

2024

AUCKLAND METRO

YOUR TRUSTED
PROPERTY ADVISOR



BAYLEYS

ALTOGETHER BETTER

Residential / Commercial / Rural / Property Services

BAYLEYS

Auckland Metro

**ALTOGETHER
UNRIVALLED**

Premier commercial brokers of Auckland real estate

We are a dedicated team who specialises in commercial real estate in the Auckland Metropolitan area. The unrivalled number of transactions we complete each year gives us a unique set of market insights, which we translate into superior benefits for you - our clients.

As a team, we pride ourselves on knowing every particular of the Auckland Metro market. We embrace complex and challenging situations, excel at creative deal making and use our vast network of active market participants to achieve proactive results.

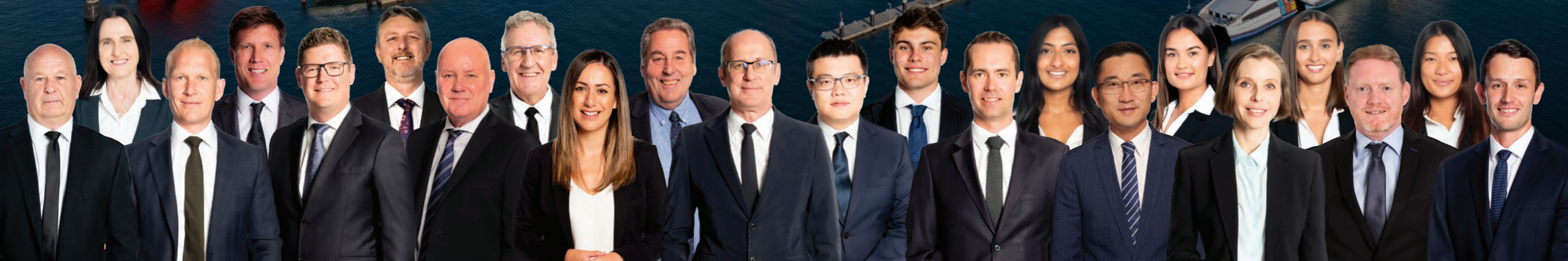
Our mission is to create sustainable value for our clients by acknowledging your individual aspirations and preferences. This allows us to customise our advice and the services we provide to suit your unique situation. Our aim is to be the most professional, passionate and patient brokers in the

industry. We prefer to establish and nurture relationships that endure, built on accumulated trust and superior performance.

Dealing through us, you also gain the advantage of Bayleys' multi-channel marketing excellence, including our prominent Total Property magazine and social media presence. With a network of over 240 commercial agents, we reach a widespread audience across New Zealand and our global partnership with Knight Frank gives us access to purchasers in more than 53 international markets.

The Auckland Metro team relies on our strong culture of collaboration, expertise and respectful professionalism to achieve the best possible result for you - every time.

That's our difference.



OUR EXPERTISE

Our team of highly skilled brokers is dedicated to servicing your commercial property needs across all asset classes, including commercial, retail, industrial and development land.

We have an in-depth knowledge of the entire Auckland market, from Grey Lynn to New Lynn, from Parnell to Panmure, and everything in between. We cover Auckland's central business district and specialise in the inner-city suburbs, such as Ponsonby, Grey Lynn, Kingsland, Eden Terrace, Morningside, Grafton, Mount Eden, Parnell, Newmarket and Epsom.

Our clients range from smaller, private investors to high-net-worth individuals, family offices, large corporates, Government, Council and many vendors and landlords based off-shore. We are proficient in all methods of sale, from brokering confidential off-market deals to managing complex, bespoke campaigns and technical mortgagee sales.

Bayleys has an award-winning auction team at your disposal. That said, we always collaborate with our clients to determine the most suitable sales method based on their specific needs, timeframes and desired outcomes. The choice is yours.

Our breadth of agents is the driving force behind our exceptional track record, ranging from high-profile city towers to more modest unit titles. We service your entire property portfolio and can assist with leasing as well as comprehensive property management and valuations when you need it (via Bayleys Property Services). Come to us for the latest market insights and impartial advice.

We might be Auckland experts, but being part of New Zealand's largest commercial agency also gives us an unmatched national reach and via our global partner Knight Frank we have the ability to provide personal representation in all main markets across the world.

All our numbers

Auckland Metro team

18

sales and leasing agents

124

transactions completed

\$324 million

commercial property sold or leased*

1st Jan 2023 - 31st Dec 2023

Bayleys Commercial & Industrial

240

sales and leasing agents

2,500

transactions completed*

\$2.8 billion

of property sold or leased

\$6 billion

property under management

100

offices throughout New Zealand and the Pacific Islands

1st April 2022 - 31st March 2023

Knight Frank global services

20,000+

people

487 offices in

53 markets

128 years

of experience

As at August 2023

Selection of sales completed by Auckland Metro in 2023



SOLD
30 Kauriki & 80 Korere Terrace, Stonefields
Sold by DPT for \$27,000,000 + GST
Land rate: \$854/sqm



SOLD
519 Ellerslie Panmure Highway, Mt Wellington
Sold by Tender: Confidential
Yield: Confidential



SOLD
120 Tephra Boulevard, Stonefields
Sold Off Market for \$15,500,000 + GST
Land rate: \$1,546/sqm



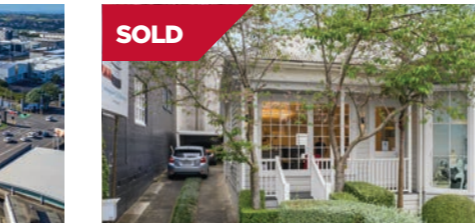
SOLD
67 St Vincent Avenue, Remuera
Sold by Tender for \$4,011,000 incl GST
Yield: 5.47%



SOLD
7 Rose Road, Ponsonby
Sold by PT for \$3,600,000 + GST
Building rate: \$5,427/sqm



SOLD
G01 & G02, 246 Khyber Pass Road, Grafton
Sold by Tender for \$3,500,000 + GST
Building rate: \$5,686/sqm



SOLD
73 Boston Road, Mt Eden
Sold by PT for \$1,900,000 + GST
Yield: 4.63%



SOLD
1290 Amohau Street, Rotorua
Sold by Tender for \$1,875,000 + GST
Yield: 7.44%



SOLD
4/315 Waikoukou Valley Road, Waimauku
Sold by PT for \$1,630,000 + GST
Land rate: \$26/sqm



LEASED
1 Gordon Road, Morningside
Floor area: 1,210sqm (approximately)
Leased for \$225,000pa + GST (net)



LEASED
50 Pollen Street, Grey Lynn
Floor area: 777sqm (approximately)
Leased for \$149,500pa + GST (net)



LEASED
24B Williamson Avenue, Grey Lynn
Floor area: 385sqm (approximately)
Leased for \$143,532pa + GST (net)



SOLD
309-315 Rosebank Road, Avondale
Sold by DPT for \$15,250,000 + GST
Yield: 6.00%



SOLD
2 Farmhouse Lane, St Johns
Sold by Tender for \$13,250,000 + GST
Yield: 6.95%



SOLD
140-150 Victoria Street West, Auckland CBD
Sold by PT for \$12,700,000 + GST
Building rate: \$2,914/sqm



SOLD
6 St Albans Avenue, Mt Eden
Sold by PT for \$12,700,000 + GST
Land rate: Confidential



SOLD
128 Great North Road, Grey Lynn
Sold by Tender for \$3,050,000 + GST
Land rate: \$7,402/sqm



SOLD
389 Dominion Road, Mt Eden
Sold by Tender for \$3,050,000 + GST
Land rate: \$3,160/sqm



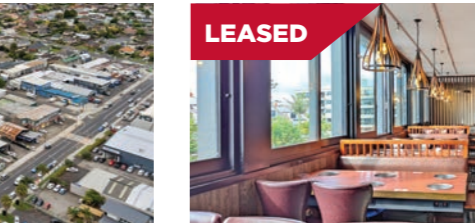
SOLD
33 Boston Road, Mt Eden
Sold by PT for \$1,583,000 + GST
Building rate: \$8,083/sqm



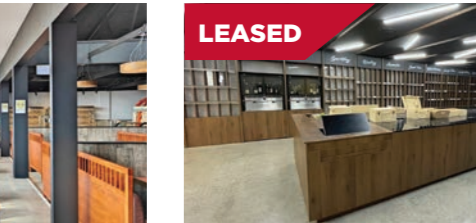
SOLD
6 Lombard Street, St Heliers
Sold by DPT for \$1,475,000 + GST
Land rate: \$5,157/sqm



SOLD
56 Dornwell Road, Mt Roskill
Sold by DPT for \$1,450,000 + GST
Yield: 6.21%



LEASED
L1, 178 Hurstmere Road, Takapuna
Floor area: 350sqm (approximately)
Leased for \$135,302pa + GST (net)



LEASED
GF, 104 Carlton Gore Road, Newmarket
Floor area: 542sqm (approximately)
Leased for \$125,000pa + GST (net)



LEASED
10 West Terrace, Grey Lynn
Floor area: 489sqm (approximately)
Leased for \$120,960pa + GST (net)



SOLD
129-131 Manukau Road, Epsom
Sold Off Market: Confidential
Yield: Confidential



SOLD
48-52 Wyndham Street, Auckland CBD
Sold by Tender for \$9,975,000 + GST
Building rate: \$3,800/sqm



SOLD
18 Tephra Boulevard, Stonefields
Sold by PT for \$9,500,000 + GST
Land rate: \$1,557/sqm



SOLD
32 Burleigh Street, Mt Eden
Sold by Tender for \$2,871,000 + GST
Building rate: \$3,754/sqm



SOLD
27 Morningside Drive, Morningside
Sold by Tender for \$2,850,000 + GST
Building rate: \$4,160/sqm



SOLD
287-289 Kahikatea Drive, Hamilton
Sold by PT for \$2,500,000 + GST
Yield: 6.37%



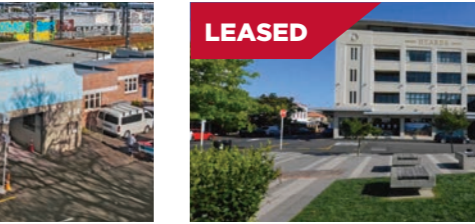
SOLD
9 Farnham Street, Parnell
Sold by Tender for \$1,315,000 + GST
Land rate: \$3,238/sqm



SOLD
Unit J, 195 Main Highway, Ellerslie
Sold by Tender for \$1,290,000 + GST
Building rate: \$4,429/sqm



SOLD
634 New North Road, Morningside
Sold by Tender for \$1,200,000 + GST
Building rate: \$2,591/sqm



LEASED
Suites 3 & 4, 168 Parnell Road, Parnell
Floor area: 293sqm (approximately)
Leased for \$120,123pa + GST (net)



LEASED
Unit 1, 8 Lorne Street, Auckland CBD
Floor area: 275sqm (approximately)
Leased for \$120,000pa + GST (net)



LEASED
30 Shelly Beach Road, St Marys Bay
Floor area: 834sqm (approximately)
Leased for \$120,000pa + GST (net)



SOLD
80 Tephra Boulevard, Stonefields
Sold by PT for \$8,620,000 + GST
Land rate: \$1,300/sqm



SOLD
9 Rose Road, Ponsonby
Sold by Tender for \$8,100,000 + GST
Yield: 4.19%



SOLD
137 Great North Road, Grey Lynn
Sold by Tender for \$7,800,000 + GST
Building rate: \$4,357/sqm



SOLD
176-184 Khyber Pass Road, Grafton
Sold by Tender for \$2,400,000 + GST
Land rate: \$3,034/sqm



SOLD
19 Falcon Street, Parnell
Sold by PT for \$2,400,000 + GST
Building rate: \$4,525/sqm



SOLD
36 Karaka Street, Newton
Sold by Tender for \$2,310,000 + GST
Building rate: \$4,812/sqm



SOLD
1A Cartwright Road, Kelston
Sold by PT for \$1,180,000 + GST
Yield: 5.80%



SOLD
18 Drake Street, Auckland CBD
Sold by Tender for \$1,100,000 + GST
Yield: 5.43%



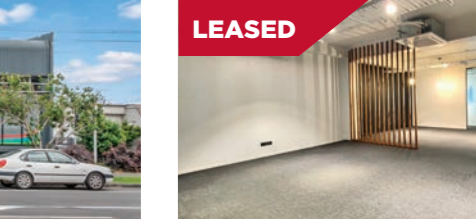
SOLD
158A Jervois Road, Herne Bay
Sold by Auction for \$1,085,000 + GST
Yield: 6.45%



LEASED
308-310 Hibiscus Coast Highway, Orewa
Floor area: 180sqm (approximately)
Leased for \$120,000pa + GST (net)



LEASED
T2, 6-8 Morningside Drive, Morningside
Floor area: 420sqm (approximately)
Leased for \$112,616pa + GST (net)



LEASED
6 Shaddock Street, Eden Terrace
Floor area: 523sqm (approximately)
Leased for \$104,000pa + GST (net)



SOLD
7-9 Union Street, Auckland CBD
Sold by Tender for \$7,350,000 + GST
Yield: 9.2%



SOLD
55 Upper Queen Street, Newton
Sold by Auction for \$6,650,000 + GST (if any)
Building rate: \$8,712/sqm



SOLD
2 Akaroa Street, Parnell
Sold by Tender for \$6,255,000 + GST
Building rate: \$4,564/sqm



SOLD
Block 2, 2-4 York Street, Newmarket
Sold by PT: Confidential
Yield: Confidential



SOLD
607-611 Dominion Road, Mt Eden
Sold by Tender for \$2,250,000 + GST
Yield: 4.48%



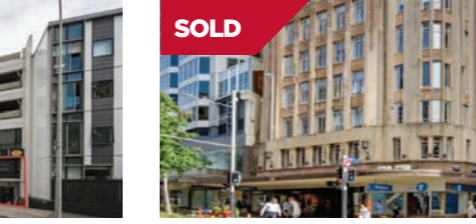
SOLD
39 Main Highway, Ellerslie
Sold by Tender for \$2,150,000 incl GST
Land rate: \$2,247/sqm



SOLD
1/14 Westech Place, Kelston
Sold by PT for \$1,000,000 + GST
Building rate: \$1,055/sqm



SOLD
1A & 3A/17-19 Nelson Street, Auckland CBD
Sold by Tender for \$900,000 + GST
Building rate: \$1,638/sqm



SOLD
BA/187-189 Queen Street, Auckland CBD
Sold by PT for \$750,000 + GST
Building rate: \$1,652/sqm



LEASED
Unit 15, 160-170 Wairau Road, Wairau
Floor area: 330sqm (approximately)
Leased for \$102,000pa + GST (net)



LEASED
3-5 Rendall Place, Eden Terrace
Floor area: 829sqm (approximately)
Leased for \$100,000pa + GST (net)



LEASED
Part L4, 41 Shortland Street, Auckland CBD
Floor area: 182sqm (approximately)
Leased for \$93,370pa + GST (net)



SOLD
61-63 St Lukes Road, St Lukes
Sold by Tender for \$6,010,000 + GST
Yield: 7.08%



SOLD
17-21A Karaka Street, Newton
Sold by PT: Confidential
Yield: Confidential



SOLD
31A Normanby Road, Mt Eden
Sold by Tender for \$4,900,000 + GST
Yield: 6.34%



SOLD
1-9 Normanby St, Dargaville
Sold by PT for \$2,116,000 + GST
Yield: 8.50%



SOLD
49-57 Station Road, Otahuhu
Sold by DPT for \$2,000,000 incl GST
Land rate: \$1,422/sqm



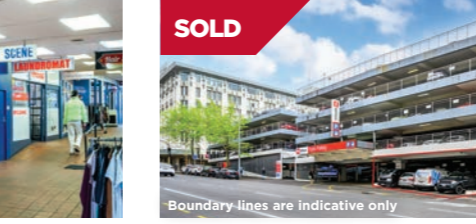
SOLD
962-974 New North Road, Mt Albert
Sold by Tender for \$2,000,000 + GST
Yield: 5.15%



SOLD
8-14/10-12 Harrison Road, Mt Wellington
Sold by DPT for \$637,500 incl GST
Building rate: \$8,173/sqm



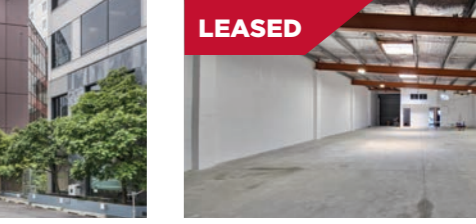
SOLD
P/1197-1205 Great North Road, Pt Chevalier
Sold by Auction for \$440,000 + GST
Yield: 8.70%



SOLD
Carparks, 23-31 Hobson Street, Auckland CBD
Sold by DPT for \$295,000 + GST
Price per park: \$73,350 + GST



LEASED
GF, 9 City Road, Auckland CBD
Floor area 555sqm (approximately)
Leased for \$90,000pa + GST (net)



LEASED
21 Pollen Street, Grey Lynn
Floor area: 389sqm (approximately)
Leased for \$87,520pa + GST (net)



LEASED
Unit B2, 111 Hurstmere Road, Takapuna
Floor area 192sqm (approximately)
Leased for \$86,400pa + GST (net)

The Auckland Metro team

The Bayleys Auckland Metro team has an unrivalled track record amongst all agencies in the Auckland CBD and City Fringe. Together, this vastly experienced team has completed numerous transactions across a variety of asset classes, including investment property, add value assets, development land and mixed use opportunities. The team brings over 200 years combined experience in the commercial real estate industry and have been involved in over \$5 billion of sales and leasing transactions in the last 10 years.



ALAN HAYDOCK, Senior Director & Senior CRE Broker BSc. (Chemistry, Mathematics) Dip Tchg.

A market leading CRE sales agent at Bayleys for more than two decades, Alan has completed transactions worth over one billion dollars. He is an exceptional negotiator, creative deal maker and has a passion for servicing his loyal client base. Alan leads the dedicated Auckland Metro Team of agents with expertise in all facets of the Auckland CRE market.

M +64 21 532 121 E alan.haydock@bayleys.co.nz



LAYNE HARWOOD, Director & Senior CRE Broker

Layne joined Bayleys in 2018 after having the previous role of owner and Managing Director of Knight Frank New Zealand for 8 years. With strong relationships, Layne's primary focus includes key client liaison, capital market asset sales, structured transactions and hotel advisory.

M +64 278 060 868 E layne.harwood@bayleys.co.nz



DAMIEN BULLICK, Associate Director & Senior CRE Broker, BMS (Finance)

After more than a decade in the CRE sector, Damien ranks regularly in the Top 10% of Bayleys salespeople. He is a skilled networker who uses his professional background in marketing, including a stint at renowned Christie's Auction House, to deliver exceptional campaign results for clients.

M +64 22 420 6845 E damien.bullick@bayleys.co.nz



JAMES WERE, Associate Director & Senior CRE Broker

James has over 16 years experience in the CRE industry. James' knowledge and experience gained in negotiating various sale transactions in both buoyant and difficult markets has seen him become an invaluable resource and trusted advisor to long term repeat clients. Getting James involved early in a potential transaction has proven to ensure maximum values are achieved.

M +64 21 740 032 E james.were@bayleys.co.nz



MIKE ADAMS, Associate Director & Senior CRE Broker

Since joining Bayleys in 2005, Mike has consistently ranked in the Top 10% of Bayleys salespeople. His substantial client list includes many who have stayed loyal since dealing with Mike during his 20 years in the motor industry, including working as general manager for Giltrap.

M +64 21 977 527 E mike.adams@bayleys.co.nz



KATE KIRBY, Senior CRE Broker

With over 17 years in real estate Kate has cemented relationships with a wide range of clients and offers a complete range of commercial property services using her strong work ethics and strong emphasis on team approach to achieve the best results.

M +64 21 469 479 E kate.kirby@bayleys.co.nz



KEN HU, Senior CRE Broker, MFin, BEcon

Since joining Bayleys after a career as corporate analyst, Ken has successfully translated his qualified financial, economic and analytical expertise into value for his CRE clients. A fluent Mandarin speaker, Ken also has a strong grasp of both the Chinese and Auckland CRE markets.

M +64 21 117 7288 E ken.hu@bayleys.co.nz



PHIL HAYDOCK, Associate Director & Senior CRE Broker, BCom (Marketing, Information Systems)

Since joining Bayleys in 2005, he has been involved with over \$400 million of transactions. Phil is respected by clients for his professionalism and strong work ethic, traits which he refined in London, UK, and is now bringing to bear on the Auckland market.

M +64 21 192 2233 E phil.haydock@bayleys.co.nz



TOVA HAYDOCK, CRE Broker, MSc. (Physics), MBA (Strategy, Finance) London BS

Tova joined Bayleys in 2017 after more than a decade working as management consultant across Europe, the US and New Zealand. She specialises in strategy, project management and marketing, having worked with government and large corporates at an executive level.

M +64 21 392 782 E tova.haydock@bayleys.co.nz



TOMMY ZHANG, Director & Senior CRE Broker, EMBA

With over 7 years industry experience, Tommy has concluded numerous Kiwi-Chinese property transactions. Having worked with law firms, property development, business broking, banking and the wider Asian marketing channels/database, Tommy ensures continuity and maximum values are achieved for local and foreign property investors.

M +64 21 760 889 E tommy.zhang@bayleys.co.nz

The Auckland Metro team



IAN HALL, Director & Senior CRE Broker

Having joined Bayleys in 2022, Ian has worked in commercial property since he was 19, and now specialises in larger city and city fringe assets, institutional grade investments, complex transactions and development sites in Auckland.

M +64 21 451 411 E ian.hall@bayleys.co.nz



JEAN-PAUL SMIT, Senior CRE Broker, BCom (Finance, Economics)

Since joining Bayleys in 2014, Jean-Paul's passion for property has allowed him to develop many trusted relationships with customers, vendors and landlords across Auckland. Jean-Paul is well respected for his client focus, empathy and drive to deliver value.

M +64 21 021 61616 E jean-paul.smit@bayleys.co.nz



JILL DOWNIE, CRE Broker

Jill Downie boasts an impressive 25-year plus career working in residential and commercial real estate across New Zealand and Australia. Jill has established many long-term client relationships due to her professionalism, and strong work ethic.

M +64 21 448 777 E jill.downie@bayleys.co.nz



STEPHEN SCOTT, Director & Senior CRE Broker

Since joining Bayleys in 2009, Stephen is a trusted adviser having gained many real estate accolades throughout his career. Stephen works with the Bayleys network of colleagues to maximise opportunities for clients, and he is adept at juggling various stakeholder interests.

M +64 27 406 0298 E stephen.scott@bayleys.co.nz



GRANT MAGILL, Senior CRE Broker

With more than 26 years in Auckland's CRE market, Grant joined Bayleys in 2022. His deep knowledge, passion for property and dedicated approach has earned Grant a loyal client base who value his advice and consistent results.

M +64 21 664 345 E grant.magill@bayleys.co.nz



RICK KERMODE, Senior CRE Broker

Rick joined Bayleys after previously working for international affiliate Knight Frank, with a background in a range of sectors within commercial sales and leasing.

M +64 21 882 452 E rick.kermode@bayleys.co.nz



PAUL DIXON, Associate Director & Senior CRE Broker

Having worked in commercial property for 18+ years, Paul holds huge success in focusing on the selling of hotel, tourism, waterfront and business sale properties with a committed NZ-wide client base, building a strong reputation in the marketplace.

M +64 22 091 7399 E paul.dixon@bayleys.co.nz



Jack Kiely, CRE Broker, BCom (Economics, Management)

Joining Bayleys in 2022, Jack works collaboratively with market-leading agents in his team, harnessing the extensive expertise in his office, to facilitate highly successful commercial property transactions for his clients and brings a positive point of difference generating better than expected results.

M +64 21 124 3730 E jack.kiely@bayleys.co.nz



NATASHA SATHYAN, Executive Assistant, BProp.

Natasha joined Bayleys in 2018, after completing her property degree. She uses her knowledge of the CRE industry and marketing skills to support Metro team in all aspects of the business, including communications, marketing collateral and campaigns.

M +64 21 127 2495 E natasha.sathyan@bayleys.co.nz



ALESHA PULEVAKA, Sales and Marketing Administrator

Since joining Bayleys in October 2022 Alesha has worked across three divisions in the company, she uses her wide knowledge of the business to help her best support the agents in all aspects.

M +64 21 136 8289 E alesha.pulevaka@bayleys.co.nz



AMBER REES, Sales and Marketing Administrator BA (Event Management)

Joining Bayleys Head office in 2023, Amber uses her skills gained from an events & marketing degree to support the Metro team, assisting with the sales and marketing campaigns

M +64 21 154 4560 E amber.rees@bayleys.co.nz



CHLOE HOI, Sales and Marketing Administrator

Chloe joined the Bayleys Head office at the end of December 2023 after working in the yachting industry. She is well-traveled and has experienced living life overseas in the UK. Chloe's brings a high level of drive and enthusiasm to her Sales and Marketing role.

M +64 21 120 1649 E chloe.hoi@bayleys.co.nz



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