

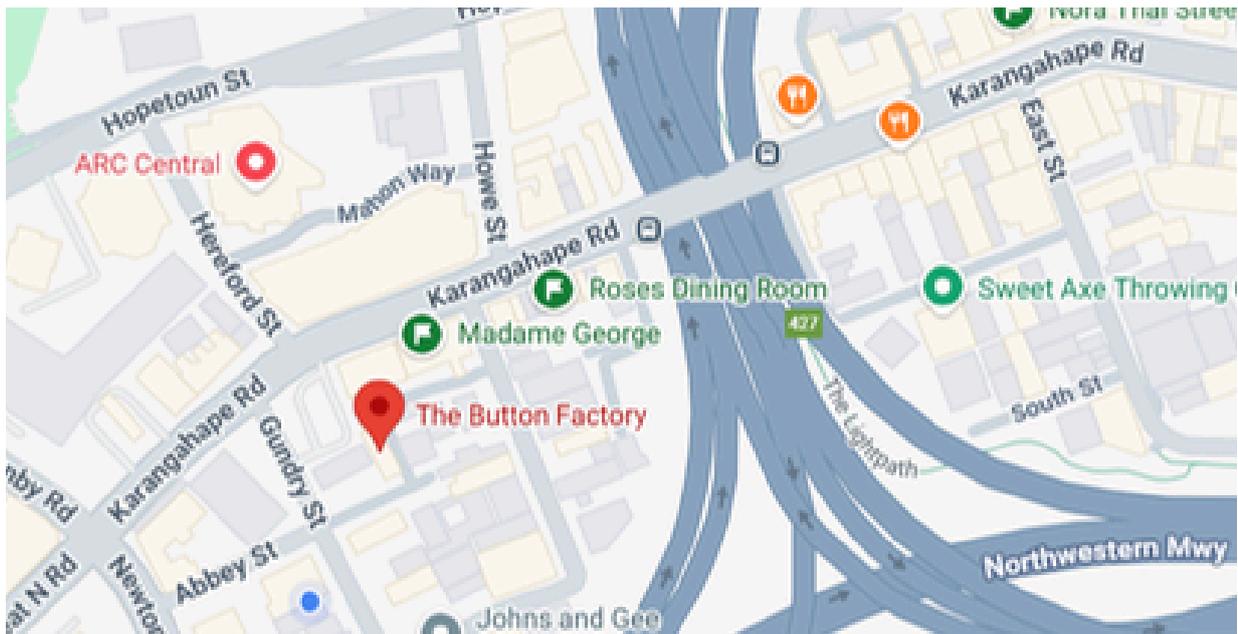


# Partnership Prospectus



# Location Overview

The Button Factory is located at 2 Abbey Street, right where Karangahape Road meets Ponsonby Road: one of **Auckland's most culturally active and well-connected inner-city precincts**. The location offers proximity to the energy, nightlife, and dining of K Road and Ponsonby. The new **city-link station opening in 2026** will increase the population density day & night.

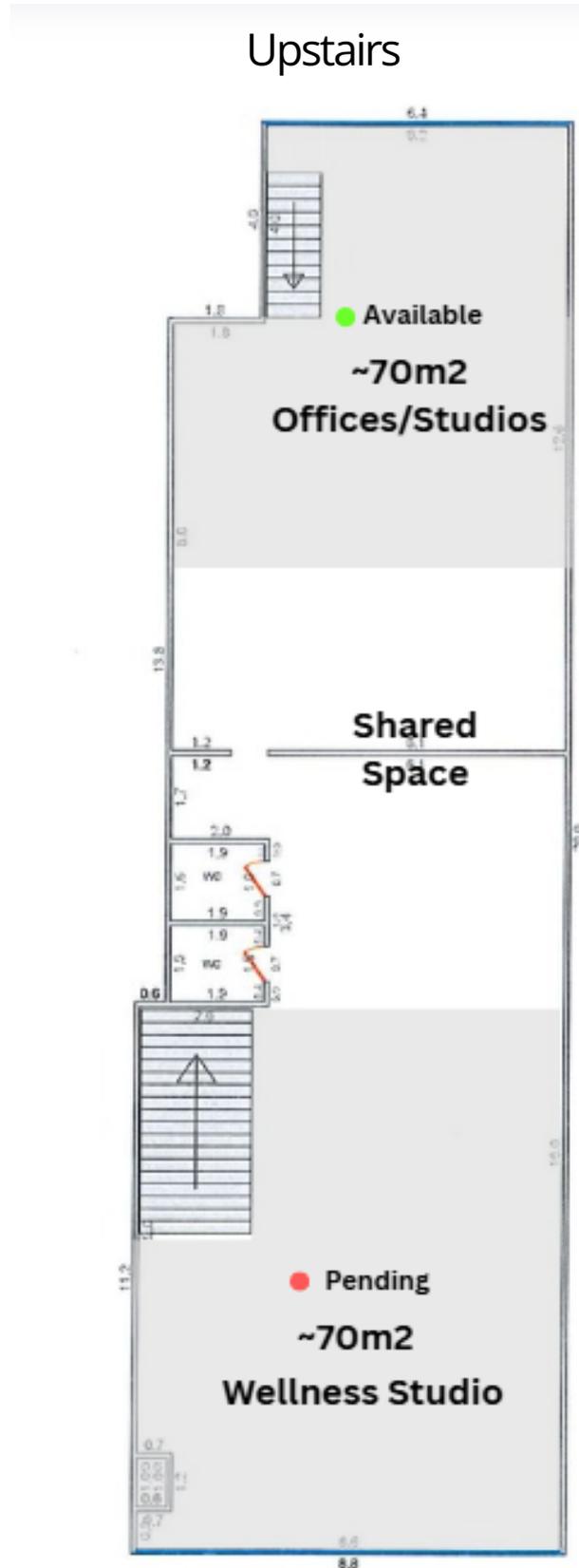
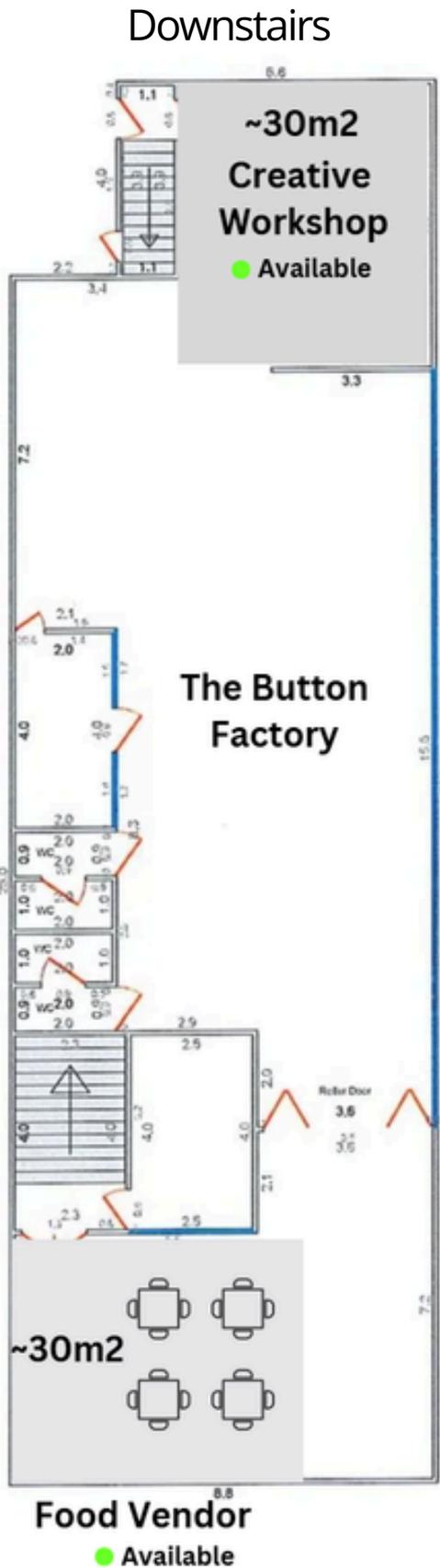


# Building Overview



The Button Factory is a **flexible two-level semi-industrial space** designed for a range of uses. The ground floor features durable concrete surfaces suited to hospitality and events, while the upper level offers timber floors and **natural light**, creating a quieter environment for wellness, studios, and offices. Each level includes its own bathroom facilities. There's a covered carport and loading area supports deliveries and event setup. **Ample on-street parking** is available nearby for staff, clients, and visitors.

# Possible Layout



# Downstairs Rates

*\*Based on current lease conditions. Likely to increase in June.*

## **Food Vendor / Café Area (Downstairs Carport)**

**Approx. 20-30m<sup>2</sup>**

**\$TBD per week + GST**

### **Ideal for:**

- Food carts looking for a permanent home
- Event-aligned food operator
- Small hospitality business or pop-up

### **What makes this space unique:**

- Trading opportunities: Lunch + Thurs-Sat Evenings
- Built-in evening audience and foot traffic
- Daytime coffee and light food potential
- Positioned within an active cultural venue environment

## **Creative Workshop / Studio (Downstairs)**

**Approx. 30m<sup>2</sup>**

**\$280 per week + GST**

### **Suitable for:**

- Artist or maker studio
- Production or creative workspace
- Small operational base

This space suits practitioners comfortable operating within a creative venue setting.

# Upstairs Rates

*\*Based on current lease conditions. Likely to increase in June.*

**Offices / Creative Studios**  
**Approx. 35-120m<sup>2</sup>**  
**\$280-960 per week + GST**

**Suitable for:**

- Small creative teams or agencies
- Design, media, or production studios
- Shared office or studio collective

**Includes:**

- Quiet daytime working environment
- Shared amenities and facilities
- Access within a building active from morning through evening

**Wellness / Yoga Studio**  
**Approx. 35-70m<sup>2</sup>**  
**\$280-560**  
**PENDING**

**Designed for:**

- Yoga or movement practice
- Wellness classes and workshops
- Therapy or group facilitation

**Operating parameters:**

- Morning Classes
- Early evening classes Monday–Wednesday
- Thursday–Saturday evenings reserved for venue events

The rate reflects protected quiet conditions during operating hours within a shared cultural venue.



# Utilities Overview

To keep weekly space rates accessible, utilities and shared operating costs are charged separately and shared across tenants based on space size and type of use.

This approach ensures costs remain fair, transparent, and aligned with actual building usage.

## **What utilities cover**

Utility contributions include shared building services such as:

- Electricity (lighting, power, general use)
- Water and wastewater
- High-speed fibre internet
- Rubbish and recycling
- Cleaning and servicing of shared areas
- General building operating costs related to shared use

## **How utilities are allocated**

Utilities are shared based on three factors:

- Floor area occupied
- Operating hours and equipment use

Businesses with higher energy demand or extended operating hours contribute at a higher level to reflect their impact on overall building costs.

*\*Contributions are reviewed periodically and may be adjusted to reflect actual usage and supplier price changes.*

# FAQ's

## **How long are the agreements?**

We offer flexible subleases from 2-3 years, with preference given to longer terms. A one-month bond is required.

## **When will spaces be available?**

Spaces are available from June 1st.

## **Can we lease specific areas or whole floors?**

Yes. You can lease based on our space diagram or discuss taking the entire upstairs or downstairs. We're open to negotiation.

## **Can we fit out and customize our space?**

Absolutely. You can fit out your area as needed, we're keen to work with you to develop custom solutions for your space. We encourage collaboration on design while maintaining the building's functionality.

## **What is the building rhythm like?**

The building operates as a shared creative environment, and the overall rhythm will be shaped in collaboration with the tenants in the space. In general, the intention is for daytime hours to support wellness, studios, and focused work, with evenings offering potential for events, hospitality, and cultural programming.

## **Is there parking or loading?**

The building includes: Rear loading access (scheduled where needed) Short-term loading for deliveries and event setup. On-street and nearby parking options are available in the surrounding area.

## **What kind of businesses are you looking for?**

We're seeking independent, professionally run businesses that align with a creative, cultural, and community-focused environment. Ideal partners include wellness providers, creative studios, small agencies, makers, and hospitality operators who can work within the building's day-to-night rhythm and benefit from an event-led venue ecosystem.

## **What are the next steps?**

To arrange a viewing or express interest, email us, and we'll coordinate a meeting and site visit.

# Let's Work Together!



## Contact Us

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