

51627 (2025) Attachment

New Lease or Renewal	Location	Address	Total Annual Cost (\$)	Start Date	Term (years)	Floor Area (m2)	Number of Staff	Number of Desks	Occupancy People vs Desks
New Lease (Existing IR site)	Whangarei	70-82 Bank Street	632,079	20/12/2024	12	2,126	101	114	89%
New Lease (New site that IR has relocated to)	Auckland - Takapuna	68-76 and 78-94 Taharoto Road	1,325,926	1/01/2025	12	3,396	407	283	144%
Renewal	Hamilton	101 Garnett Avenue	1,158,662	1/11/2025	2	4,897	305	424	72%
Renewal	Gisborne	42 Grey Street	112,268	23/10/ 2024	3	314	11	15	73%
Renewal	New Plymouth	315 Devon Street East	123,400	1/01/2025	3	415	30	32	94%
New Lease (Temporary site pending relocation to a new site)	Nelson	38 Halifax Street	120,852	1/07/2024	2	340	Vacant Building		
New Lease (New site IR has relocated to)	Nelson	51 Bridge Street (5 Wakatu Lane)	244,174	26/05/2025	12	731	51	54	105%
Renewal	Christchurch	92E Russley Road	1,778,329	14/01/2025	3	5,126	383	358	107%
New Lease (Existing IR site)	Christchurch	663 Colombo Street	313,229	1/11/2024	9	3,164	339	243	140%
New Lease (New site IR will relocate to)	Dunedin	52 Great King Street	222,515	15/06/2025	12	1,363	Not occupied until 2026.		
New Lease (Existing IR site)	Invercargill	45 Yarrow Street	215,072	26/03/2024	9	855	30	55	55%

Note the following leases have been entered into, but the term has not started yet.

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Renewal	Manukau	5 Osterley Way	1,978,000	14/06/2026	5	6,615	567	473	120%
Renewal	Tauranga	306 Cameron Road	1,250,538	14/02/ 2026	9	3,118	255	284	90%
New Lease (Existing IR site – IR will exit the Garnett Avenue site on lease expiry)	Hamilton	21 Home Straight	2,119,852	1/10/2027	12	6,448	New leased space not occupied until 2027		