



ALBERTS



ORIGINAL BUILDING 1972



Alberts is driven  
to create better outcomes  
by embracing change.



The original 1 Albert Street tower helped turn Auckland into an international city. Architect, Neville Price, and global leaders Ignite Architects have now transformed this sophisticated icon into Alberts, the heart of Auckland business.



## WHERE AMBITION MEETS OPPORTUNITY

Introducing Alberts, a modern solution to working smarter. The global pandemic has commanded change and workplaces need to adapt. Catering to the modern workforce, Alberts is a fusion of aspirational workspaces, flexible lease terms, enhanced meeting rooms and exceptional amenities creating unparalleled opportunities to operate and connect like never before.

Situated across five central locations, Alberts inspires a community of Auckland's most ambitious minds and innovative businesses. Our curated offices and flagship members club blend timeless design with state-of-the-art technology. Our scheduled events and onsite hospitality foster a unique culture for your team.



ALBERTS IS THE NEW HOME FOR SMART BUSINESS

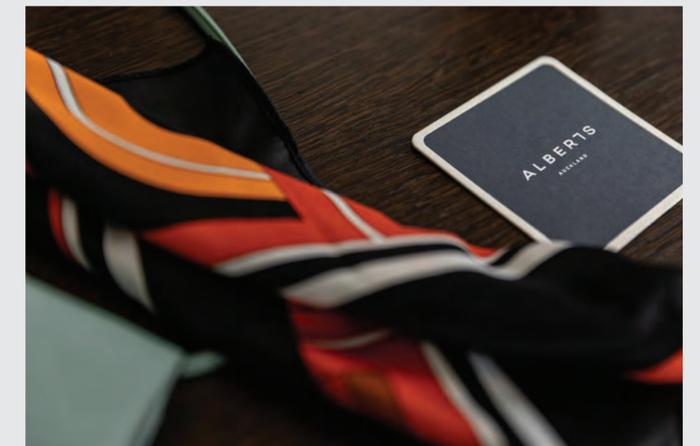


Alberts is where culture, community and commerce fuse.

THE COMMONS

LEVEL 1

1 ALBERT STREET





## WHERE NOW MEETS NEXT

Alberts is Auckland's first private tenants club. A sophisticated and comfortable environment to host casual and formal meetings, external events and team discussions. Spread over two levels at 1 Albert Street, Alberts features various sized meeting rooms with advanced virtual technology, collaboration areas, private lounges, event space and multiple catering options.

Our personalised concierge team provide a seamless service; from welcoming your guests to booking your meetings, planning your events and organising your catering. Whether it's coffee with your assistant or entertaining your investors, we manage the detail so you can focus on your business.



ALBERTS MEMBERS CLUB

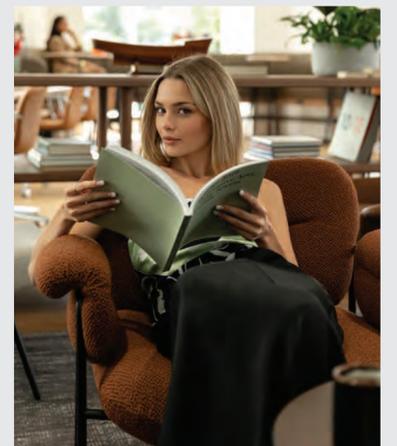
THE LIBRARY



Alberts Members Club is your home in the city. From coffee breaks to board presentations, our seamless service manages your every need.

LEVEL 1

1 ALBERT STREET





## WHERE CULTURE MEETS COMMUNITY

Culture is the pulse that influences every successful business. Positive experience attracts top talent, increases productivity and drives engagement and retention.

Alberts empowers you to create a culture you love. The all-important coffee break, long lunch and team celebration; we foster relationships and team unity through our onsite cafés, restaurants, bars and collaboration workspaces.

Alberts Members Club is the soul of the Alberts community. Here, like minds meet in an inspiring atmosphere of connectivity and growth. An ideal extension of your private office, our ecosystem of entrepreneurs and leaders stimulate breakthrough ideas and infinite possibilities. Our monthly curated events program includes panel discussions, expert speakers, wellness challenges, networking events and team building opportunities.



Alberts cultivates community through curated experiences, enriching content and engaging events for all tenants.

WHERE LIKE MINDS MEET

ALBERTS IS WHERE PEOPLE AND BUSINESSES THRIVE





## WHERE FLAVOUR MEETS STYLE

Tell the team to meet at Lawn Café – your new local. Kickstart your day with the best espresso in town, roasted by Coffee Supreme. We're dishing up great food, excellent service and a warm welcome in a fusion of industrial and botanical style.

Our menu is full of delicious, freshly made meals, scrumptious salads and tempting treats with daily specials and old favourites. Pre-order online to beat the queue. Drop in for a fresh-pressed juice, a glass of wine or a contemporary cocktail as evening beckons; we're fully licensed for your after-work drinks.

Need help with catering? Our hospitality team can organise any type of occasion – from light refreshments and lunches, to a full event – at yours or in our private dining room. Further venues will include The Patio and Zibetto Espresso Bar at 1 Albert Street, with more locations to be announced.





## WHERE COMMERCE MEETS COMMON SENSE

### WHY ALBERTS WORKS

Alberts makes the workplace solution simple. We provide vibrant workspaces in five CBD locations - on flexible lease terms that are financially appealing. Alberts Members Club allows businesses to downsize and reduce costs while upgrading to A-grade premises.

We are an original model for New Zealand, supplying fully-fitted secure office space combined with shared meeting rooms, common areas and a generous hospitality offering. Our all-inclusive leasing model offers access to high-end amenities, design and functionality that's usually only affordable for larger companies.

Agility matters, as recent experience has emphasised. Our relevant workspaces lower expenses and manage risk, keeping your bottom line healthy in this new world. A greater emphasis on collaboration and the virtual workplace make an aspirational culture and transformative community critical to your success.

Alberts is the right move for ambitious SMEs.

# 1

### RELEVANT WORKSPACES

Alberts leading edge workspaces are a simple solution for small and medium size companies looking to impress with city location and A-grade fit outs. We make moving office easy; walk in and work, with access to our world-class members club and concierge services. Our fully-furnished secure suites feature workstations, modern kitchens and new facilities. The design team can work with you to personalise your space as you require.

# 2

### REDUCE COSTS

Our complete workplace solutions keep your balance sheet healthy with no up-front capital expenditure and comparative savings over a four-year lease period. We manage and pay for the design, base build, furniture and fit out so you can stay focussed on your business while upgrading to A-grade premises. Your economically attractive terms are paid in an all-inclusive monthly rent, keeping you in control of your outgoing finances.

# 3

### MANAGE RISK

The global pandemic lockdown has drastically changed the ways in which businesses operate. Alberts provides modern offices with flexible lease terms. Our shared meeting rooms and service team allow businesses to downsize by removing the need for boardrooms, reception, kitchens and ancillary spaces. A variety of office options and locations provide opportunities for you to expand with us in this new normal.

# 4

### EXTENDED FACILITIES

Alberts Members Club offers tenants a variety of rooms for board meetings, one-on-ones, conferences and events. The sophisticated design includes state-of-the-art virtual technology, elegant furnishings and stylish lighting. Our common areas offer additional workspaces outside of your private office. Alberts hospitality team take care of all your needs including setting up the room and delivering catering and coffee.

# 5

### BUSINESS COMMUNITY

Workspaces provide the foundation for human interaction and collaboration. Increased remote working requires time in the office to be more immersive and experience driven. Alberts provides a home for like-minded SMEs. Networking events and expert speakers stimulate conversations that inspire ideas, innovation and creativity. Morning coffee turns into your next business deal; evening drinks form new alliances. People thrive in an engaging, aspirational environment, increasing retention and reducing staff costs.

# 6

### FIVE-STAR HOSPITALITY

Enjoy the warmth and convenience of our facilities with \$250 worth of hospitality per staff member included in your tenancy. Our friendly concierge team will make you feel at home whether you want to relax, socialise or do some essential networking. Everything you need is onsite at one of our locations. Experience our cafés, bars and premium catering for all occasions: start-your-day coffee through to boardroom lunch or complete functions. We offer special tenant discounts.



### ALBERTS BESPOKE

Made to order with your design and brand

Design, build, furnished and IT by Alberts

No tenant investment required

All inclusive rent package

Alberts bespoke is an A+ grade office space curated by us to suit your needs. Designed collaboratively, your requirements are drawn up into comprehensive plans by the Alberts architectural team with your final approval. Your sophisticated suite will be furnished, fitted and built by us in an effortless, easy-to-budget process without the capital expenditure on your balance sheet.

Avoid business distractions and building delays while you achieve an impeccable custom finish that will impress clients and inspire colleagues.

SIZE 200 - 1000M<sup>2</sup>

PEOPLE 10 +

### ALBERTS PRIVATE SUITE

Ready to move in

Fully fitted and furnished

No tenant investment required

All inclusive rent package

Our Private Suites offer a seamless plug and play route into a premium office space. Reduce your footprint while upgrading to a modern city location with shared facilities, reception, kitchens and ancillary spaces. Fixtures, fittings, furniture and IT are ready to use, you simply walk in and work. No down time moving office.

Alberts Private Suites come in one all-inclusive rent payment, with flexible terms to suit each tenant.

SIZE 30 - 200M<sup>2</sup>

PEOPLE 4 - 25

### TRADITIONAL OFFICE

A-grade city locations

Complete flexibility

Access to Alberts community and amenities

Alberts' five city locations provide opportunities for traditional tenancies. Whilst our other options are designed, built and furnished with our investment, this model is provided as an empty space for you to design as required. Membership to our premier club, Alberts, can be included for a monthly, per person fee.

SIZE 200 - 1000M<sup>2</sup>

PEOPLE 10 +

"The value of a well-designed office to suit our specific needs without having to manage the fit out, and the opportunity to use Alberts Club during the renovation is beyond measure. It transformed the way we work to a far more collaborative model with lower overheads, more amenities and excellent networking opportunities for the team."

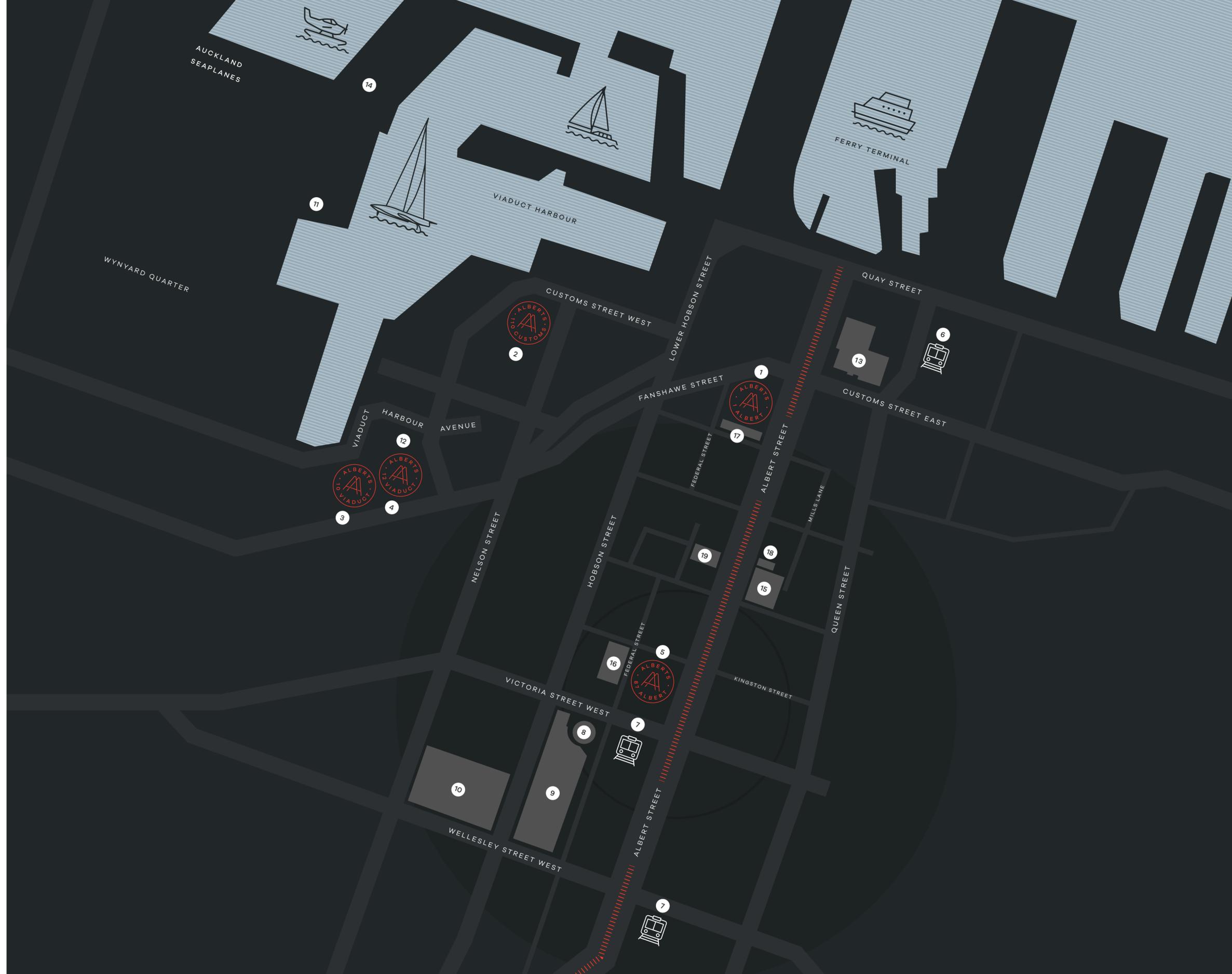
Stephanie Watson  
Head of Franchise Operations  
Ray White



## WHERE ALBERTS MEETS AUCKLAND

### AUCKLAND DEVELOPMENTS

- |    |  |
|----|--|
| 1  | 1 Albert Street  |
| 2  | 110 Customs Street West                                |
| 3  | 10 Viaduct Harbour Avenue                              |
| 4  | 12 Viaduct Harbour Avenue                              |
| 5  | 87 Albert Street                                       |
| 6  | Britomart Train Station                                |
| 7  | Aotea Train Station                                    |
| 8  | Sky Tower  |
| 9  | Sky City   |
| 10 | New Zealand International Convention Centre            |
| 11 | Park Hyatt Auckland                                    |
| 12 | QT Auckland  |
| 13 | Commercial Bay   |
| 14 | Emirates Team New Zealand                              |
| 15 | 1 Mills Lane — Future 30-storey Office Tower           |
| 16 | 65 Federal Street — Future 48-storey Residential Tower |
| 17 | 9–11 Albert Street — Future 50-storey Office Tower     |
| 18 | 58 Albert Street — 40-storey New Hotel                 |
| 19 | 51 Albert Street — Future 41-Storey Residential Tower  |





Alberts is  
the new heart of Auckland business,  
redefining commercial leasing with  
relevant workspaces and a world-class  
members club that will become  
the address for smart business.  
Alberts is the place to be.

CONTACTS

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ALBERTS

CONTACT YOUR LEASING AGENT





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