

Leasing Opportunities

MONTHLY VACANCY REPORT

May | 2026

Building a Brighter Future.

 **OYSTER**[®]

PROPERTY OVERVIEW

51 Corinthian Drive

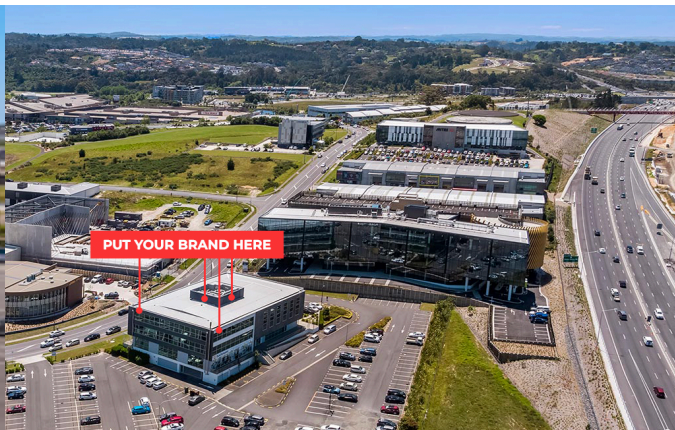
Albany, Auckland

Positioned in the heart of Albany’s dynamic commercial precinct, 51 Corinthian Drive offers high-quality office space, ideal for growing businesses. With large, flexible floor plates, excellent natural light, and a professional modern design, this location provides both style and functionality.

Just a short walk from Westfield Albany, public transport, and key motorway connections, the property also offers generous on-site and basement parking. Highly visible with strong signage potential, this is a standout opportunity on Auckland’s North Shore.

AVAILABILITY

Property	Level	Type	Available From	Area M2	Rent	Opex
51 Corinthian Drive, Albany	Part Level 2	Office	Now	400	\$330/m ²	\$132.89/m ²
	Part Level 1	Office	Now	741	\$330/m ²	\$132.89/m ²
	Rooftop/Elevation	Signage Rights	Now	TBC	\$30,000	N/A
		Car Parks	Now	36	\$45-\$55/m ²	N/A



Contact the team for further information or to arrange a viewing

51 CORINTHIAN DRIVE



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PROPERTY OVERVIEW

9 Corinthian Drive

Albany, Auckland

9 Corinthian Drive, is positioned in the center of Albany's thriving business district. The building offers various food and beverage amenities, spacious, flexible office layouts with excellent natural light, contemporary finishes, and impressive elevated views.

The location provides easy access to Westfield Albany, cafés, public transport links, and major motorways, making it a convenient and professional base for growing businesses.

AVAILABILITY

Property	Level	Type	Available From	Area M2	Rent	Opex
9 Corinthian Drive, Albany	Level 5	Office	Now	747	\$330/m ²	\$130/m ²
	Car Parks	Car Parks	Now	40	\$45-\$55/m ²	-
4 Williamson Ave, Grey Lynn	Tenancy 9	Retail	Now	168	\$417/m ²	\$141/m ²
	Tenancy 5	Retail	Now	85.4	\$600/m ²	\$141/m ²
	Office Level	Office	By Negotiation	2,560	By Negotiation	\$133/m ²
		Car Parks	1 Month's notice	13	\$90	N/A



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9 CORINTHIAN DRIVE & 4 WILLIAMSON AVE



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PROPERTY OVERVIEW

Millennium by Oyster

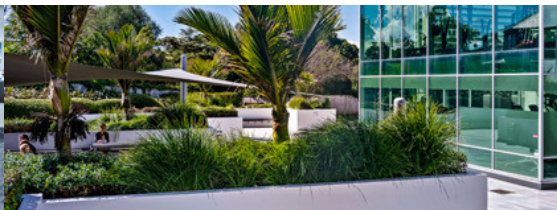
600 - 604 Great South Rd, Ellerslie, Auckland

Millennium is a large corporate campus located in Ellerslie, the heart of Auckland's Southern Corridor. Set in amongst over 3 hectares of attractively landscaped grounds, Millennium creates a vibrant, green working environment.

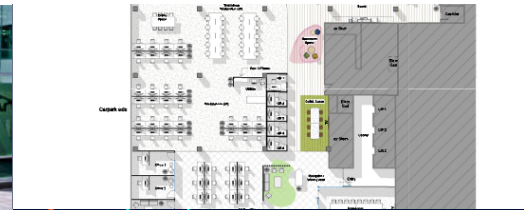
Millennium comprises of seven freestanding office buildings, a gym, end of trip facilities, tennis court and various food and beverage offerings. The campus has exceptional links to public transport (bus and train) and State Highway 1, along with offering ample car parking for the businesses located at Millennium.

AVAILABILITY

Property	Level	Building	Type	Available From	Area M2	Rent	Opex
Millennium	Phase 1, Building A	Level 2, Unit A	Office	Now	899	\$325/m ²	\$122/m ²
	Phase 1, Building B	Level 1	Office	Now	600 - 1453	\$340/m ²	\$119/m ²
	Phase 1, Building C	Level 1, Unit A	Office	Now	384	\$360/m ²	\$124/m ²
	Phase 1, Building C	Level 2, Unit B	Office	1 June 2026	490	\$360/m ²	\$124/m ²
	Phase 3	Ground Floor	Retail	Now	102	\$550/m ²	\$125/m ²
	Phase 3	Level 1	Office	Now	1067	\$410/m ²	\$125/m ²



Building A, Phase 1, Level 2, Unit A. *New fitout
Illustrative purposes only.



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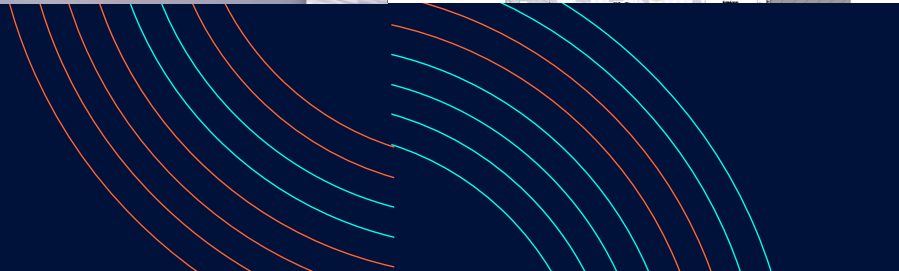
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PROPERTY OVERVIEW



Central Park

660 Great South Rd,
Ellerslie, Auckland

Central Park is one of Auckland's largest commercial precincts 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 approximately 4.9 hectares in total site area. Central Park redefines urban working with a suite of amenities which revolve around our award-winning F&B precinct, The Green. This multi-use retreat, featuring diverse food outlets, outdoor entertainment, and enhanced connectivity, stands as a testament to the commitment to creating a thriving hub.



AVAILABILITY

Property	Level	Building	Type	Available From	Area M2	Rent	Opex
Central Park	Ground	B2	Office	Now	112	\$350/m ²	\$127/m ²
	Ground	B3	Office	Now	113	\$350/m ²	\$129/m ²
	Ground	B5	Office	Nov/December 2026	140	\$350/m ²	\$127/m ²
	Level 3	B2	Office	Now	281	\$330/m ²	\$127/m ²
	Level 1	B2	Office	Now	323	\$330/m ²	\$127/m ²
	Ground	B5	Office	July/August 2026	430	\$330/m ²	\$127/m ²
	Level 1	B3	Office	Now	451	\$330/m ²	\$129/m ²
	Level 7	B5	Office	Now	502	\$330/m ²	\$127/m ²
	Level 2	B2	Office	Now	665	\$330/m ²	\$127/m ²
	Level 1 or 2	B4	Office	Now	853	\$320/m ²	\$124/m ²
	Level 4	B1	Office	Now	1,193	\$420/m ²	\$130/m ²
	Level 2	B8	Office	Now	1,301	\$365/m ²	\$125/m ²
	Whole Building	B4	Office	Now	1,707	\$320/m ²	\$124/m ²

Contact the team for further information or to arrange a viewing



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PROPERTY OVERVIEW

Home Straight Park

21 Home Straight, Te Rapa

Home Straight Park is a high-quality modern commercial office park exceptionally located off Te Rapa Road, Hamilton.

The property comprises of three buildings with four key large office tenancies; the Ministry of Education, Fonterra, IRD and Ctek.

The complex has plentiful on grade car parking as well as covered, with great customer and tenant access to the large City Fitness gym, multiple food outlets, beauty services and business services, all directly accessible from the car park. The complex benefits from being positioned next to the popular Bunnings Warehouse and Ingham automotive dealerships.

AVAILABILITY

Property	Level	Details	Type	Available From	Area M2	Rent	Opex
21 Home Straight Park	Ground	Tenancy G5	Specialty	Now	67	\$450/m2	\$102/m2



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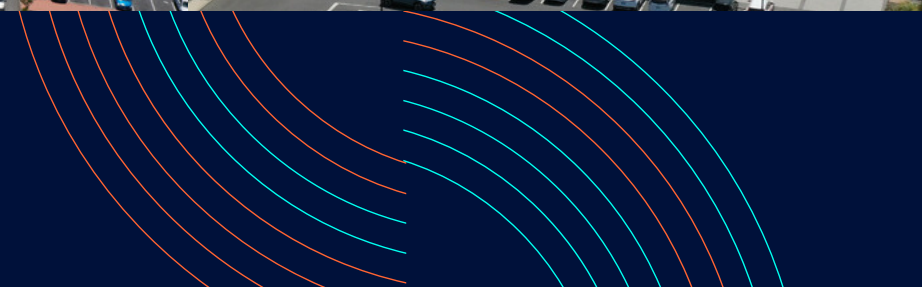
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PROPERTY OVERVIEW

141 The Terrace

Wellington

The building comprises 16 full office floors, along with a reception and café located on Level 7, providing convenient access to and from The Terrace. The main tenants include the Ministry of Justice, and Asia New Zealand Foundation.

Constructed in 1985, the tower occupies a prime location above the two-level retail podium known as the Cable Car Shopping Centre, offering dual access from The Terrace and Lambton Quay.



AVAILABILITY

Property	Level	Type	Available From	Area M2	Rent	Opex
141 The Terrace	5	Office	Now	560	\$425/m ²	\$149.06/m ²
	6	Office	Now	550	\$425/m ²	\$149.06/m ²
141 The Terrace	8	Office	Now	535	\$440/m ²	\$149.06/m ²
	Part Level 9	Office	Now	244	\$450/m ²	\$149.06/m ²
141 The Terrace	10 & 11	Office	Now	1057	\$455/m ²	\$149.06/m ²
	12	Office	Now	535	\$460/m ²	\$149.06/m ²
141 The Terrace	13	Office	Now	535	\$460/m ²	\$149.06/m ²
	15	Office	Now	540	\$500/m ²	\$149.06/m ²
141 The Terrace	18	Office	Now	530	\$520/m ²	\$149.06/m ²

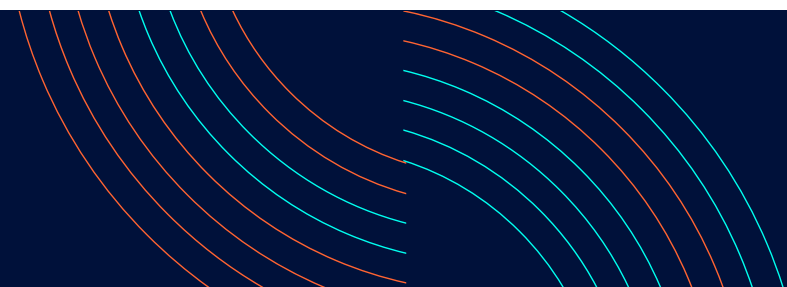
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PROPERTY OVERVIEW

110-116 Jackson Street

Wellington

110 -116 Jackson Street is a prominent five level commercial building that offers versatile office space in the heart of Petone's iconic retail and hospitality precinct. With flexible leasing options, excellent natural light, secure parking, and proximity to public transport, this property is ideal for businesses seeking scale, visibility, and convenience in a vibrant, well-connected location.



AVAILABILITY

Property	Level	Type	Available From	Area M2	Rent	Opex
110-116 Jackson St, Petone	4	Office	Now	1,150	\$265/m ²	\$171/m ²
	2	Office	Sept 2026	1,300	\$255/m ²	\$171/m ²

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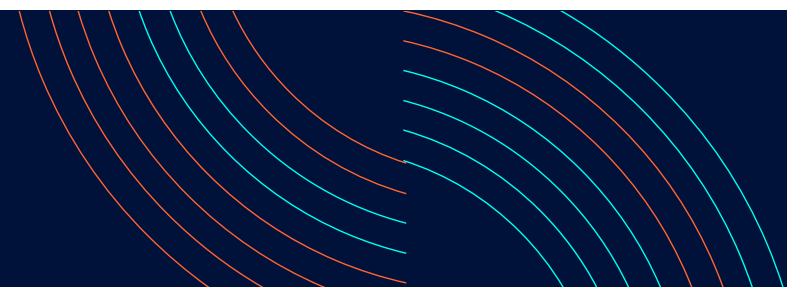
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