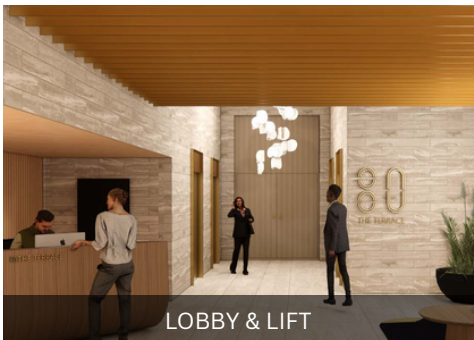


80 THE TERRACE - WELLINGTON CBD



Wellington's landmark address, rebuilt for the future.

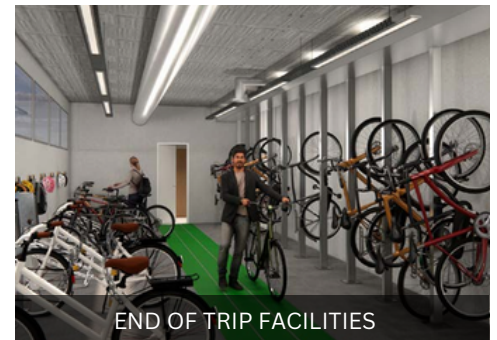
A complete transformation of one of Wellington's most recognised neo-classical commercial towers.



LOBBY & LIFT



FLEXIBLE WORKSPACE



END OF TRIP FACILITIES

Sustainability-led

Engineered around Green Start principles; this is purposeful adaptive reuse – retaining and transforming the existing structure to dramatically slash embodied carbon and construction waste.

Targeting a NABERS 5-Star energy rating, the building is fully electric with zero fossil fuels and new, high-efficiency air conditioning throughout. It perfectly aligns with One NZ's environmental commitments without the new-building footprint, maximizing resource efficiency and optimizing overall environmental performance.

Premium workplace + location

A complete interior transformation introduces new lifts, new bathrooms on every floor, and common-area HVAC – sophisticatedly finished in brass, natural timber, and light stone. Flexible full-floor, split-floor, or multi-tenant configurations are available with bespoke fitouts to suit, all framed by panoramic 360° harbour and hill views.

Centrally positioned on The Terrace, connectivity is effortless with underground walkway access to Lambton Quay; easy walking distance to Wellington Central Station and SH1. Enjoy ultimate convenience with Lambton Square food court directly across the street, alongside premier café's, retail, and wellness at your doorstep.

Seismic Resilience

Built for Certainty
Predictable behaviour ensures reduced disruption and faster recovery. Utilizing 52 NASA-developed fluid viscous dampers, the system converts kinetic energy to heat – slashing structural stress and inter-story drift. It delivers more seismic damping capability than any comparable CBD building available for lease.

Exclusive name rights

Naming rights are available. Secure your brand on one of the most recognizable silhouettes in Wellington's CBD skyline.

10,600m²
TOTAL NLA

780m²
TYPICAL FLOOR

NABERSNZ 5★
ENERGY TARGET

100%
NBS TARGET

102
CAR PARKS
(INCL. EV)

120
BIKE PARKS

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