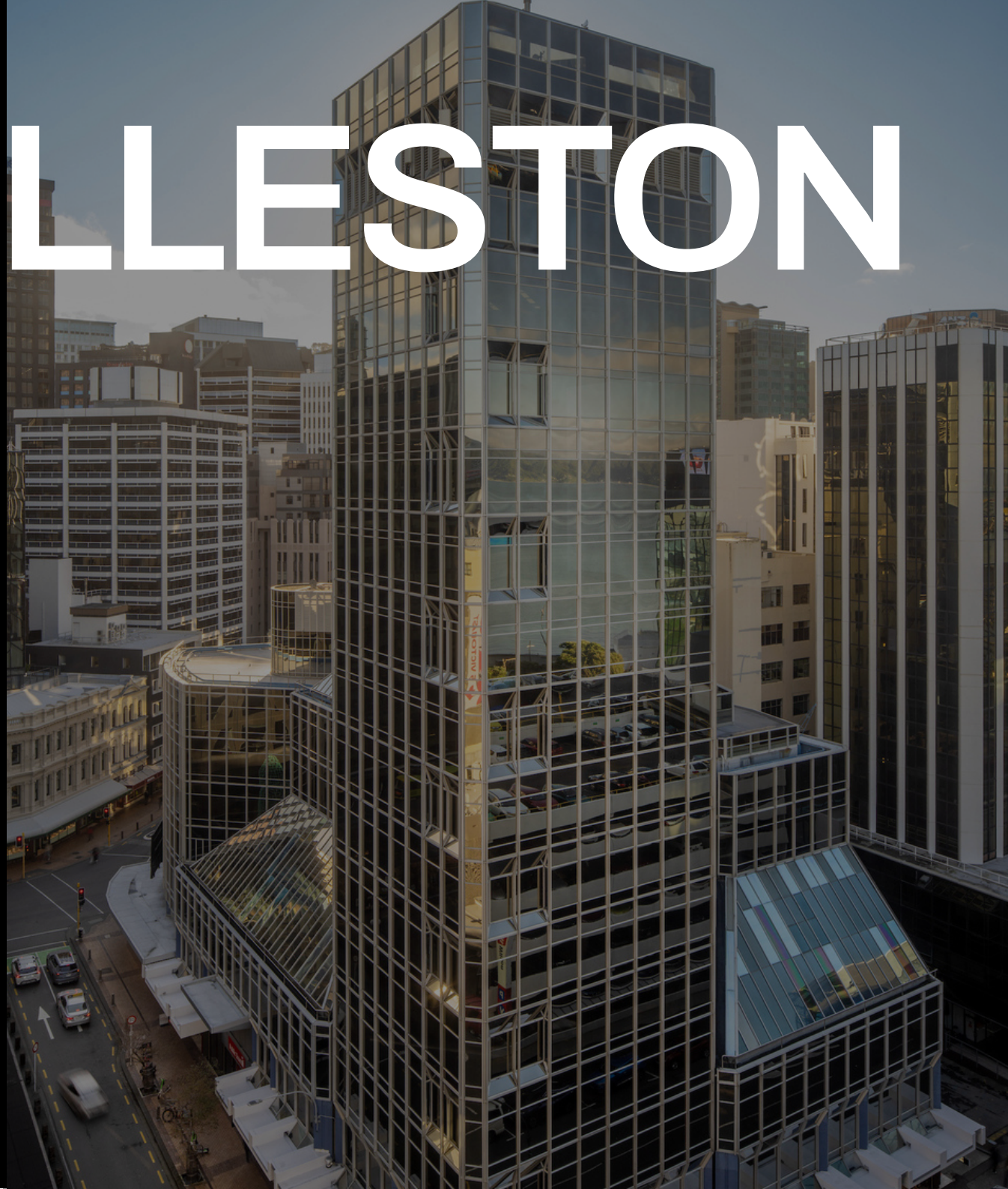


22 WILLESTON

FOR LEASE
WELLINGTON CBD

OFFICE FLOORS FROM 1,118m²

Fifteen levels of refurbished office space at the commercial heart of Wellington - visible, connected and impossible to miss.



WELCOME TO

Where the city comes together

22 Willeston Street is a 15-storey commercial office building located in Wellington's core CBD.

Constructed in 1982, built as an owner-occupier headquarters for Colonial Mutual Life, the building was converted to unit title office floors in 2004 and then consolidated into single ownership in 2018.

With three street frontages onto Customhouse Quay, Willeston Street, and Victoria Street the building has excellent visibility and pedestrian connectivity in Wellington's commercial heart.

Located at Stewart Dawsons Corner, making it one of the most prominent meeting hubs and retail locations along Wellington's Golden Mile.

The building comprises of Levels 1–6 which are large podium floors (approximately 1,000–1,240m² each), and Levels 7–14 are smaller tower floors (approximately 380–450m² each) with harbour and city views. The ground floor has eight retail tenancies (approximately 1,040m²), and the basement includes a Snap Fitness Gym as well as 12 secure car parks.

The existing retail tenants include Levis Jeans, Two Degrees and Vivo Hair Salon.

A capital upgrade programme has been carried out on a floor-by-floor basis as tenancies became available. Works have included air-conditioning upgrades, LED lighting installation, HVAC improvements and general fit-out refreshes.

22 WILLESTON STREET | WELLINGTON | FOR LEASE





22 WILLESTON STREET | WELLINGTON | FOR LEASE

An aerial, black and white photograph of the Wellington Central Business District (CBD). The image shows a dense cluster of high-rise commercial buildings. In the foreground, a body of water (the harbor) is visible, with a pier and some lower-level structures. The background shows a hillside with residential housing. The text '22 Willeston Street sits at the commercial heart of Wellington's CBD - visible, connected and impossible to miss' is overlaid in white on the lower half of the image.

22 Willeston Street sits at the commercial heart of Wellington's CBD - visible, connected and impossible to miss

EXECUTIVE SUMMARY

At a Glance

Refurbished floors available now, with a committed landlord and competitive terms. Fit-out and incentive packages can be tailored to suit.

Address	22–28 Willeston Street, Wellington Central
Asking Rental	By negotiation — P.O.A.
Available Area	◦ Level 1, 1203sqm ◦ Level 3, 1118sqm
Year Built	1982 — ongoing capital upgrade programme
Seismic Rating	85% DSA based on C5 Yellow Chapter
Car parking	12 secure basement car parks
Local Authority	Wellington City Council
Lease Term	Flexible lease terms and commercials available
Rights of Renewal	By negotiation
Rent Reviews	By negotiation
Availability	Available now
Fitout / Incentives	Landlord packages available — enquire with agent



A LANDMARK CORNER ADDRESS

Three street frontages. Fifteen storeys.

Whether you need a smaller, boutique floor or a larger presence, 22 Willeston Street offers the kind of flexibility that Wellington's office market seldom delivers.

22 WILLESTON STREET | WELLINGTON | FOR LEASE

KEY HIGHLIGHTS

Why 22 Willeston?



END OF TRIP

On floor shower facilities and bike parks available



CAPITAL UPGRADE PROGRAMME

New HVAC, LED lighting, ceilings & refreshed floors



PROMINENT CORNER LOCATION

High foot traffic in Wellington's commercial heart



FLEXIBLE FLOORPLATES

Large podium floors and boutique tower floors



MODERNISED LIFTS

Four high-speed Kone lifts, incl. dedicated goods lift



85% NBS

Seismic strengthening works completed



ONSITE CAR PARKING

12 secure basement car parks



AMENITY ON THE DOORSTEP

Walking distance to retail, hospitality & waterfront

SPECIFICATIONS

Building Services

VERTICAL TRANSPORT

Four high-speed Kone lifts (1,125kg capacity each, including a dedicated goods lift) travelling at 2.5m per second. A full modernisation has just been completed — new lift and door motors, cables, intelligent management system and new car interiors.

HVAC

Condenser-water-sourced hydronic reverse-cycle heat pump air-conditioning via ducted in-ceiling Temperzone units, with zone-by-zone temperature control and individual controllers. Mechanical fresh air to all occupied spaces meets or exceeds NZS 4303 rates. Refurbished floors feature all-new plant, ductwork and diffusers (PS1 certified, 2024).

CEILINGS

New seismically braced acoustic suspended ceilings (Rondo DONN grid with Thermatex acoustic tile, designed to AS/NZS 2785). Ceiling heights of 2,400–2,600mm.

FIRE & LIFE SAFETY

Fully sprinkler-protected (Type 6 system with manual call points throughout), smoke detection at lift lobbies on every level, emergency lighting, exit signage, hydrant riser and fire-service lift control. Current fire engineering strategy by Holmes Fire (2024).

LIGHTING

New Philips LED panel lighting (4000K, UGR<19, CRI 80+) on refurbished floors, delivering average illumination of 570–820 lux to open-plan areas at a highly efficient power density of just 5.2 W/m².



LOCATION

At the Centre of It All



RETAIL & LIFESTYLE

1	Lambton Quay	2 mins
2	Cuba Street precinct	5 mins
3	Wellington Waterfront	5 mins
4	Courtenay Place	10 mins
5	Chemist Warehouse	3 mins

GOVERNMENT & INSTITUTIONAL

6	Reserve Bank of New Zealand	4 mins
7	Parliament Buildings and The Beehive	9 mins
8	Supreme Court of New Zealand	6 mins
9	Wellington City Council	7 mins

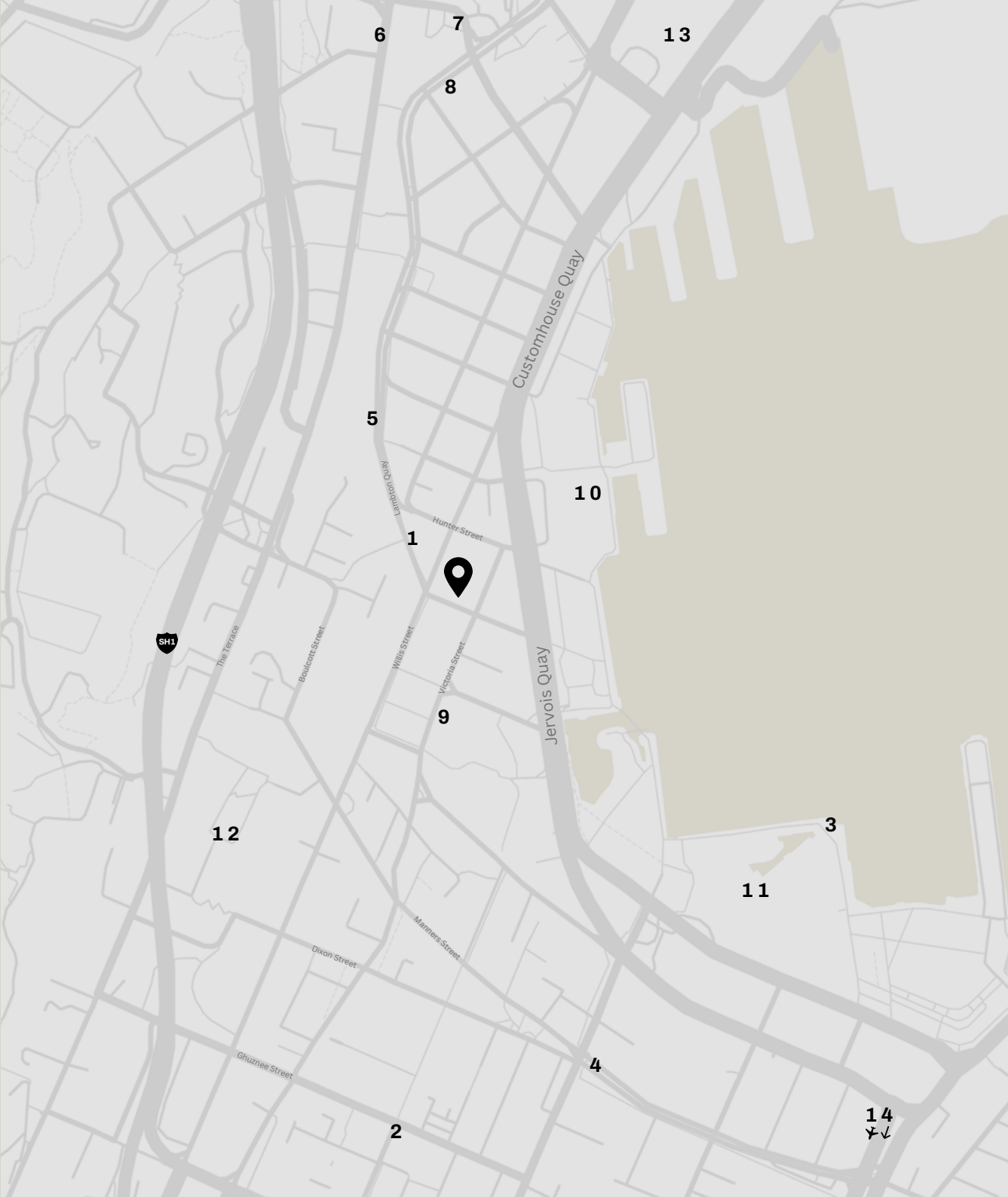
CULTURE, EVENTS & VENUES

10	TSB Arena	6 mins
11	Te Papa	8 mins

TRANSPORT & CONNECTIVITY

12	SH1 motorway on/off-ramps	7 mins
13	Wellington Railway Station	11 mins
14	Wellington Airport	15 mins

22 WILLESTON STREET | WELLINGTON | FOR LEASE



LOCATION

Connected on every side

CONNECTIVITY

Wellington Station and the Golden Mile within walking distance, bus routes on the doorstep, and quick access to the motorway and waterfront.

AMENITY

Ground-floor retail and hospitality in the building itself, with the CBD's best cafés, restaurants and gyms minutes away on foot.

22 WILLESTON STREET | WELLINGTON | FOR LEASE



NOW LEASING

Level 1 - 1,118sqm

The first of the building's large podium floors, wrapping three street frontages with strong natural light on every aspect. A flexible, regular floorplate with the core positioned to maximise usable area.



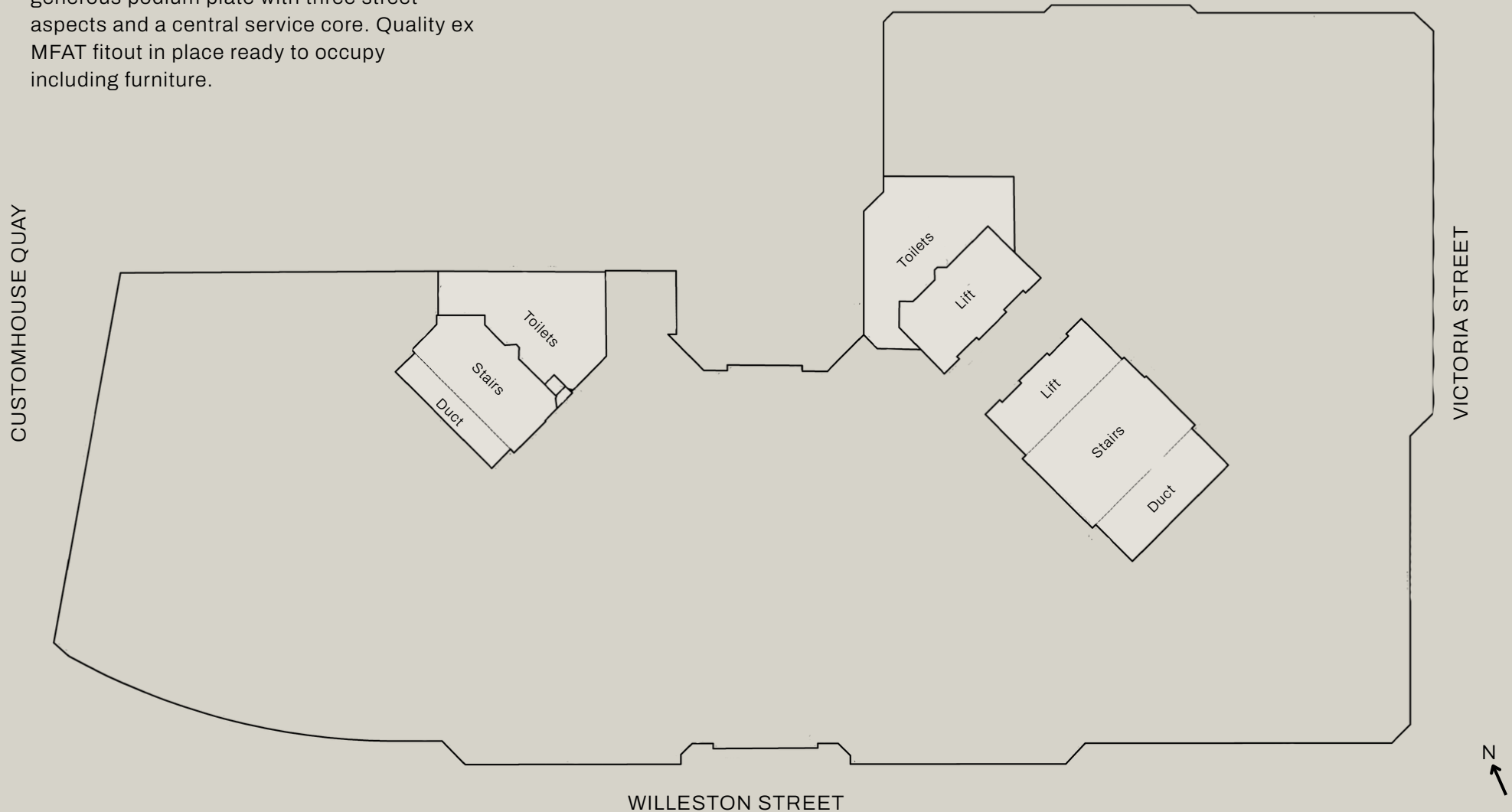
22 WILLESTON STREET | WELLINGTON | FOR LEASE

WILLESTON STREET

NOW LEASING

Level 3 - 1,203sqm

The largest available floor in the building - a generous podium plate with three street aspects and a central service core. Quality ex MFAT fitout in place ready to occupy including furniture.



THE CAPITAL

Wellington

NEW ZEALAND'S MOST PRODUCTIVE CITY

Wellington is New Zealand's capital - the seat of government, the courts, and the country's most concentrated workforce of skilled, tertiary-qualified professionals. GDP per capita reached NZ\$94,438 in 2025, the highest of any region in New Zealand.

The CBD is famously compact and walkable. From 22 Willeston, almost every major employer, ministry, café and waterfront amenity is reachable on foot in under fifteen minutes - a density few cities of comparable economic weight can offer.

52%

WELLINGTON
RESIDENTS (15+)
HOLDING A TERTIARY
QUALIFICATION, THE
HIGHEST RATE OF ANY
NZ REGION

1st

HIGHEST MEDIAN
HOUSEHOLD INCOME
OF ANY CITY IN NEW
ZEALAND

200⁺

FLIGHTS PER DAY
THROUGH WELLINGTON
AIRPORT, WITH DIRECT
DOMESTIC AND TRANS-
TASMAN LINKS

22 WILLESTON STREET | WELLINGTON | FOR LEASE



IN GOOD COMPANY

Wellington CBD

22 Willeston sits among the headquarters of some of New Zealand's most influential businesses - and within a short walk of Parliament, the Supreme Court and every major ministry. Few addresses in the country place a tenant so close to so many decision-makers.

TECHNOLOGY & INNOVATION

Xero · Trade Me · Datacom · Infratil · Wētā FX · PikPok

FINANCE & PROFESSIONAL SERVICES

PwC · Deloitte · KPMG · EY · Kiwibank · FMG · AIA · Public Trust

ENERGY & INFRASTRUCTURE

Meridian · Contact Energy · Z Energy · Powerco · CentrePort

GOVERNMENT

Parliament · The Beehive · The Supreme Court · Treasury · MBIE · IRD



DATACOM

Deloitte.

NEXT STEPS

Arrange a viewing

EXPRESSIONS OF INTEREST

All expressions of interest, offers to lease and enquiries should be directed to your preferred leasing agent.

INSPECTIONS

Inspections are by appointment. Contact the agent to arrange a private viewing.
Information Available On Request

OWNERS REPRESENTATIVE

Name - Wade Allen

Phone - 021947966

Email - wadeallen@murchisongroup.co.nz

22 WILLESTON