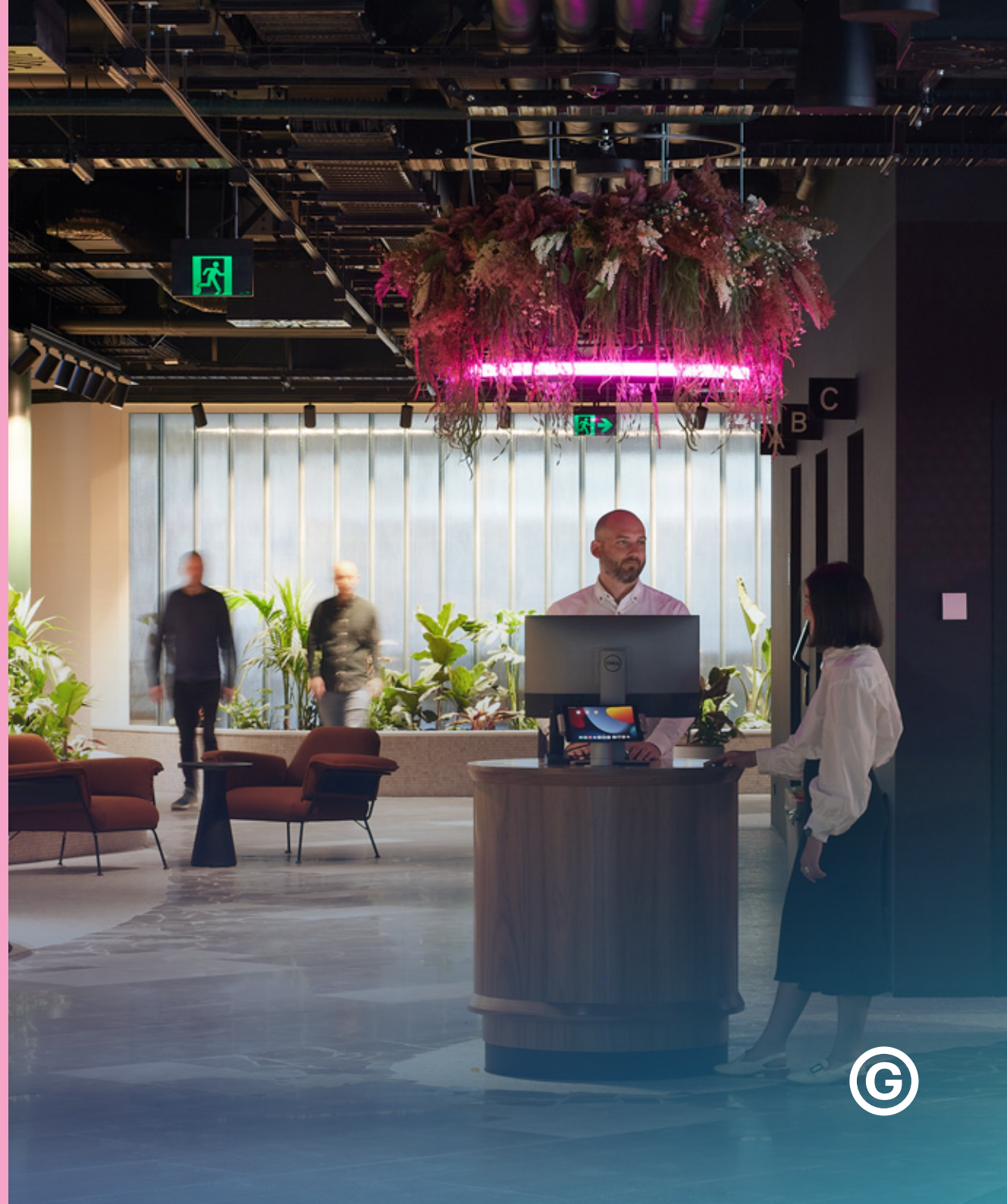


Generator®

Bowen Campus

40 Bowen Street,
Wellington

FEBRUARY 2023



Welcome to Bowen

Home to 5,000 workers, Bowen Campus is a buzzing new precinct set across four buildings, home to a mix of government agencies and New Zealand's leading corporates.

Spread over two floors of 40 Bowen Street is Generator, New Zealand's leading flexible workspace provider.

Generator provides everything you need to make a home for your business. We offer flexible, fully serviced workspace designed for modern ways of working. You'll be looked after by a team of business and hospitality professionals who'll make sure you have everything you need to power productivity and keep your people happy at work, from tea and snacks to IT support to bespoke networking events.

And you'll join a readymade business community that brings opportunities and inspiration your way.

It's all taken care of at Generator.







Co-working



Level 1 Office



Members Lounge



Generator Lounge

Location

40 Bowen is one of four buildings that create Bowen Campus.

A network of laneways connecting the buildings provide retail, cafes and other amenity to enhance the experience of the over 5000 workers in the area. The precinct offers multiple options for dine-in or takeaway, alongside convenience retail.



Huxley's at Defence House



The Beehive



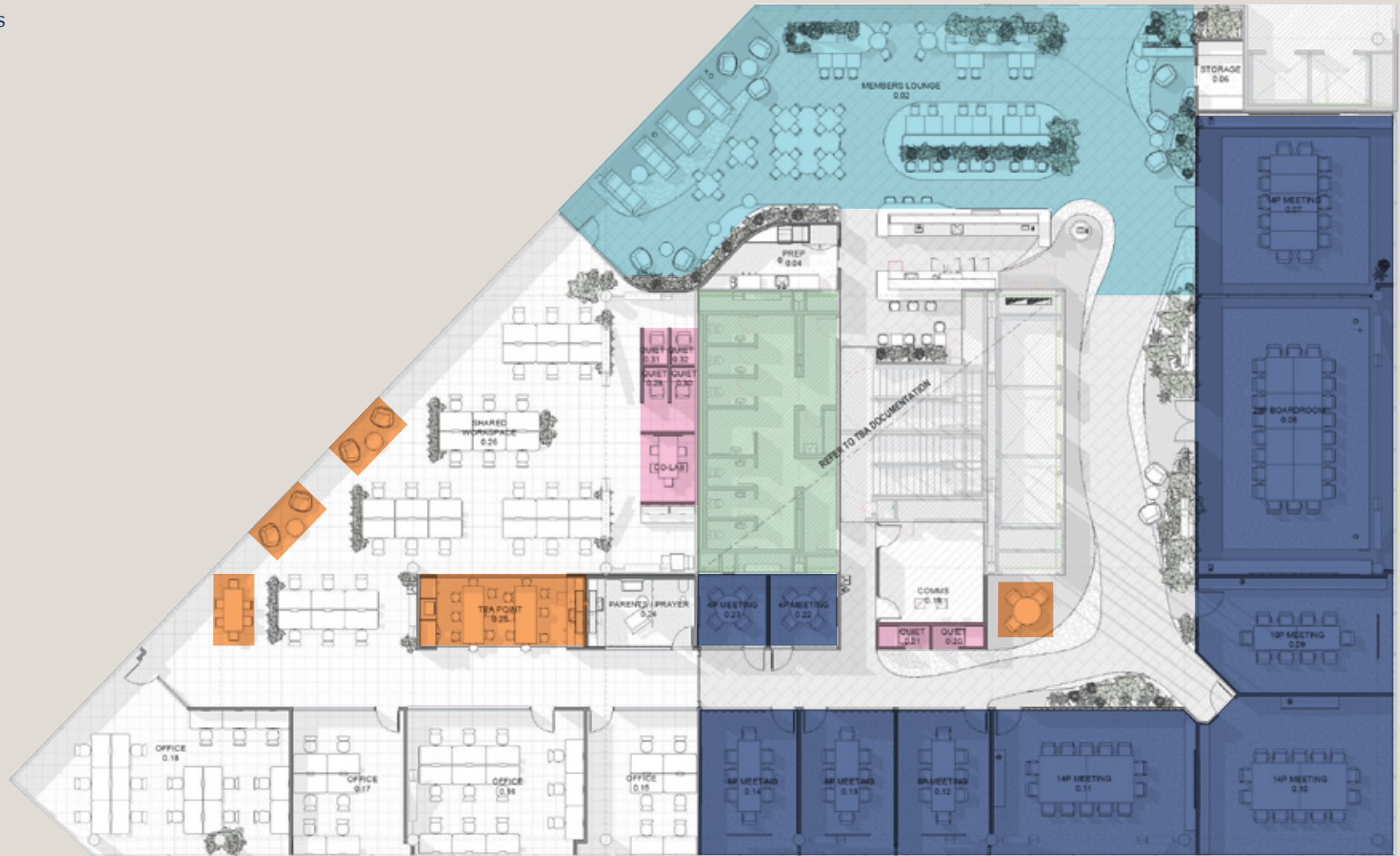
Bus Stops



Train Station

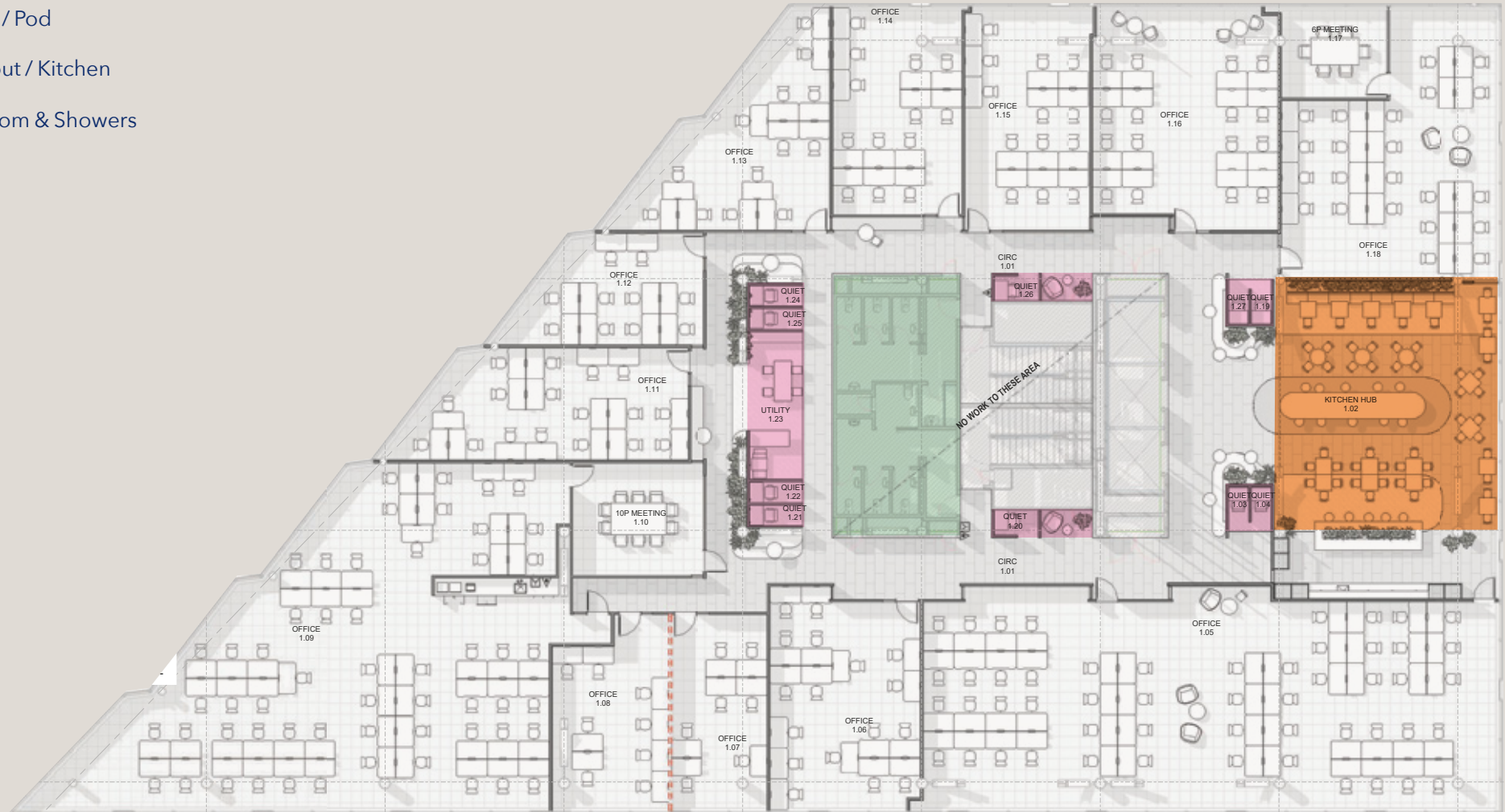
Level 0 Amenity Map

- Meeting & Event Suites
- Lounge
- Collab / Pod
- Breakout / Kitchen
- Bathroom & Showers



Level 1 Amenity Map

- Collab / Pod
- Breakout / Kitchen
- Bathroom & Showers



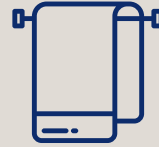
Premium Design and Amenity



Exceptional Seismic Resilience - Built to IL2-100% New Building Standard



Secure biking parking with power for e-bikes



Showers and towel service



Onsite concierge, IT support and event management team



Our exceptional fitouts support members to attract and retain talent.



Multiple informal breakout spaces



Generator lounge and bar



Targeting 5 Green Star Rating



State of the art broadband



Event spaces with the latest AV

Premium Design and Amenity

Generator Bowen Campus is part of a new building designed by Tennent Brown architects together with Dunning Thornton Engineers.

Generator's interior fit out has been thoughtfully designed for modern ways of working by Warren and Mahoney - a space that encourages collaboration, creativity and productivity. Throughout the Generator space is lounge zones, breakout spaces and collaborative tables

Offices range in size from 6 through to 56 workstations but could suit teams up to 100 in a hybrid model. We can provide solutions to cater for businesses looking to embrace more flexible ways of working for their team.



Seismic Resilience

As a new build, 40 Bowen Street has a heap of features to minimise earthquake damage and support business continuity through multiple seismic events.

Built to IL2 - 100% of New Building Standard, it features steel framing and bracing that exceeds the building code. The building will utilise viscous dampers, these work to dissipate seismic energy protecting the building and interiors and prevent accumulation of damage over time.

For Generator members this means that you will be able to get back on site soon after any earthquake, reducing the impact on your business.



Meeting & Event Suites

The Meeting and Event Suites on the ground floor sets a new standard for meeting and event space in the capital.

With a range of spaces from 4-person meeting rooms to large event spaces suitable to over 100 people, these cutting-edge spaces are perfect for everything from workshops to cocktail events. Equipped with the latest tech designed to support hybrid meetings, all with onsite technical assistance at the ready. Meeting room credits are included in your membership for booking these or spaces at any of our Generator sites.



Community & Events

At Generator, we've been successfully building culture and community with our members for ten years, so we know what it takes to make a flexible workspace buzz.

We know just how important feeling connected to your workplace is - when everyone feels like they're part of something bigger, it's not just easier to attract and retain talent - productivity goes up.

We have a chock-a-block calendar full of legendary community events across our five sites. There's plenty of opportunities to get social with your work neighbours and build valuable business connections, whether its competing in a quiz night or keeping the body and mind energised with yoga and bootcamps.



Benefits



Unplug Capex

Let us manage your fit out, from tiles to teaspoons, avoiding the need for capital outlay and additional liability to further unplug the risk from your business. The furniture is all included as is the cabling and IT infrastructure so you can just move in and get started.



Best In Tech

We pride ourselves on delivering the best in class internet access and AV capability that will support even the most grunty users. We provide gigabit hardwired LAN and AC Wave2 Wi-Fi, and fully support the network to your device with specialist in-house support. All sites are backed by dedicated 10 gigabit fibre links to enable your most demanding cloud workload.

Our meeting rooms are fully equipped for BYOD video conferencing, with onsite technical assistance at the ready. Your access card (or individually coded dual factor RFID access card to be specific!) will be set up from day one. With an after hours helpdesk, security cameras on all doors and common spaces plus 24/7 security monitoring services, you can have peace of mind when you switch off for the day.

No need to shoulder the cost and associated upkeep of your own print solution, we fully manage your access to the Generator print system, from setup of the printer and drivers along with Papercut tracking software, through to any issues you may experience using the network print server and Xerox printers.



Concierge

Our member concierge can take care of (almost) all your requests. Need someone to book meeting rooms or your next event, organise coffee or manage dry cleaning? You know who to ask.



Supporting your team culture

At Generator, we've been successfully building culture and engaging communities with our members for over ten years, so we know what it takes to make a shared workspace buzz.

Our community team facilitate a calendar of monthly activations and events at sites that are welcoming and inclusive to all.

Our team will work with your business to understand how we can support your culture through events or engagement opportunities, identifying opportunities that align with and celebrate your values. We can also deliver resources to support businesses that are going through a transition or new ways of working.



Spaces

Our exceptional fitouts support members to attract and retain talent. Beyond your own office each site has beautiful breakout spaces and a cafe and bar, lounge to relax, network and meet in alongside an array of event spaces with the latest AV and onsite support.



Highly agile and flexible

Our Managed Suite solutions offer short term membership agreements versus long term lease liabilities to provide comfort to your balance sheet as well as your ability to react to changes in your business.



Multi-city access + Extra amenity

Members benefit from access to all Generator sites (three in Auckland and two in Wellington) and 2 stand alone meeting and event suite sites in the Commercial Bay precinct. The systems are all the same creating a seamless experience between cities. Use sites as overflow or project workspace, for meeting rooms or to host larger scale events and to join in with community events and activations. Generator members also benefit from a partnership with Hub, Australia's leading flexible space provider to receive complimentary access to their sites across Australia.



Unplugging OPEX

All operating costs of running the building are included in the monthly membership fee.



Tailored membership

We understand change, and can work with you to tailor membership packages to suit.

Why Generator

At Generator, we know business and what it takes to power one. You and your team can simply plug in and go, while we take care of the rest.

All the costly, time-consuming things like reception, basic admin services, tech servicing and support, cleaning and consumables, security, printer leasing and power is all wrapped up in one monthly bill.

With over 2000 members, Generator attracts a cross-section of the New Zealand economy from corporates, global enterprise clients to boutique consulting firms - and the mix is expanding all the time.

We have been owned by NZX Listed Precinct Properties since 2019, a partnership that ensures we are at the forefront of New Zealand's evolving office space market and gives our members access to tailored and flexible options across both businesses' portfolios.





Generator[®]

Find out more on
generatornz.com/locations/bowen

Enquire at
wellington@generatornz.com

All renders artists impression and subject to change