

TELECOM CENTRAL



Office



THE WELLINGTON
COMPANY



Visionary environmental design

Telecom Central combines The Wellington Company's internationally recognised deep environmental design knowledge with leading-edge ESD features.



Space available for lease

Boulcott Tower

Willis Tower

Level	Tower	Space
Level 2	Willis	1174m ²
Level 3	Willis	1177m ² *
Level 4	Willis	1177m ²
Level 5	Willis	1173m ²
Level 6	Willis	1172m ²
Level 5	Boulcott	440m ²
	Boulcott	366m ²

*Includes 66m² Terrace

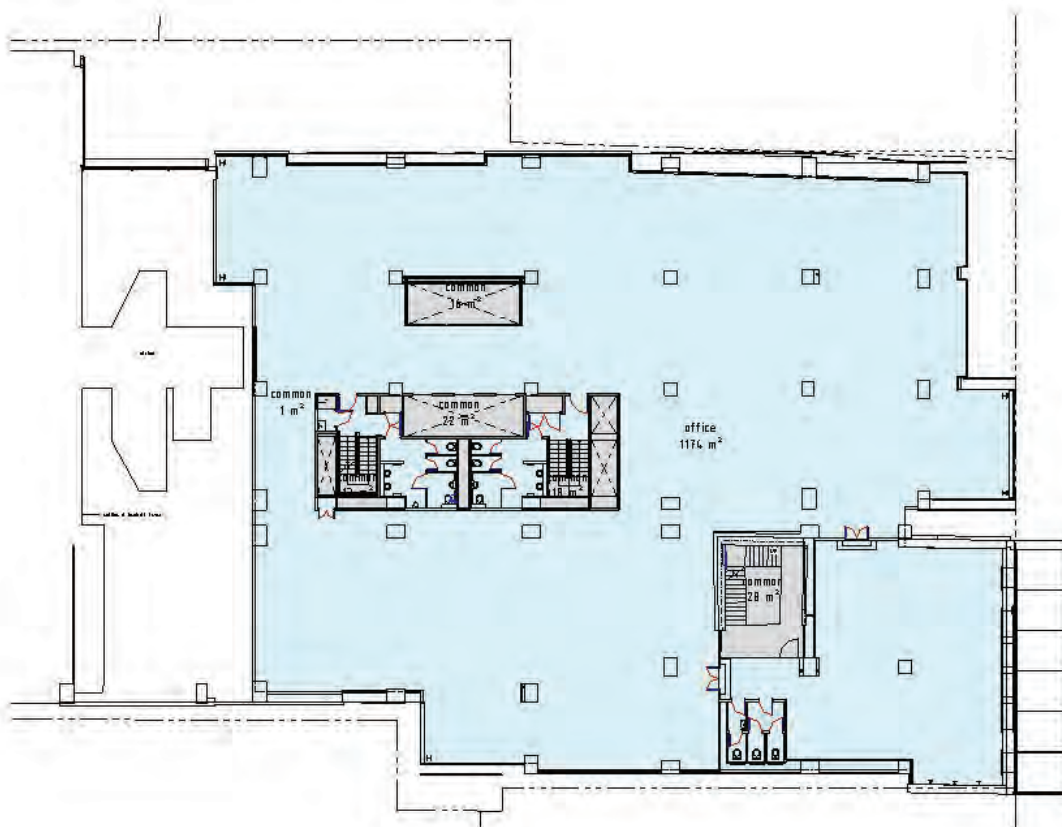
Location

Level 2 - Willis Tower

Boulcott Tower



Willis Tower



Willis St

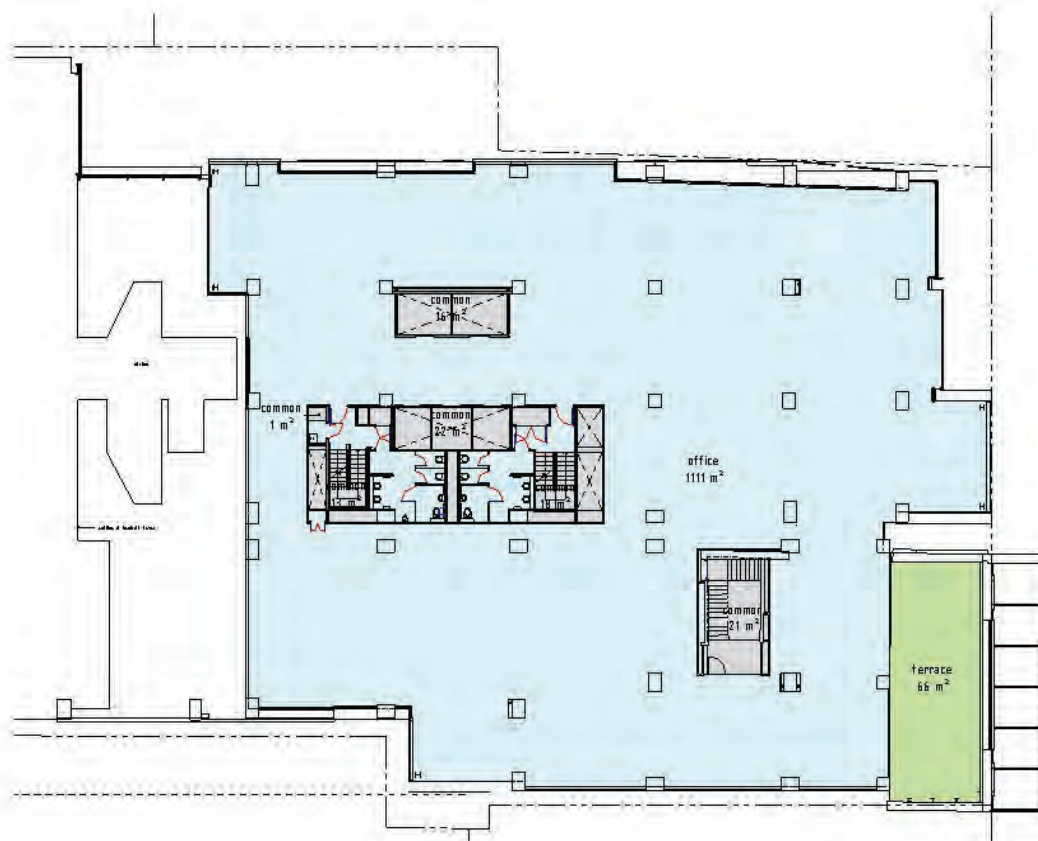


Level 3 - Willis Tower

Boulcott Tower



Willis Tower



Willis St

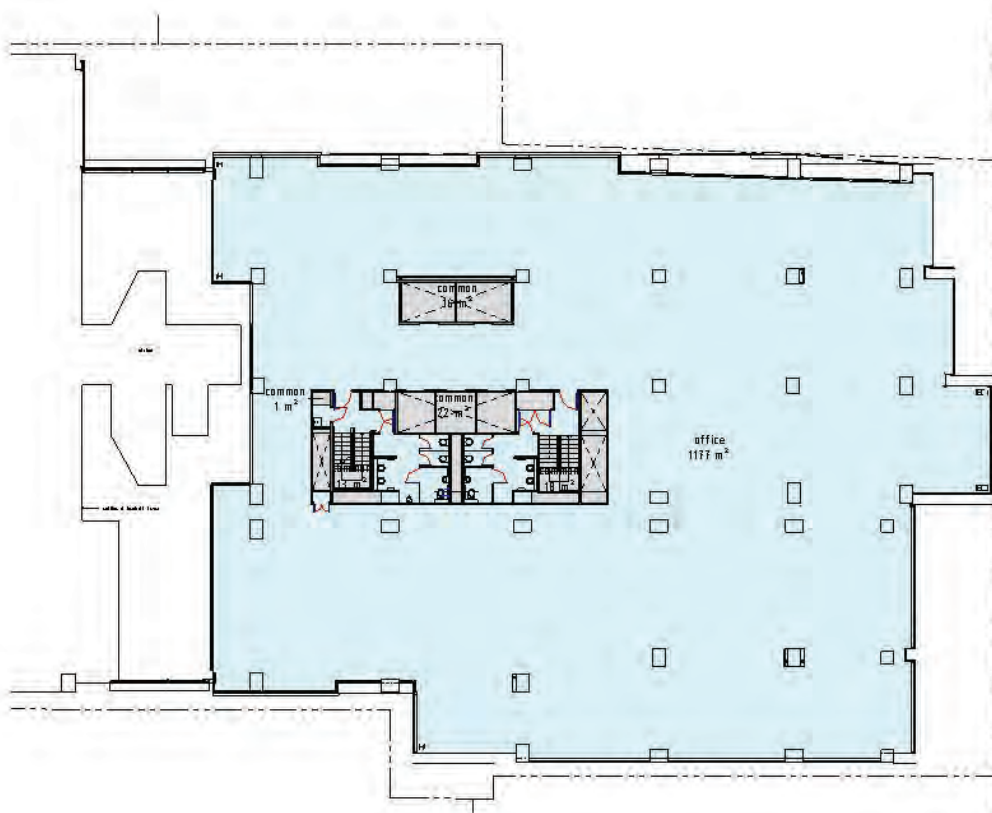
Peak Performance

Level 4 - Willis Tower

Boulcott Tower



Willis Tower



Willis St

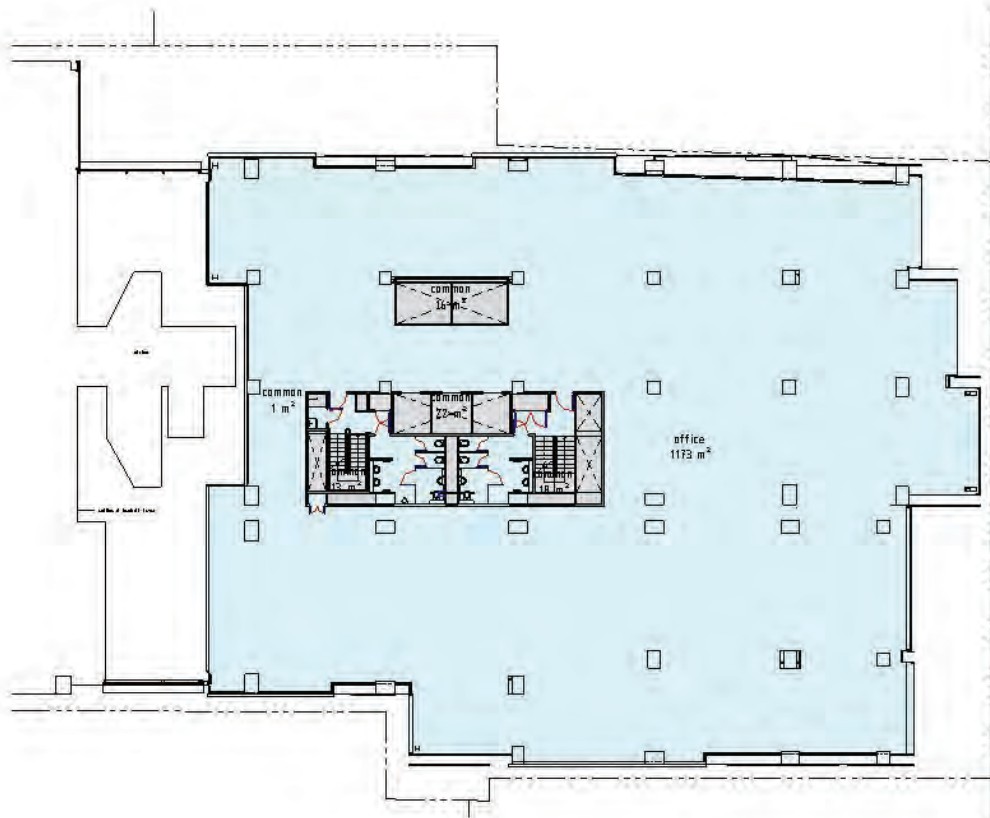


Level 5 - Willis Tower

Boulcott Tower



Willis Tower



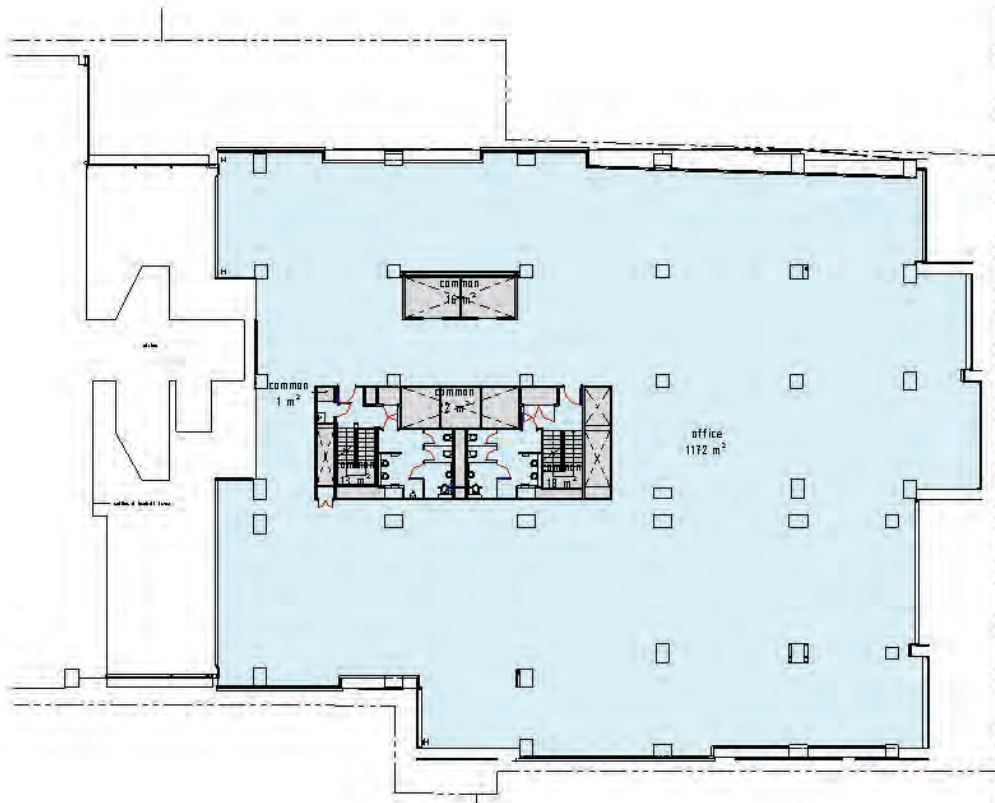


Level 6 - Willis Tower

Boulcott Tower



Willis Tower



Willis St

Innovation

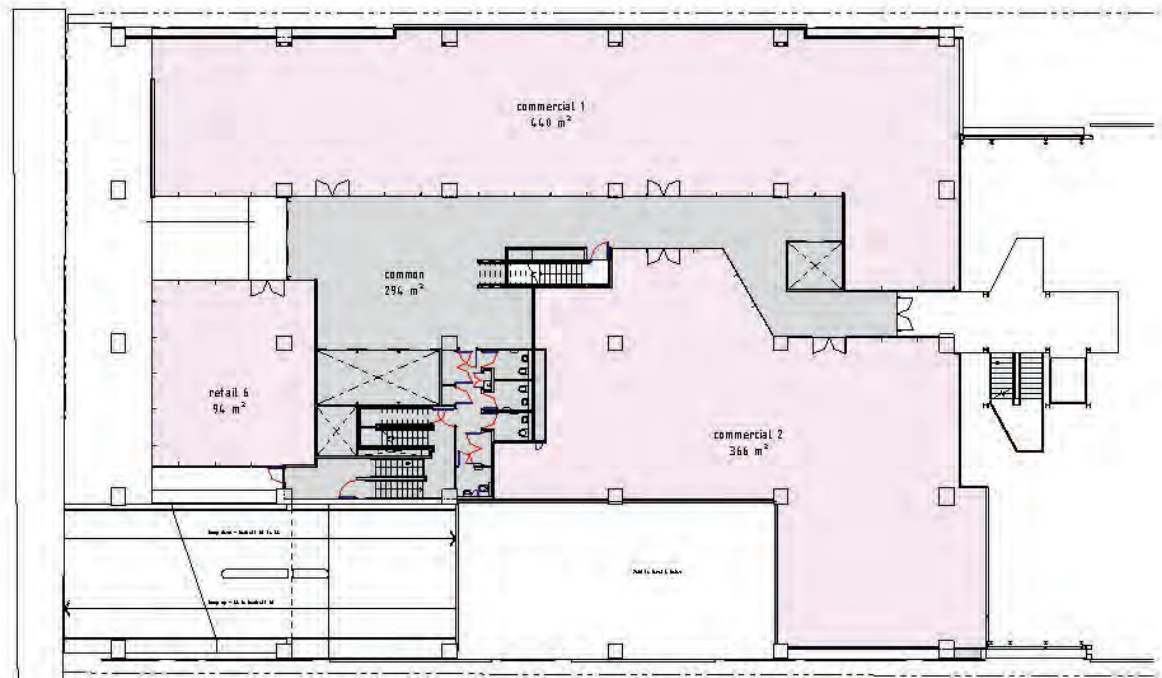
Level 5 - Boulcott Tower

Boulcott Tower



Willis Tower

Boulcott St





Telecom Central environmental sustainable design (ESD)

Management Measures

- Green Star NZ accredited professional appointed
- Enhanced Commissioning and Environmental Management practices adopted
- First 12 month fine tuning of building
- Building user guide
- 70% of demolition and construction waste by weight to be recycled

Indoor Environmental Quality Measures

- Minimum outdoor air system +100% above code with heat recovery. (50% for fan coil or VRV option)
- CO2 monitoring and control
- High frequency ballasts
- Lighting system with 400 Lux average maintained illuminance
- Noise levels to AS/NZS 2107:2000 with sound levels between 40-45 dB LAeqT for open plan offices
- Low VOC paints and carpet
- Low formaldehyde MDF if used for the fit-out

Energy Measures

- New double glazing curtain wall system
- Highly insulated roof (R3) with light/mid colour range
- Active chilled beam air conditioning system with 4 pipe heat recovery chiller or a combination of all three (or fan coil with 4 pipe heat recovery chiller or VRV system)
- T5 high efficiency lighting with perimeter and atrium lighting dimming, and cleaning light reduction facilities. Lighting energy density $\leq 10\text{w/m}^2$ installed capacity
- Occupancy sensing and control of compact fluorescent or LED lighting in toilets
- Photocell control of external lighting
- Main electrical and tenancy sub-metering of loads with monitoring via the BMS

Transport Measures

- Good proximity to buses and rail
- Car parking within building less than 50% of council maximum
- Cycling facilities for 5% of staff and for visiting public at entries

Water Measures

- Low water use sanitary fixtures. AAAA Smart flush Toilets and AAAA taps and AAA showers or equivalent
- No cooling towers
- Roof water recovery and re-use for toilet flushing
- Water metering and monitoring via the BMS

Materials Measures

- Low environmental impact paints
- Sustainable timber sources
- Carpet selected from an Environmental Choice supplier
- Integrated tenant fit-out
- Ceramic Tiles to toilets
- Re-cycling store
- Re-use of existing structure

Land Use and Ecology

- Re-use of land

Emissions

- No light pollution
- No cooling tower
- Zero ozone depleting insulants and refrigerants



Contact Details

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