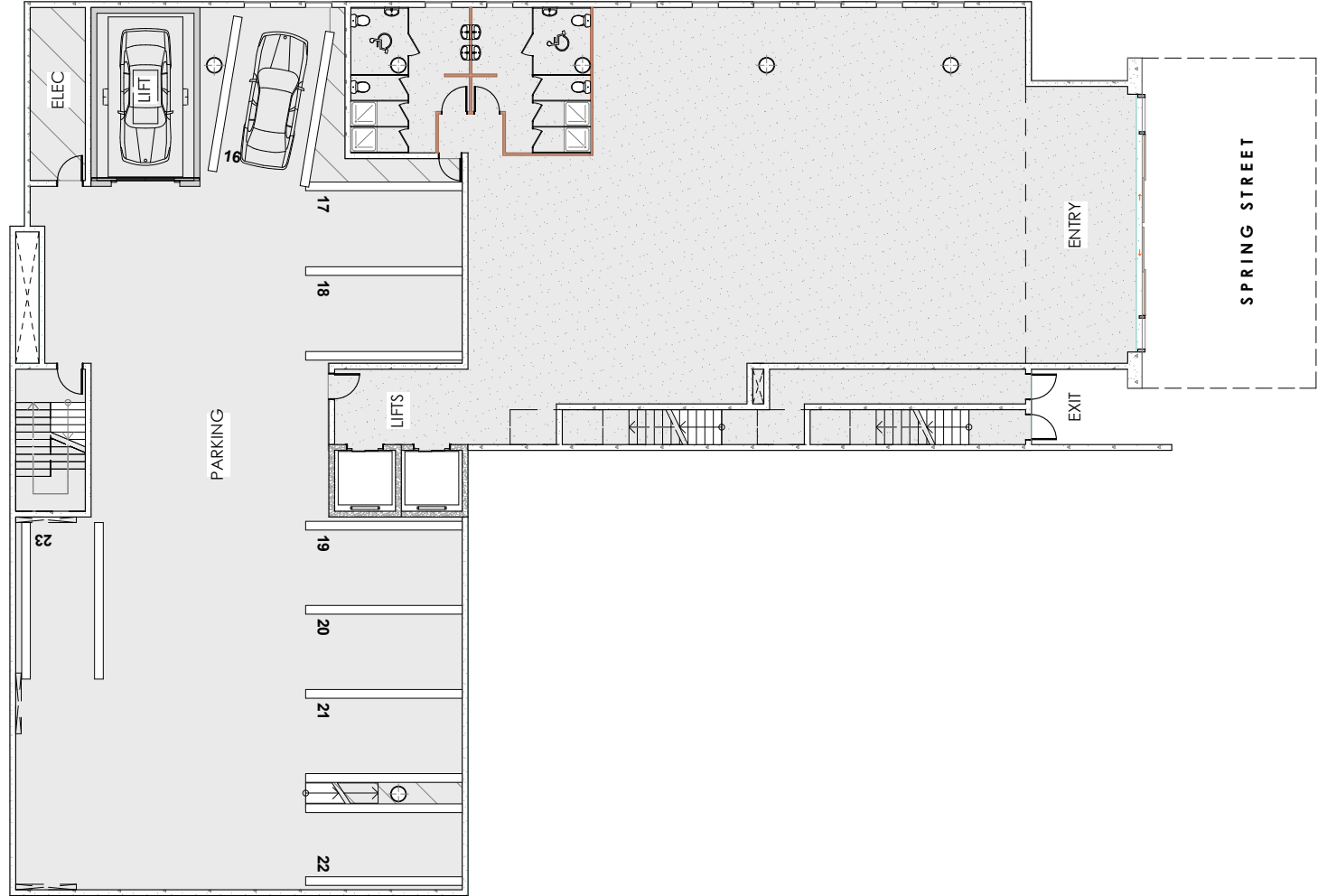
FLOOR PLANS

/// Basement Level 1 | Gross Area: 776m²



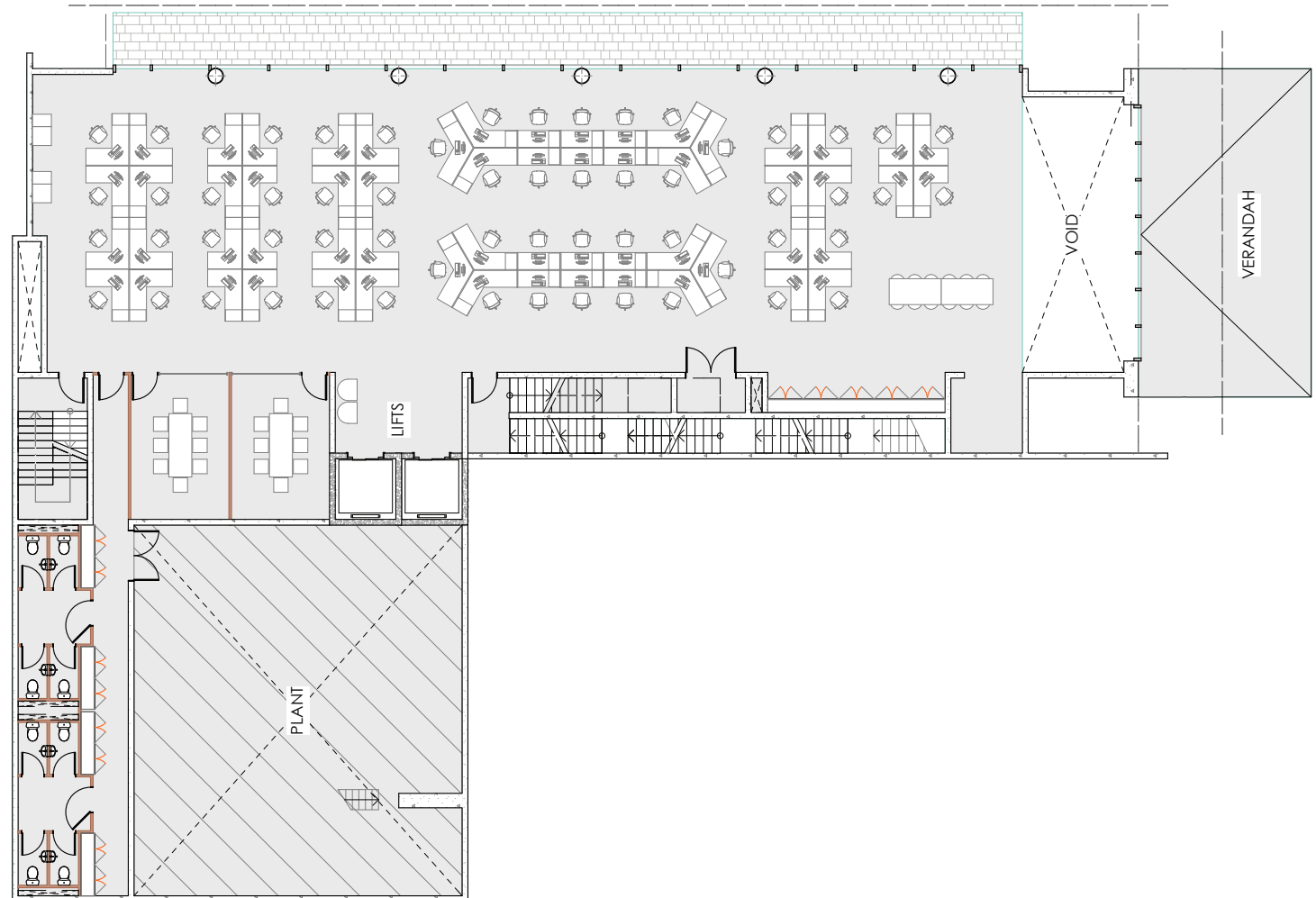
FLOOR PLANS

/// Entry Level 2 | Gross Area: 820m²



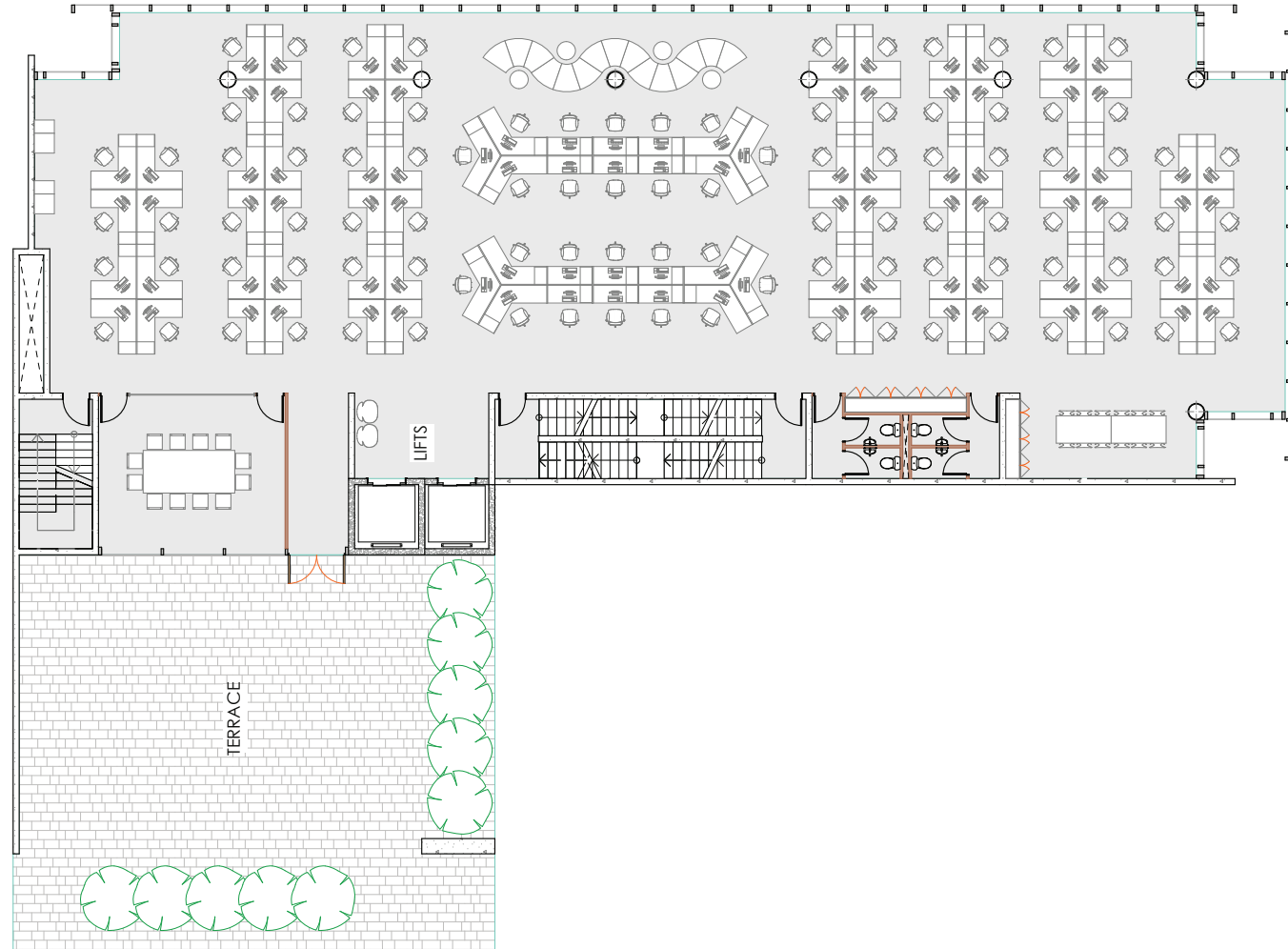
FLOOR PLANS

/// Mezzanine Level 3 | Gross Area: 693m²



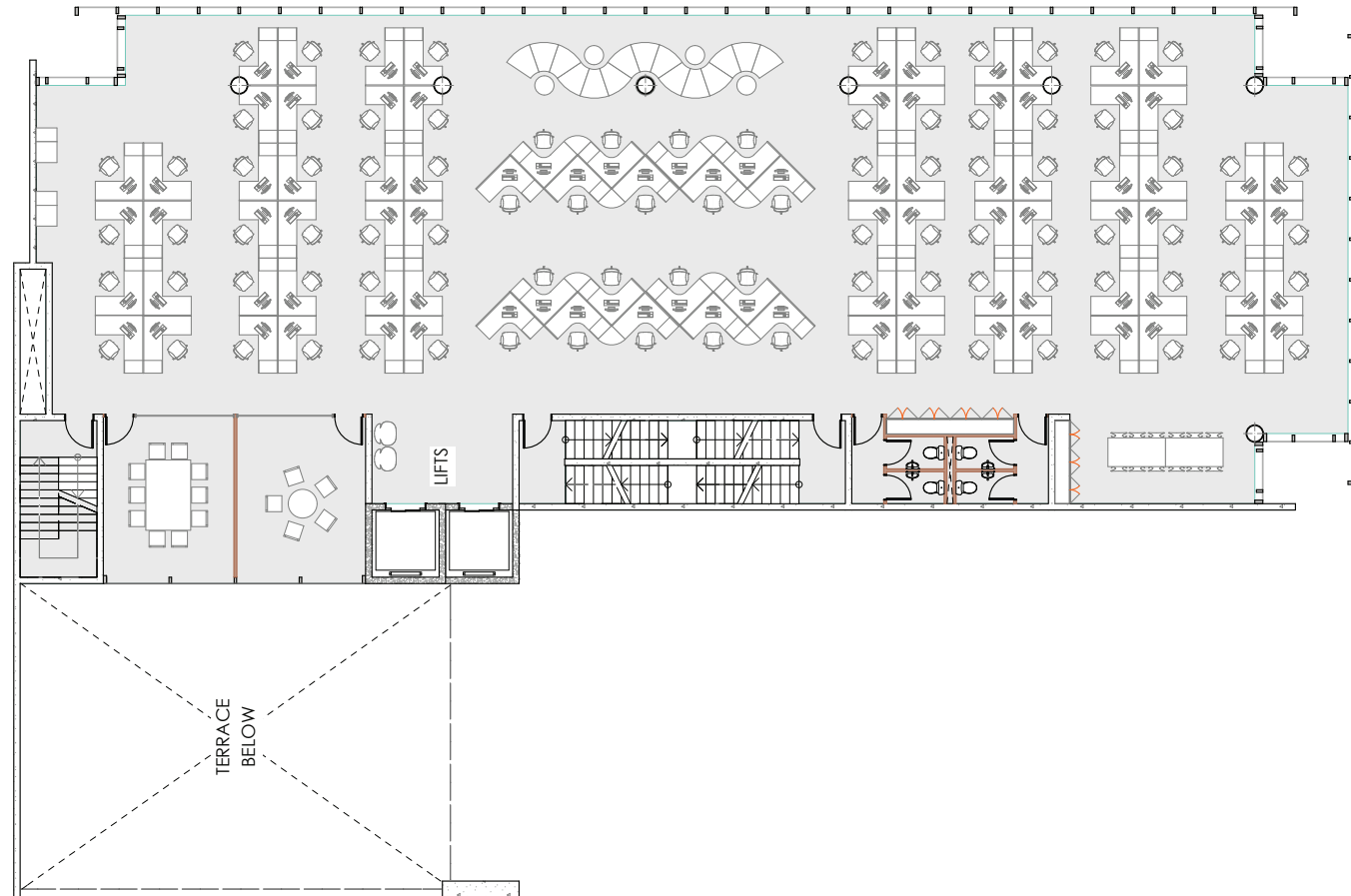
FLOOR PLANS

/// Terrace Level 4 | Gross Area: 673m²



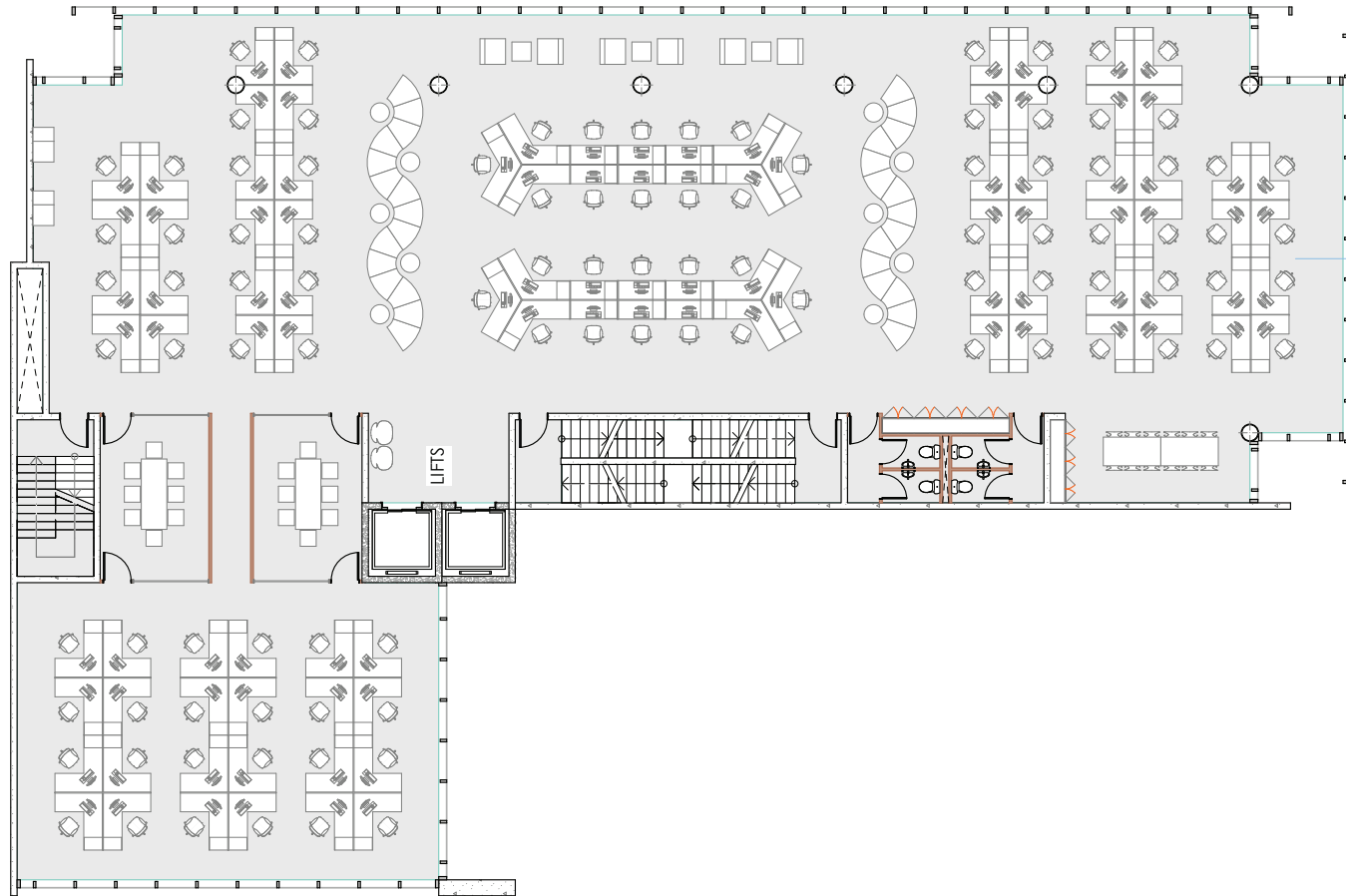
FLOOR PLANS

/// Level 5 | Gross Area: 673m²



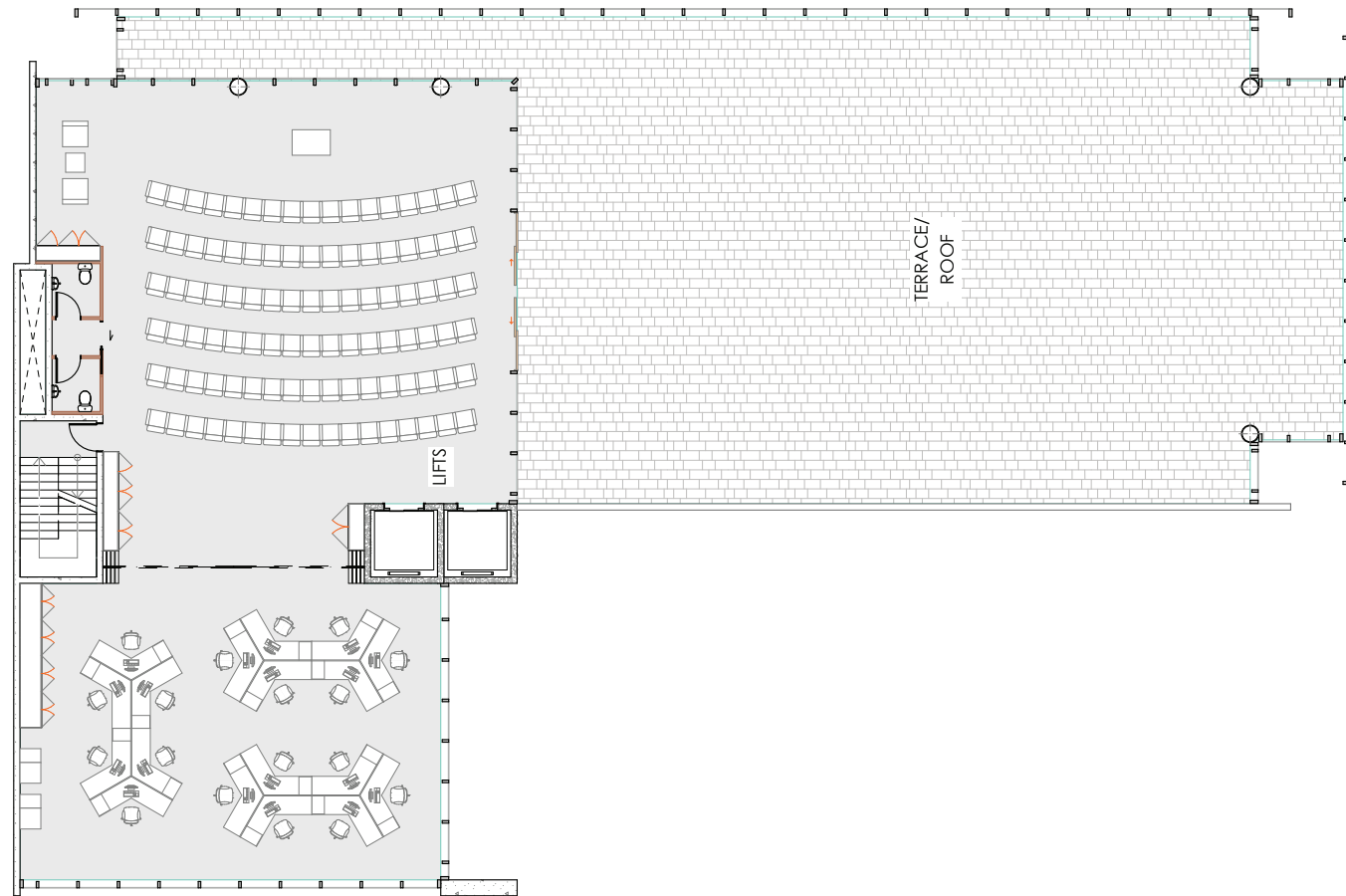
FLOOR PLANS

/// Levels 6-9 | Gross Area: 799m²

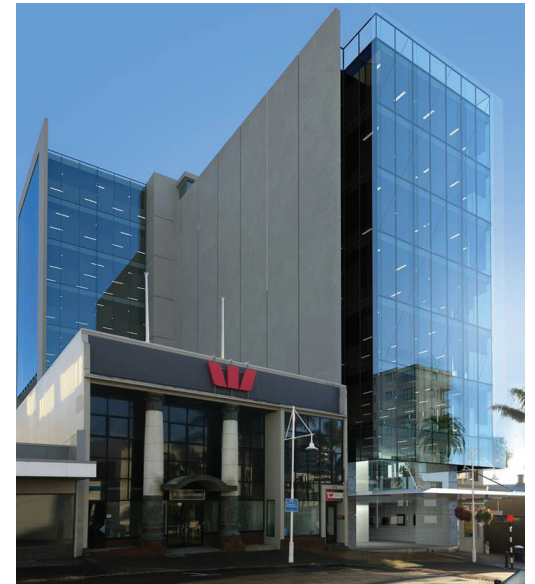


FLOOR PLANS

/// Top Level 10 | Gross Area: 374m²



Grand Central Tauranga features substantial landscaped areas, high stud ceilings, large rectangular floor plates, atrium entry and high levels of daylight.



TECHNICAL DETAILS

/// *The buildings form and functions are divided into three parts – the Base, Tower, and Terraces.*

The Base

The Base houses the key entry and service spaces, and its design intent is to be strong and welcoming. The entry is a glazed double height opening with street canopy, which introduces visitors to the building with a vibrant vertical space.

The Base aligns with the service lane creating a solid foundation for the building with its distinct concrete façade and shear walls on the lower levels. Above the Base is the mezzanine, which has inset glazing.

The Tower

The Tower houses the key office spaces, and its design intent is both functional and contemporary. The Tower is orientated on a north/south axis allowing panoramic views from the office floor to the waterfront to the east, while service spaces are located on its west side.

The Tower cantilevers out over the mezzanine, creating drama and scale with its distinct glass façade punctuated by recessed corners, and “book-ended” by shear concrete walls.

The Terraces

The Terraces is the other key area of the design. Their design intent is both informal and coastal. The Lower Terrace is elevated two floors above ground level along the western boundary of the site, and is 8m high and open on two sides.

The Upper Terrace is adjacent to the top floor, overlooking the harbour and the city centre. Both terraces will be landscaped, paved and well lit; to allow for their use as breakout spaces to the main building.

TECHNICAL DETAILS

/// The buildings form and functions are divided into three parts – the Base, Tower, and Terraces.

Building Features

Typical floor to floor height	4m
Typical stud height	3-3.2m
Maximum distance to glazing	10.5m
Structure	Concrete & steel framing to AS/NZS 1170
Floor loading	3Kpa
Cladding	Concrete & curtain wall glazing
Water Systems	Reduced water usage through fitting specification - WELS 4A rating targeted
Target green star rating	4-5

Technical features:

Lift systems	2 passenger lifts (15 person capacity) and 1 motor vehicle lift, with fire service control.
Electrical systems	Onsite transformer with standby generator.
Lighting Systems	Lighting level – 360 lux. T5 or LED lights with 10m2 zones.
Fire Systems	Automatic fire sprinkler system with hydrant main to each floor
HVAC systems	Zoned based system

Breakdown of the floor areas

Floor Level	Gross Area (m ²)	Floor To Floor Height	Gross Design Occupancy (10m ² /person)
LEVEL 1	776	3m	
LEVEL 2	820	4m	38
LEVEL 3	693	4m	70
LEVEL 4	673	4m	68
LEVEL 5	673	4m	68
LEVEL 6	799	4m	80
LEVEL 7	799	4m	80
LEVEL 8	799	4m	80
LEVEL 9	799	4m	80
LEVEL 10	374	4m	38
TOTALS	7205	39 m	602 *

* Maximum occupancy to be confirmed by final fire design.



For more information about Grand Central Tauranga, or to view the property, contact your selling agent.