



BOX ¹¹²



173 ST ASAPH STREET INFORMATION MEMORANDUM



JANUARY 2017



DESCRIPTION

173 St Asaph Street is perfectly positioned at the cross-roads of the new government-led \$28m South Frame Green Walkway Precinct and will be repurposed into a mixed use hospitality, retail and office space.

Our vision is to put 173 St Asaph Street at the centre of the walkway as the primary destination for retail and hospitality catering to the city at large but specifically the Justice Precinct, Health Precinct and ECan office buildings. Future developments along the frame and in the immediate vicinity include residential apartment living, entertainment complexes and complimentary mixed use developments being sought after by the people of Christchurch as our city evolves and re-emerges.

173 St Asaph Street is located at the nexus of the Southern Frame 'Green Walkway'. The Green Walkway will link the residential eastern frame and Innovation precinct with the Health precinct, Hagley Park and the Avon/Otakaro River.

The South Frame is an urban neighbourhood where health, education, innovation and city living emerge and flourish. It aims to achieve a number of key outcomes, providing connections between neighbouring Precincts, supporting urban regeneration and economic recovery through mixed-use developments and small scale retail whilst it provides a brand new public space for the people of Christchurch.

The Greenway is a critical element of the South Frame. As well as being a new corridor of open space for the public, it connects the four public gathering spaces and the laneways to make a complete and alternative way to move around the city. The Greenway will include pedestrian & cycle pathways, garden areas and seating.

This block, unlike the others, will also have a strong focus on "Kai" and include a number of eatable plants and herbs - making it a natural fit for hospitality and culinary flare to thrive.

KEY DETAILS

GROUND FLOOR

FOOD: 20 sqm - 180 sqm

RETAIL: 72 sqm - 150 sqm

FIRST FLOOR

GALLERY 46 sqm

OFFICES 80 sqm - 260 sqm

TARGET COMPLETION DATE: EARLY 2018

TARGET NBS RATING: 100%



THE TERRACE



JUSTICE
PRECINCT



RETAIL
PRECINCT



HEALTH
PRECINCT



BUS
INTERCHANGE



VALENTINO'S



E-CAN OFFICES



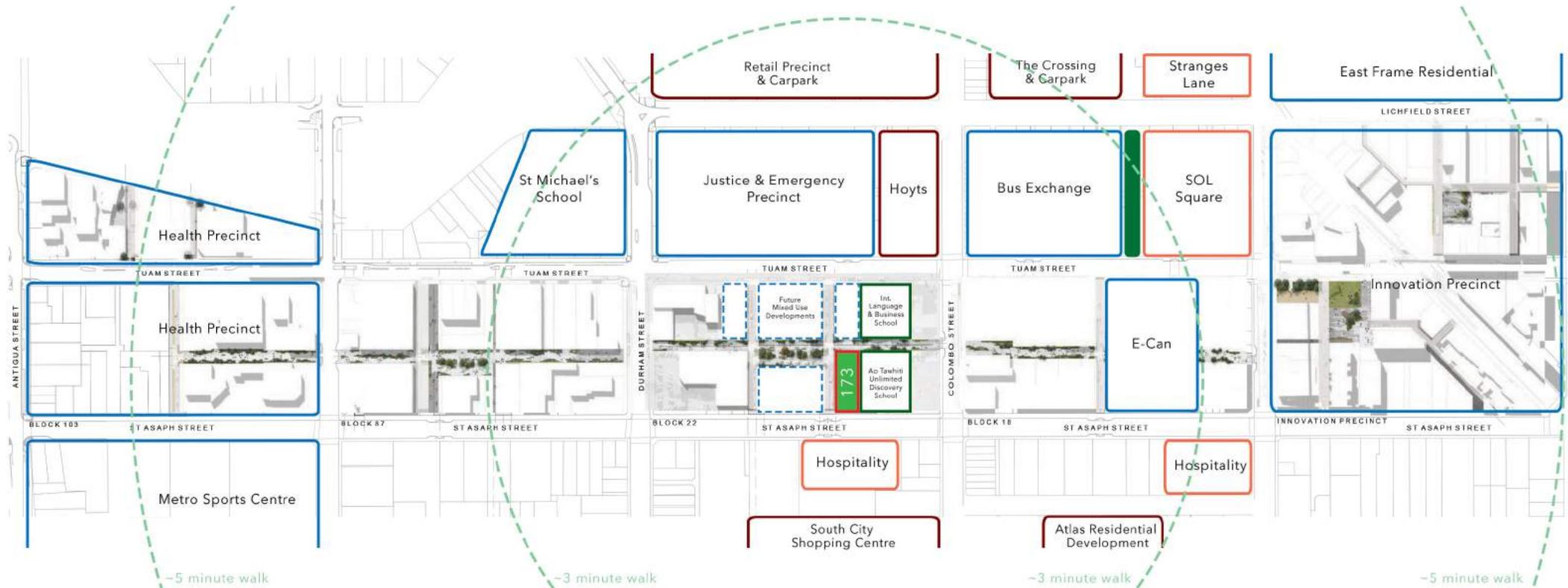
BARETTA, EMPIRE
& ENGINEERS BAR

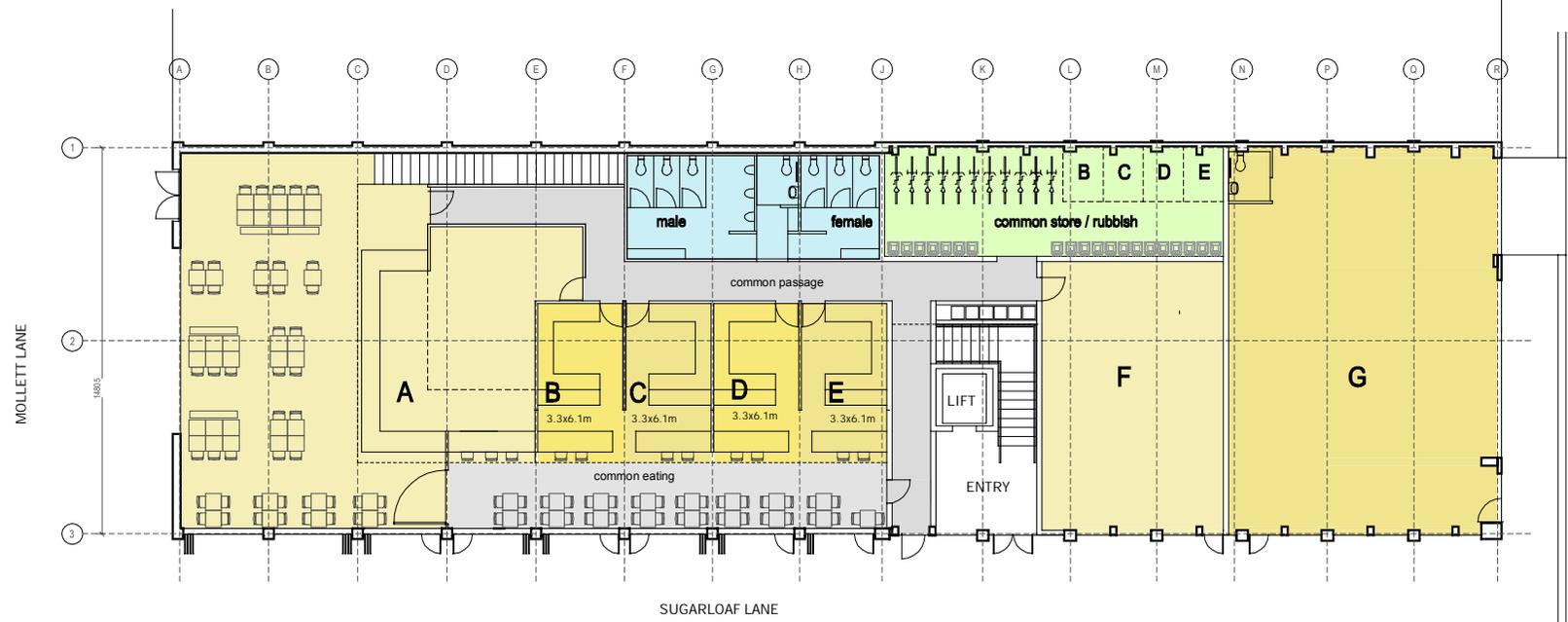


NEARBY DEVELOPMENTS

THE SOUTH FRAME/PŪTAHI WHAKATETONGA THE LANES

The South Frame laneway network comprises of 13 new north-south lanes varying in width from 5 to 7.5m typically running between St Asaph Street (south) and Tuam Street (north). Refer location plan below.



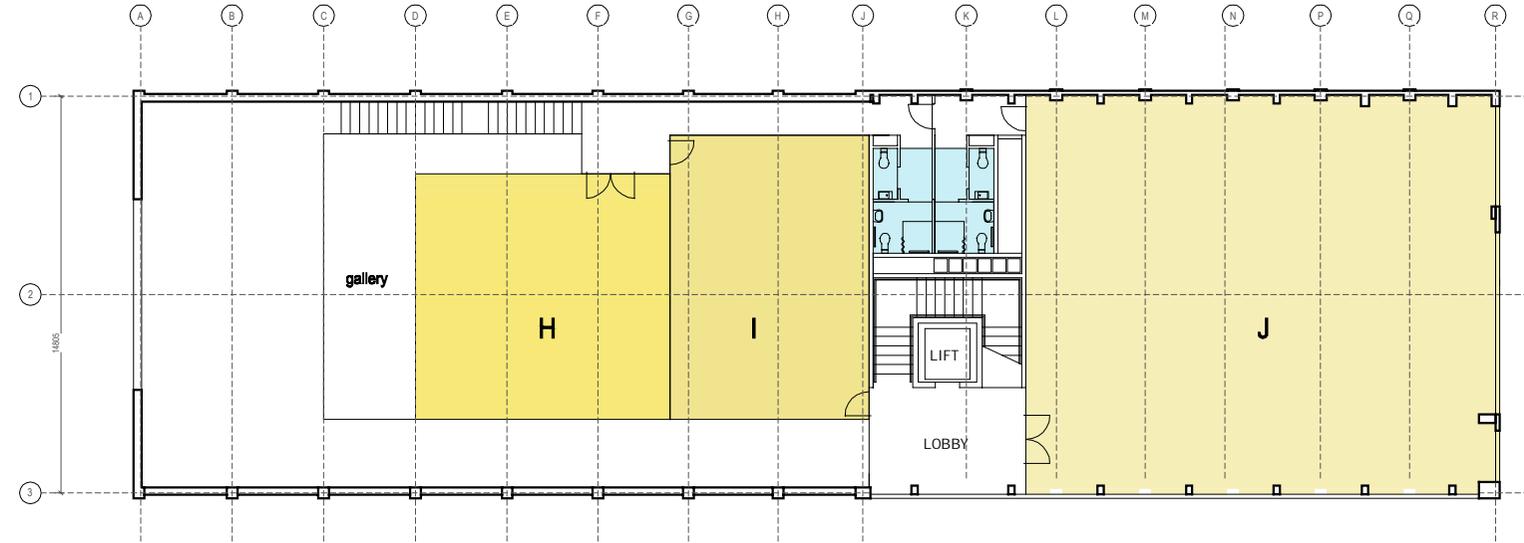


ST ASAPH STREET

AREAS

A - Seating	115 sqm
A - Kitchen / Bar	065 sqm
B	020 sqm
C	020 sqm
D	020 sqm
E	020 sqm
COMMON EATING	043 sqm
GF BATHROOMS	039 sqm
GF PASSAGE	053 sqm
COMMON STORE	055 sqm
F	072 sqm
G	150 sqm
FF BATHROOMS	018 sqm
Gallery	046 sqm
H	087 sqm
I	080 sqm
J	260 sqm

GROUND FLOOR PLAN



FIRST FLOOR PLAN

Three Sixty Architecture



CONCEPT FLOOR PLAN

173 ST ASAPH STREET
CHRISTCHURCH

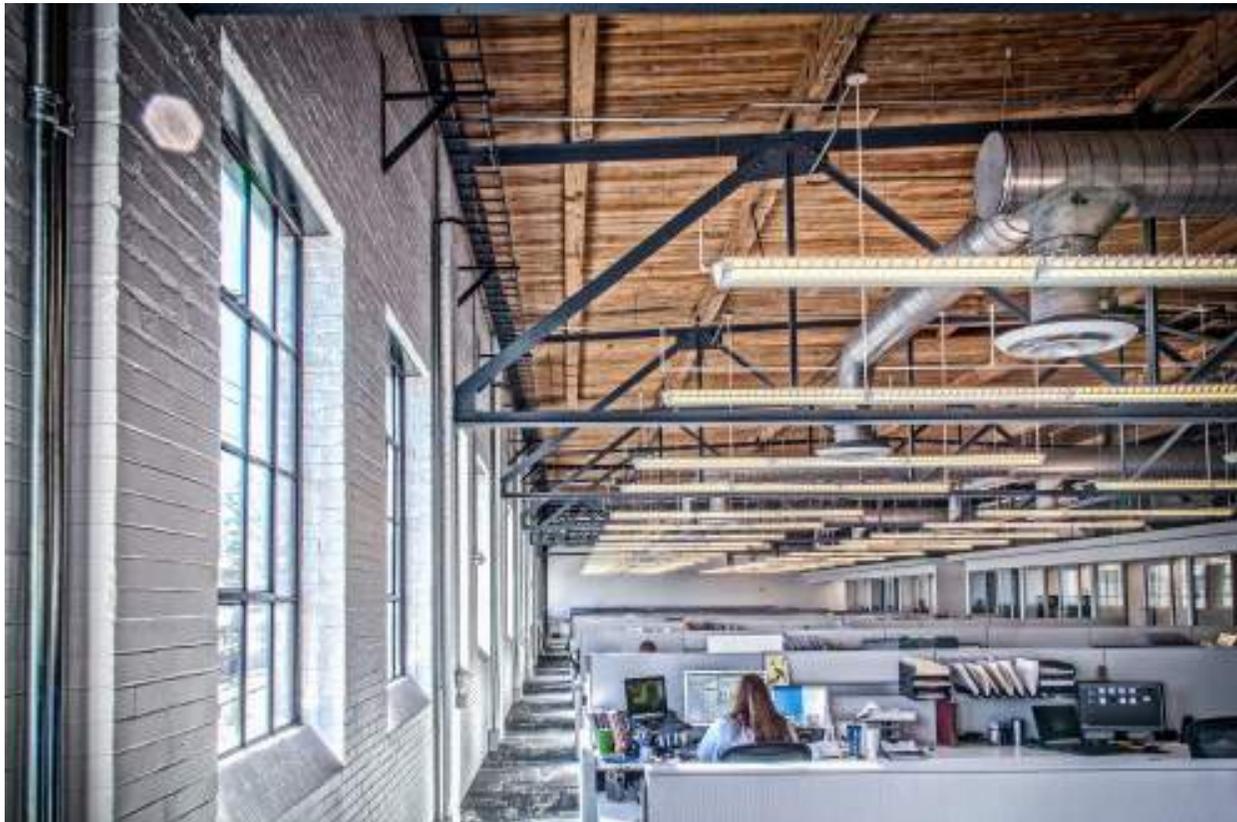
01 DEC 2016

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INSPIRATION - OFFICES



Photographs by David Wakely



INSPIRATION - HOSPITALITY



TENANCY DETAILS - GROUND FLOOR

Tenancy A:

Positioned in the primary corner with North and West aspects, this restaurant area is a stunning double height space with openings onto Mollett Lane, Sugarloaf Lane and into Mollett Yard - a public gathering space filled with edible plants, native trees and seating for people to eat and rest, sheltered from winds and facing North.

Internally - it has a large double height dining area with the existing gantry crane in place as a feature. An option for an open kitchen gives strong connection with food prep and customers and opportunities to include chefs table or eating at the bar. A smaller takeaway area is also included for coffees, takeaway lunches and small foods. A rear area for dish washing leads out to a service corridor where there is additional storage and a rubbish area. It also doubles as a delivery route, accessed off Sugarloaf lane. Above and overlooking the dining area is a gallery space in which emerging local artists will be showcasing their art - giving the operator options to partake in catering for functions.

A mix of authentic materials such as brick, concrete, hard wood timber, steel and softer furnishings will create a truly unique atmosphere in which to showcase Christchurch's best local produce, meats and culinary excellence in a stimulating and vibrant area of the city.

Tenancy B, C, D, E:

Kiosk style set ups, these small spaces are perfectly positioned to maximise the passing foot traffic and nearby demand from office workers in the Justice Precinct, Health Precinct, City Mall, E-Can and innovation Precinct - all within a 5 minute walk. They will provide local artisan businesses a unique area to project their business from and together with the other operators within the building, it will create a natural meeting point for the city to eat, drink and linger in. The common seating area is in a stunning double height area with large west facing windows and doors that can open into the lane and an outdoor seating area, sheltered from easterly winds and facing north and west to ensure it's an attractive place in which to come.

The kiosks have rear access into a service area where there is additional storage for dry goods or fridges, a rubbish area and access off the lane for service and delivery vehicles. They each have a frontage to the common area seating and can be designed to suit each operator. Common area cleaning of the bathrooms and common area seating will be provided by the Landlord on a daily basis along with extraction ducts and grease traps to ensure it remains a clean and inviting environment. Signage will also be provided.

Tenancy F:

Accessed directly off Sugarloaf lane, this area of approx. 72sqm would suit a retail or service business, particularly with a food or consumable product focus. With large numbers of customers coming to the food areas in the building, it would make a great location to sell take home products such as wine, deli food or small foods. A rear door provides access to the bathrooms, rubbish area and bike storage.

Tenancy G:

A prominent site - it has a 15 metre frontage to St Asaph Street and a 10 meter frontage to Sugarloaf lane. Openings to St Asaph St and Sugarloaf Lane will provide a very spacious and inviting area, full of natural light and visible activity. Close proximity to a number of Christchurch's leading bars and restaurants, it will be a well known site with plenty of profile and signage opportunities. Seating on the lane would provide customers with a sheltered and west facing aspect to relax in. A great opportunity for an emerging or start up business to launch or expand a new offering for Christchurch.

- Approx. 180sqm plus common area
- Openings North & West onto the lanes
- Dedicated seating area
- Counter space in the common area
- Shared bathrooms
- Additional storage included
- Rubbish area included

- 20sqm plus common areas
- Openings West onto Sugarloaf Lane
- Shared seating area
- Shared bathrooms
- Additional storage included
- Rubbish area included
- Furniture provided
- Rear service & delivery access

- Approx. 72sqm
- Openings West onto the Sugarloaf Lane
- Shared bathrooms
- Close proximity to precincts and residential developments

- Approx. 150sqm
- Openings onto St Asaph St & Sugarloaf Lane
- Prominent signage and profile
- Exclusive bathrooms provided

TENANCY DETAILS - FIRST FLOOR

Gallery:

Overlooking the restaurant, this space will be a public gallery space where emerging local artists showcase their works. It will be a working gallery with displays changing regularly and events quarterly. It is managed by Box 112 and will be a space open to everyone to visit.

Tenancy H & I:

Adjacent to the Gallery space - these areas of 87sqm and 80sqm can be leased separately or together. Both overlook the double height atrium of the common area seating and out over the South Frame. They will have abundant natural light through skylights and west facing windows. Inside they will have stunning high pitched ceilings with exposed rafters giving huge volume to these smaller areas and a real sense of space. Completely unlike traditional office space we are intent on ensuring these represent a new level of office accommodation that are designed to be stimulating and enjoyable places to be.

A range of local and artisan food offerings will be below and Mollett Yard offers places for you to eat, host an informal catch up or simply relax and take in the environment.

Tenancy J:

At the southern end of the building, this larger office area will provide for around 20 - 25 people in a prominent and highly desirable space. High pitched ceilings with exposed trusses and new windows facing south and west will give the space an abundance of light and volume. Mixed materials of brick, exposed wooden trusses, concrete, steel, glass and high quality finishes will help make this space completely unique. We are committed to ensuring this is unlike anything else available in Christchurch and believe the volume, light, space and positioning will ensure it is a very special environment for your staff and clients to be.

Amenities for the space include separate male and female bathrooms with showers, lift access, high spec HVAC and Fibre connections. Downstairs - the numerous artisan eateries will cater for all types of culinary desires and also include areas for cycle parking and prominent lobby signage.

Outside, the new laneways will help with moving through the city quickly and safely in a beautiful, natural environment. The South Frame links Hagley Park with the East Frame Residential and both are within a 10 minute walk. Cashel Mall, South City and numerous other bars, restaurants and shops are all within a 3 minute walk. Mollett Yard will offer spaces for staff and clients to eat, casual meetings or simply relaxing places to pause. Nearby parking includes The Crossing Car Park and the new Lichfield Street Car Park whilst the Bus Exchange is within a 3 minute walk. Nearby to the Justice Precinct, Health Precinct, Innovation Precinct, City Mall and E-Can offices - it will suit a range of businesses seeking out character space that offers a higher level of accommodation and amenity.

A truly new office environment for modern day Christchurch.

- 46sqm
- Showcasing emerging local artists
- A place for gatherings and events

- 80 - 167sqm
- Views west over the South Frame
- High ceilings with lots of natural light
- Excellent food offerings on site
- Covered, secured cycle parking
- Lift access (to Tenancy I)
- Shared male and female bathrooms with showers

- Approx. 260sqm
- Male & female Bathrooms with showers
- Lift access
- Fibre connection
- Views west and south
- Prominent street frontage for signage
- Lobby off Sugarloaf Lane
- Covered and secure cycle parking
- Excellent food offering on site
- Close to City Mall and on the South Frame Walkways







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