

Request for Proposal Lease of Retail



Central Hall Devonport Wharf



From 100 - 500sqm

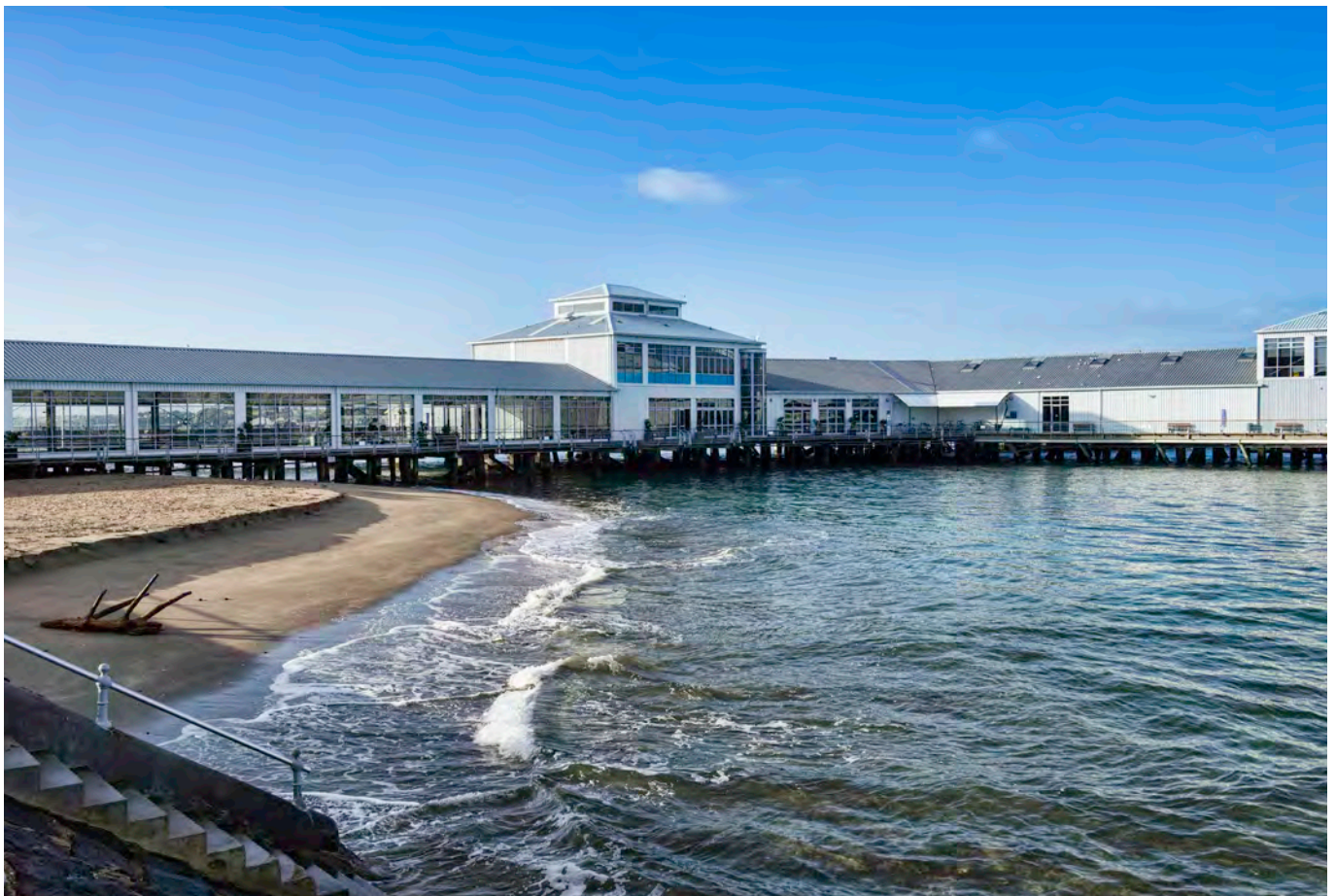
ENQUIRE NOW

Introduction

JLL is inviting parties to participate in a request for proposal (RFP) for circa 500sqm of retail space available in the reconfigured central hall of Devonport Wharf. Available as one site or smaller lots, let us know what works for you.

Located in the seaside village of Devonport, and only a 10 minute ferry ride into the CBD, the Devonport

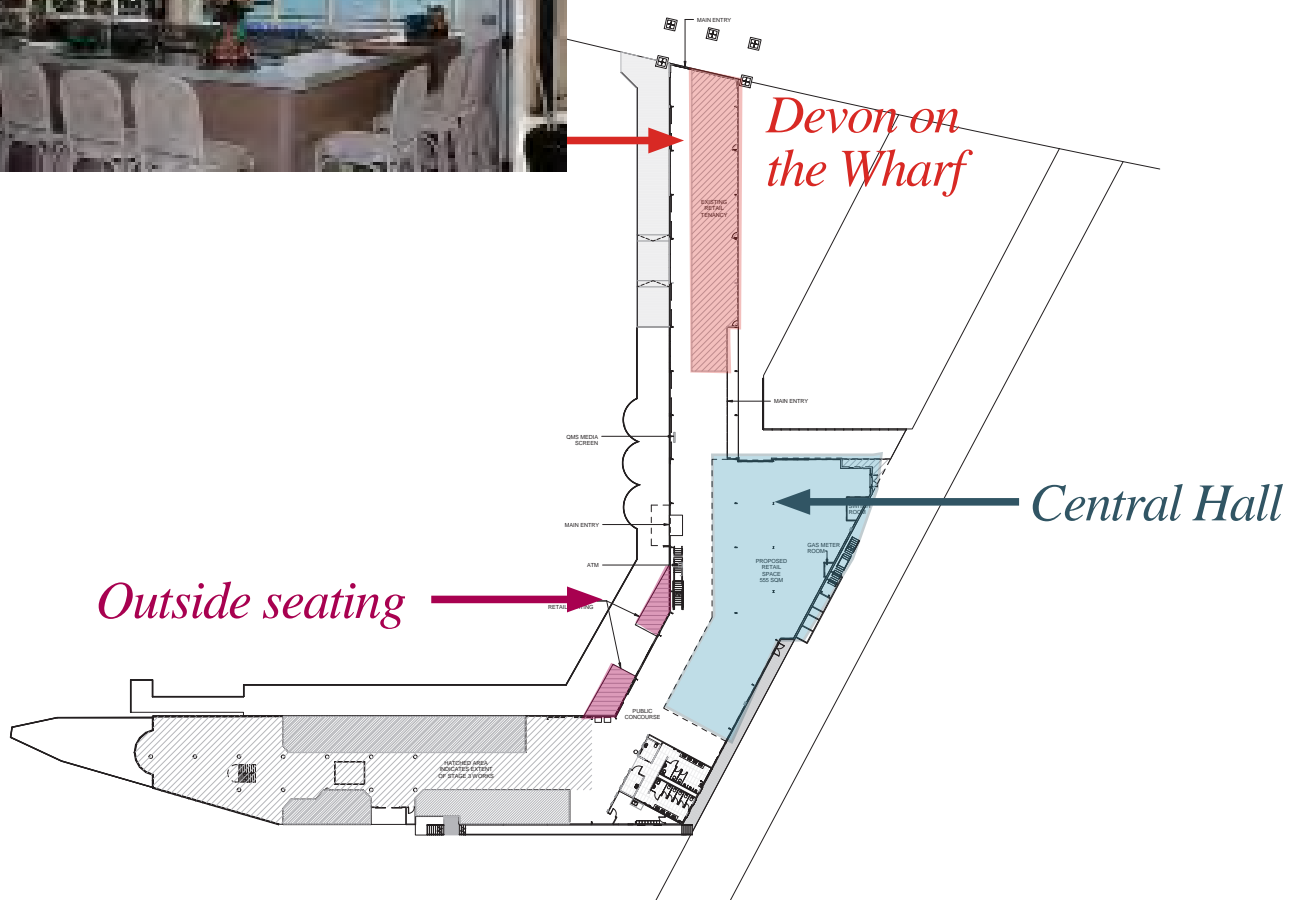
Ferry Terminal sees circa 1.9 million people per annum passing through made up of tourists and daily commuters alike. Auckland Transport have made a commitment to improving the customer experience and look to establish a vibrant new retail offering to rejuvenate this iconic waterfront destination.



Central Hall Retail Space

With Stage 1 of Devonport Wharf's rejuvenation, Devon on the Wharf, being a huge success, now is your opportunity to secure space in Stage 2. JLL is inviting parties to participate in an RFP for the soon to be created "Central Hall" of Devonport Wharf. With up to 500sqm of retail space (plus ancillary seating options)

available to work with, we are keen to hear from you as to how you see the space working. Whether you are interested in 50sqm, 100sqm, 200sqm or up to the full 500sqm – let us know how your business could fit into this exciting new offering at Devonport Wharf.



DEVONPORT WHARF

215179

PREPARED FOR AUCKLAND TRANSPORT

DRAWING Ground Floor Plan

SCALE @ A1 1: 250

JOB No. 215179

DRAWING No. SK-01 REV. B



Inspiration board



Inspiration board



Schedule of terms

This schedule sets out the terms of the lease for which proposals are requested.

Terms to be specified by Proposer

Size:	Up to circa 500sqm available (can be split) plus ancillary seating options (subject to final measurement)
Premises rent:	To be specified on a p/sqm basis plus percentage rent if applicable
Lease term:	Please specify lease term

All proposals shall otherwise be deemed to be on the basis of the following terms:

Lease commencement:	Mid 2017
Rent reviews:	3% annual
Operating expenses:	TBA - as per standard Auckland Transport lease
Installation of tenant fit out:	Tenant Cost
Security for tenant's covenant:	Personal guarantee plus 6 month bank guarantee
Form of lease:	Auckland Transport standard lease (based on Property Council Retail Lease)



Request for proposal

Proposals shall:

1. Be deemed to be on the basis of the terms set out in the attached Schedule of Terms.
2. Specify:
 - (a) Which part/size of the premises the proposal relates to.
 - (b) The proposed net rent (including turnover percentage, if applicable)
3. Provide:
 - (a) Reasonable particulars of the proposer, including: its experience, branding and mode of operation, corporate/franchise structure, and its financial standing and ability to meet its obligations under the lease.
 - (b) Reasonable particulars of its proposed operation from the premises – including description and/or imagery of proposed fit out.

Proposals do not constitute an offer capable of acceptance, and acceptance of the proposal will not constitute a binding agreement to lease. No binding agreement to lease will be formed until a formal agreement to lease is prepared and signed by the parties concerned.

Proposals to be submitted in either hard copy or email to:

JLL
Level 16, PwC Tower, 188 Quay Street,
PO Box 165 Shortland Street,
Auckland CBD

Attention: Chris Beasleigh and Chloe Brooks

Email: Chris.Beasleigh@ap.jll.com
Chloe.Brooks@ap.jll.com



RFP guidance form

Applicants are requested to lodge a proposal including the following information:

1. Proposed business use, product and service offering (weighting: 30%)

Please provide information on your;

- Proposed business use/product offering
- Customer experience
- Trading brand/concept
- Fit out/shop presentation overview

2. Rental offer (weighting: 25%)

- Include; annual base rental and turnover percentage based on forecasted sales

3. Tenant track record and experience operating a similar business (weighting: 20%)

- Please tell us about your track record and experience as a retailer, particularly in transport stations if relevant

4. Tenant covenant strength (weighting: 15%)

- Please tell us about your business covenant strength
- Please detail any bank guarantee and/or security deposit you wish to provide
- Please provide a statement of financial position and/or company accounts

5. Business and marketing plan (weighting: 5%)

- Please detail your business and marketing plan to make this site a success
- Please detail your expected level of fit out investment and provide any examples of your recent fit outs that you feel are relevant

6. Social impact and local relevance (weighting: 5%)

- Please detail how you will engage locally to benefit the wider community:

NB: All offers will be reviewed, compared and evaluated/scored on the information provided to the criteria and weighting set out to identify preferred landlord option(s).

Contact details

The contact for delivery is:

JLL

Level 16, PwC Tower, 188 Quay Street,

PO Box 165 Shortland Street,

Auckland CBD

Attention: Chris Beasleigh and Chloe Brooks

Email:

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