

Generator[®]
by Precinct.

WYNYARD QUARTER

PIPIRI LANE

Coworking and Private Offices.
Opening Spring 2025.



INTRODUCING PIPIRI LANE

Located right on the water's edge in Wynyard Quarter—Auckland's buzzing innovation hub—Pipiri Lane is New Zealand's first cross-laminated timber coworking and event space.

With a 6 Star Green Star rating, Pipiri Lane is one of Auckland's most sustainable buildings, offering a rare opportunity to align your business with innovation, environmental responsibility, and forward-thinking design.

At the heart of the new Wynyard Quayside development by Precinct, Pipiri Lane is seamlessly connected to 124 Halsey Street—home to Beca—and the historic Halsey Traders building, offering stunning views across the Viaduct Harbour.

Spanning three levels, it features boutique coworking spaces and private offices, a character lounge and bar, a large events venue, and meeting suites—all within a thoughtfully designed environment.

For organisations seeking premium premises, Pipiri Lane offers boutique, character-filled coworking spaces and private office suites with fully flexible memberships. Featuring Generator's top-tier on-site service and amenities, plus access to a thriving community of innovators, it's designed to attract talent, clients, and collaborators.

The address that puts your business,
and your values, on the map.



Concierge



Member Kitchen



Halsey Traders Lounge

WYNYARD QUARTER

Over the past ten years, Wynyard Quarter has gone from strength to strength, thanks to public and private investment in its regeneration.

Many of New Zealand's leading companies, including Beca, Fonterra, Air New Zealand, and ASB call the area home, along with global tech giants and many of our country's brightest start-ups. By the end of 2025, it's anticipated that around 10,000 workers will be based in the area.

Cafes, along with amenities such as health and beauty services, fitness centers, and retail, continue to thrive as more businesses and residents move into the area with many new operators opening as part of the Wynyard Quayside development.

Generator has been part of the Wynyard Quarter since 2017, with our flagship site at 12 Madden Street. Members at Pipiri Lane will enjoy easy access to the community events and extensive amenities offered at 12 Madden Street.

Make your mark in Auckland's most dynamic precinct.



PRIVATE OFFICES

Level One features a select range of private offices, accommodating 4 to 15 workstations—some boasting harbour views, all with access to a private outdoor terrace. The ground floor complements this with premium coworking and hot desk spaces, ideal for hybrid work and overflow needs.

Level One has been thoughtfully designed with ample breakout spaces. Warren and Mahoney's botanical-inspired aesthetic is beautifully reflected in the members' kitchen and shared areas, creating a vibrant and inviting environment.

The timber construction adds a natural warmth, enhancing the overall atmosphere and making the workspace even more inviting and desirable.

Generator manage everything, from tiles to teaspoons avoiding the need for capital outlay and additional liability, helping to unplug the risk from your business. Ergonomic furniture is all included, as is cabling and IT infrastructure, so all you need to do is plug in and get to work.

With reception, concierge service, meeting room credits, IT support, cleaning, consumables, printer leasing and utilities all wrapped up in one monthly invoice, you can focus on what you do best while we take care of the rest.



Private Office



Members Kitchen

What's included in a Private Office Membership:

- 24/7 Access
- Ergonomic furniture
- Meeting room credits
- Cleaning
- Printing
- Business address and mail collection
- WIFI and Hardwired Internet
- Concierge support
- Member discount on additional services & beverages
- Invitations to Generator member networking events and active community program
- Multi-site access across Auckland and Wellington Generator sites and Australia via our partnership with Hub Australia
- No CAPEX
- All OPEX

AMENITIES AND FEATURES



Secure biking parking with power for e-bikes



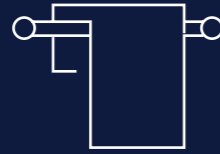
Lounge and Bar



Onsite concierge, IT support & event management team



Exceptional fitouts support members to attract and retain talent



Showers and towel service



6 Green Star rating



Multiple breakout spaces



Event spaces with the latest AV technology



Outdoor terrace access

SUSTAINABLE BY DESIGN

Generator Pipiri Lane is a stunning example of sustainable mass timber construction.

- Pipiri Lane features cross-laminated timber (CLT) floors and glulam beams and columns, delivering exceptional seismic resilience.
- Reduced Carbon Footprint - the sustainably sourced timber construction targets an embodied carbon figure of 410 kgCO₂/m² — approximately 70% less than traditional materials.
- Pipiri Lane will operate without gas or diesel generators, ensuring a fossil-fuel-free footprint.

Wynyard Central, including Pipiri Lane, has achieved a 6-star 'World Leadership' Green Star Design rating, with a 6-star 'Built' rating targeted upon completion.

Given the sustainability credentials of the building, a commitment to environmental stewardship will drive day to day operations. As part of this Generator will be targeting a market leading WELL coworking rating. The WELL coworking rating assesses how coworking spaces support health, well-being, and productivity through design, operations, and wellness policies.



COMMUNITY

At Generator, we've been successfully building culture and community with our members since 2011, 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 all our sites. There are 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.

Our team is here to collaborate with your business to understand how we can support your culture through tailored events and engagement opportunities. We'll help identify initiatives that align with and celebrate your values. Additionally, we can provide resources to assist businesses navigating transitions or exploring new ways of working.

At Pipiri Lane, our member engagement programme will align with the building's strong sustainability credentials, support our ambition for a WELL coworking rating with a focus on wellness, and help our members achieve their ESG goals.



Yoga Classes



Wynyard Quarter Block Party



Drag Bingo - Pride Month



Christmas Party



Speaker Events

MEETINGS & EVENTS

Meetings, events, and hospitality spaces are at the heart of the Pipiri Lane experience.

On the ground floor, the historic Halsey Traders building creates a character-filled entrance from Halsey Street. This versatile space doubles as a bar and lounge and is also available for events, accommodating up to 80 guests in a cocktail-style setting.

Also on the ground floor is an extensive meeting suite, offering a variety of spaces, from 4-person meeting rooms to a large executive boardroom designed for up to 14 attendees.

Level 2 features a spacious, highly flexible event space flooded with natural light and complemented by an outdoor terrace offering stunning views of the inner harbour and city skyline.

Big impact events.
Small footprint.

This versatile venue can host theatre-style gatherings for up to 300 attendees, cocktail events for up to 500 guests, or multiple smaller events simultaneously.

All spaces are equipped with state-of-the-art technology to support hybrid meetings, with onsite technical assistance at the ready.

As a Generator member, you'll receive meeting room credits for the meeting suite and enjoy a discount on the events venue or any additional meeting rooms booked beyond your credits.

Our commitment to environmental stewardship will drive event operations with a focus on waste minimisation and sustainable catering options.



WHY GENERATOR

Generator provides everything you need to make a home for your business. We offer flexible, fully serviced workspaces 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.

All the costly, time-consuming things like reception, basic admin services, tech servicing and support, cleaning and consumables, security, printer leasing and power, and community support 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.

It's all taken care of
at Generator.

Generator is proudly owned by NZX-listed Precinct Properties. Precinct is a long-term owner, developer, and manager of premium real estate in New Zealand's largest city centers, Auckland and Wellington.

This partnership ensures that both Precinct and Generator remain at the forefront of New Zealand's evolving office space market, offering a wide range of office solutions—from short-term hot desk memberships to office spaces for some of the country's largest companies.

With Precinct's ownership, Generator benefits from strong backing and long-term financial stability, enabling us to continue delivering innovative and flexible workspace solutions.



FLOORPLANS

- Breakout / Social
- Kitchen
- Bathroom
- Meeting & Events

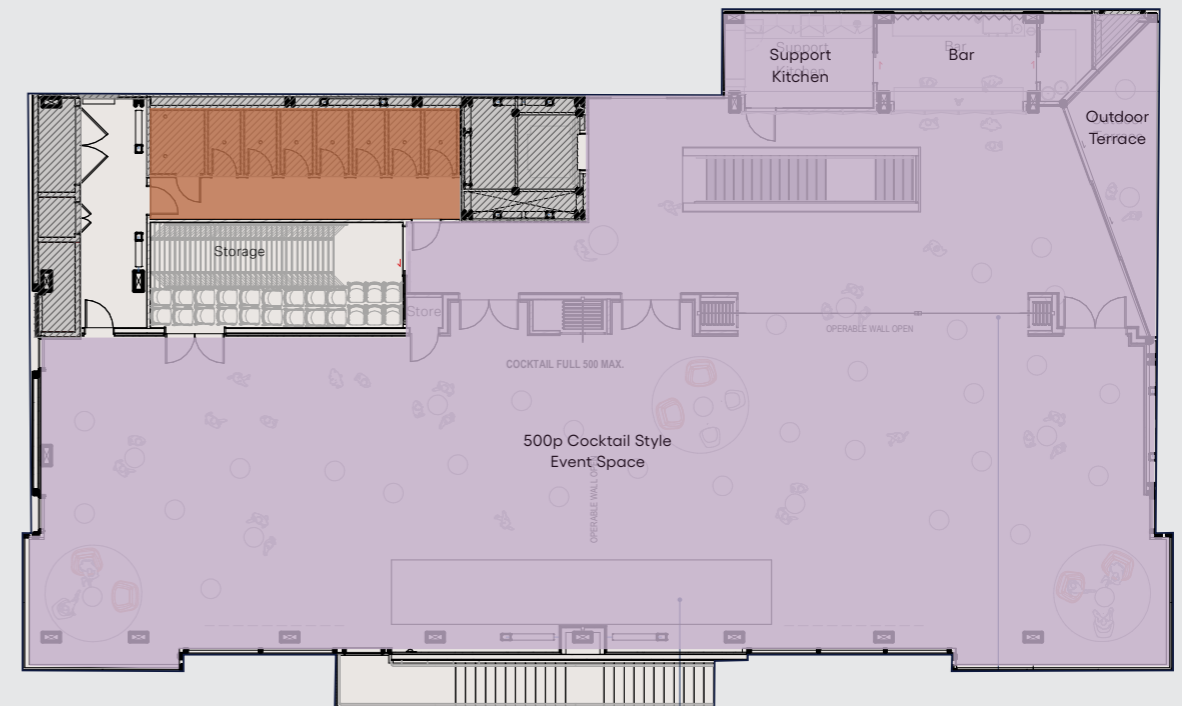
Level One Private Offices



Ground Floor Cafe Lounge, Concierge, Meeting suites and Coworking



Level Two Events Space



Find out more on
generatorz.com/pipiri

Enquire at
connect@generatorz.com

Visit one of our spaces

Pipiri Lane

124 Halsey Street, Wynyard Quarter, Auckland

12 Madden Street @ GridAKL

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Britomart Place

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Waring Taylor

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