

ORA — BUSINESS PARK

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by Ora
Property
Group

orapropertygroup.co.nz



Eat. Work. Live. Connect.

The Centre of Every Connection

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One.

Introduction



**Ora Business Park is built on a simple yet powerful idea:
UNINTERRUPTED CONNECTION.**

A destination where business meets opportunity, community fosters connections, and convenience is built into everyday life.

Every space, experience, and interaction has been designed to create meaningful connections that drive growth, engagement, and discovery. At Ora Business Park, everything comes together, creating a larger than life destination greater than the sum of its parts.



Introducing Ora Business Park

Linking Food, Business, Convenience, and Lifestyle.

Ora Business Park is more than a destination; it is a high-quality mixed-use development set to become Nawton's newest commercial and light industrial hub, bringing people, businesses, and everyday essentials together in one connected location.

Strategically crafted as a vibrant landmark on Avalon Drive in Hamilton, the development seamlessly brings together food and beverage, wholesale retail, light industrial, and residential living to create a vibrant hub of activity. Across two distinctive buildings, each with its own unique identity, the development creates a comprehensive experience that supports the way people live, work, connect, and engage with the community.

From morning coffee and daily services to business operations and modern living, every aspect of the development has been carefully crafted to create an environment where opportunity meets convenience and business meets community.

Ora Business Park creates a destination that serves the community today while delivering lasting value for tomorrow.

One Destination. Different Possibilities.

Thoughtfully curated as a mixed-use destination, Ora Business Park offers an atmosphere that encourages connection, discovery, and growth. The complementary mix of uses encourages daily interaction, repeat visits, and a vibrant atmosphere that supports both local businesses and the community they serve.

Whether you are an investor, business owner, entrepreneur, hospitality operator, Health and wellness providers, Gym provider, or service provider, Ora Business Park provides the flexibility and accessibility to bring your ambitions to life.



Two.

Proximity & Location

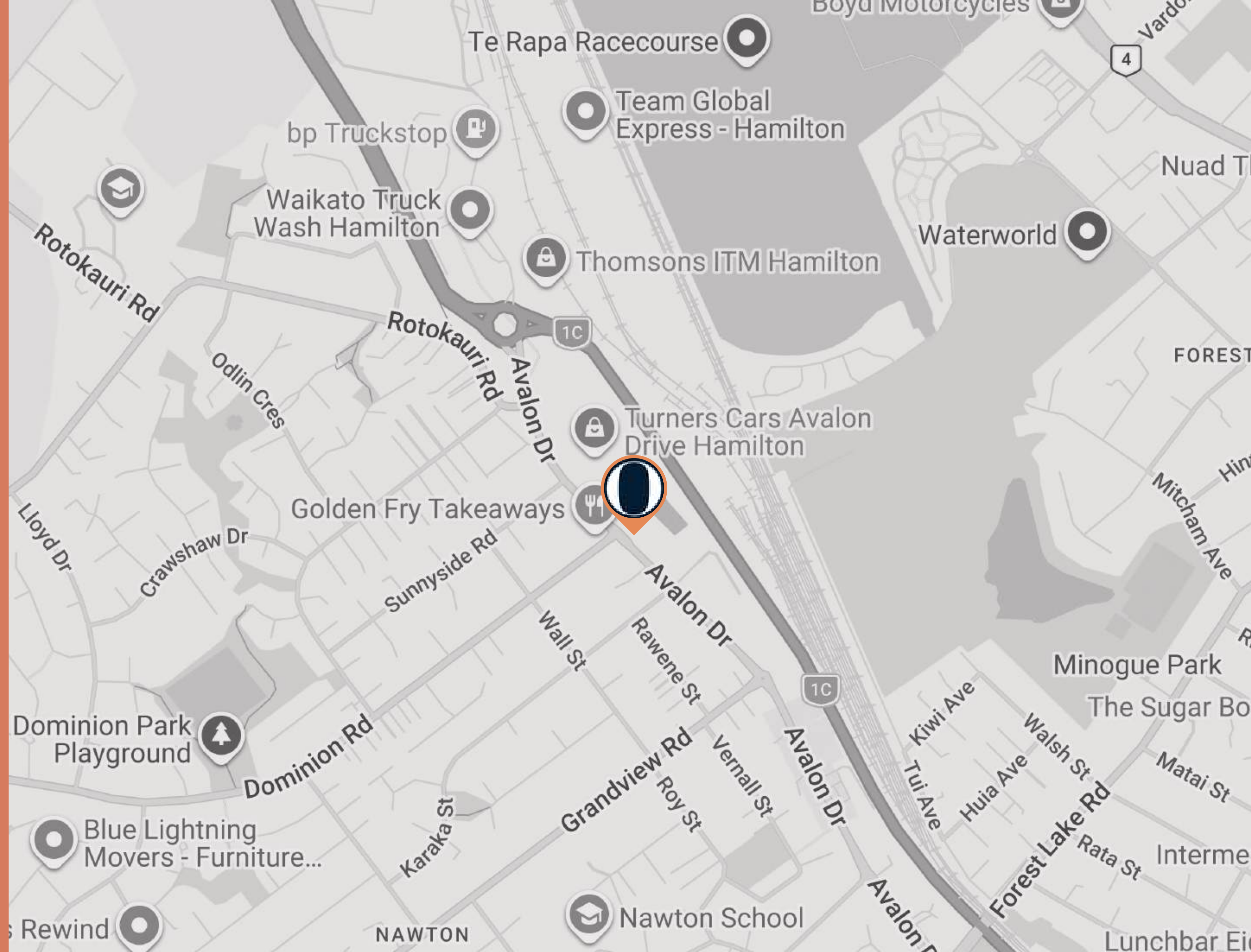
A prime address today.
A strategic investment for tomorrow.

Address:

96 Avalon Drive, Nawton,
Hamilton 3200

This development is strategically located at the northern end of Avalon Drive, one of Hamilton's key arterial roads, offering easy access to State Highway 1C that takes you to Auckland.

Positioned prominently at the roundabout intersection of Avalon Drive and Dominion Road, the site enjoys exceptional exposure, with approximately 21,000 vehicles passing by daily. This prime location provides excellent visibility, convenient accessibility, and strong presence for both businesses and visitors.



distance from *Ora Business Park* to major destinations

State Highway 1C

1 MINUTE

Caltex Petrol Station

1 MINUTE

Mobile Petrol Station

1 MINUTE

Turners Cars Auction

1 MINUTE

Pukeko Preschool

1 MINUTE

Avalon Childcare

1 MINUTE

Nawton School

2 MINUTES

Western Community Centre

2 MINUTES

Anytime Fitness

2 MINUTES

Avalon Medical Centre

2 MINUTES

Hamilton CBD

3 MINUTES

TE AWA The Base

6 MINUTES

Three.

Site plan

Site plan

One Destination.
Different Possibilities.

Ora Business Park is composed of two distinctive buildings — Building A & Building B — thoughtfully arranged around a central pedestrian and parking precinct, creating a connected destination where business, culture, and services come together seamlessly.

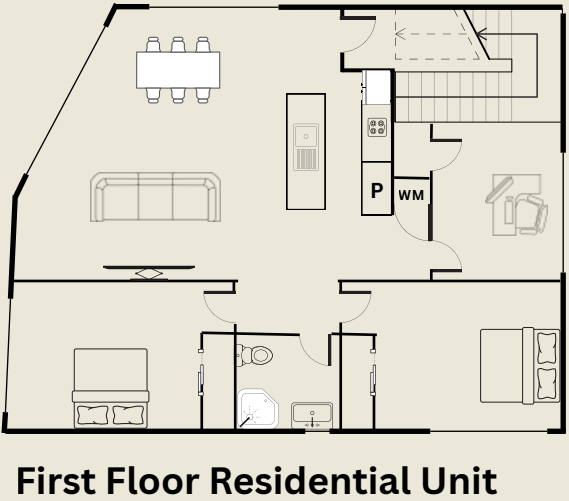
Building A — anchored by a complementary mix of:

- 3 Food & beverage tenancies
- 1 Laundromat
- 1 Flexible light industrial unit

Building B — comprises a food & beverage tenancy at ground level, with a residential apartment above featuring:

- Two bedrooms
- One office
- Open-plan kitchen and lounge
- One bathroom

This unique live-work configuration provides flexibility for owner-operators, investors, and businesses seeking a modern mixed-use opportunity.



A Canvas for Complete Customization.



Finished Delivery.

The ground floor tenancies at Ora Business Park are delivered as high-quality base build spaces, allowing occupants to tailor the interior fitout to their exact brand identity, operational requirements, and personal preferences.

Each tenancy is designed to offer a strong foundation for future fitouts, with key services and infrastructure carefully considered during construction to simplify the fitout process and reduce future costs.

Unlike the ground floor tenancies, the residential apartment above Unit 04 is delivered with a complete residential fitout, including kitchen, bathroom, flooring, fixtures, and finishes, providing a modern and comfortable living environment from day one.

Four.

Project Visuals



Disclaimer: The images shown are artist's impressions only. While we make every effort to ensure accuracy of the impressions, the completed development may vary in appearance. These impressions are intended for marketing purposes and should not be relied upon as exact representations of the finished development.



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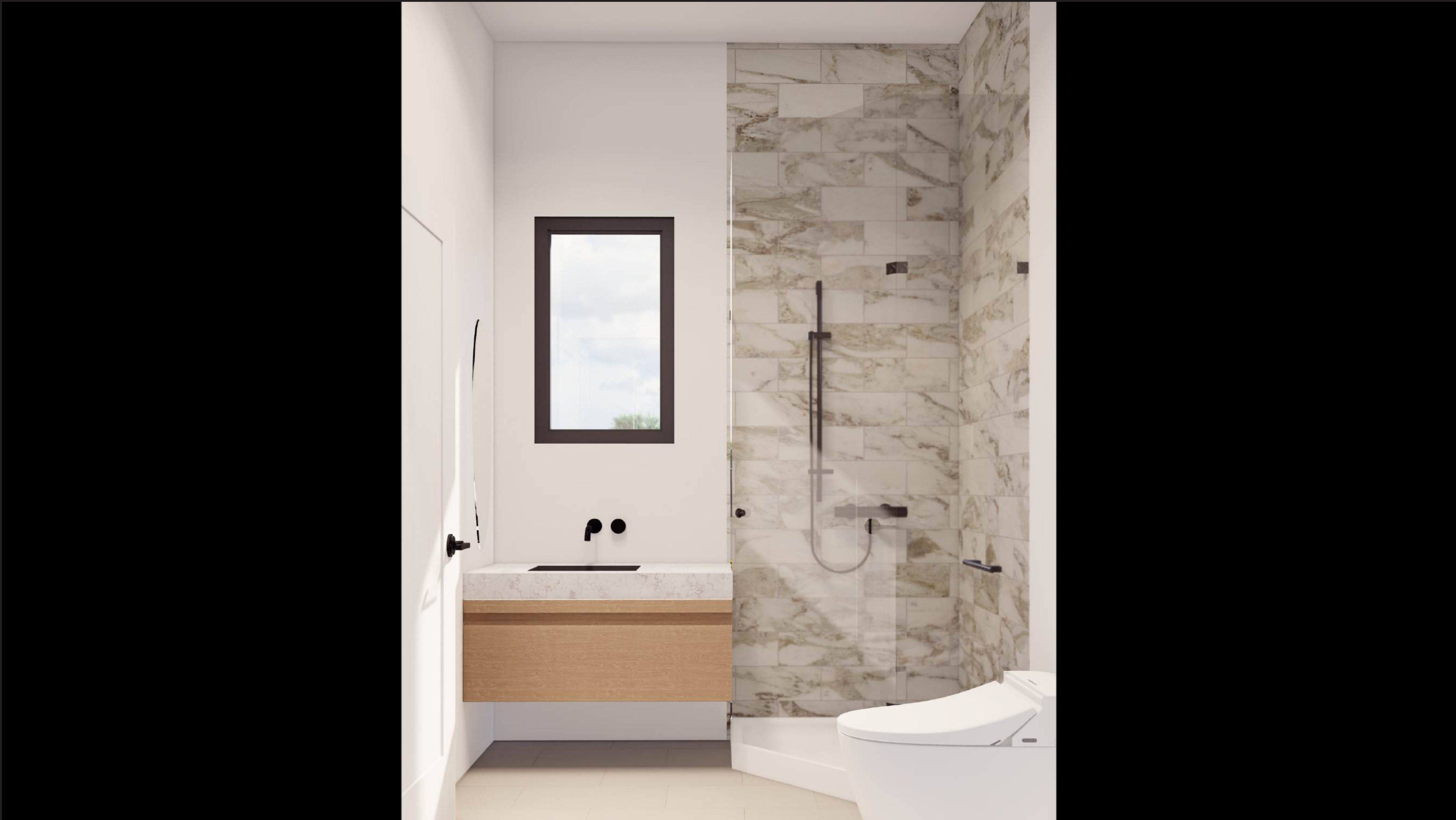
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Designed to inspire, built
to belong.

Five.

The Developer

About

Bringing Spaces to Life.

Ora Property Group is a Hamilton-based property development company delivering high-quality, architecturally designed residential, commercial and mixed-use developments in prime and emerging locations across Hamilton.

Our story starts with the core. A core of art, culture, and wonder. This core expands and extends in both directions creating a space that supports the way people live, work, play and learn. Each space is thoughtfully and tastefully crafted to deliver more than just buildings, but experiences that evolve with those who use them.

Whether you're a first home buyer or an investor, we are committed to delivering developments that meet real needs. From helping first home buyers step onto the property ladder to supporting Kiwis in building their financial future through property, our focus is on creating spaces people love and feel connected to.

Our Philosophy

Ora in Te Reo Māori means life — and every life journey begins with a line.

A line that gives direction, leads to new beginnings, and shapes the spaces where life unfolds.

From the first blueprint to the pathways that connect lives, we see the line as more than just a mark, it's a foundation, a purpose, and a story in motion. Our vision transforms lines into spaces that define your lifestyle where you live, work, play, and learn.

With a focus on precision and purpose, we craft spaces that inspire belonging and connection. Each project reflects our belief that lines guide not only the way we build but also the way we live, connecting aspirations, destinations, and experiences.

OUR
Vision

CRAFTING TOMORROW'S
COMMUNITIES *Today*

To become a trusted name in delivering future-ready, human-centric developments that set new benchmarks for quality, functionality, and emotional fulfillment in the Waikato real estate market.

OUR
Mission

DESIGNING
Spaces

INSPIRING
Lives

To deliver a feeling through buildings — positive energy that inspires belonging and makes a difference with people in the space they inhabit, whether they are residential, commercial, retail, or office spaces.



OUR CORE VALUES

Built On Strong Foundations

The principles that guide every decision, every design, and every development we undertake.

People First

We don't just build properties — we design, craft, and curate spaces around the needs, goals, and lifestyles of the people who use them. Every building we create is a vibrant space that tells a story where architecture, community, and daily life converge in perfect harmony.

Quality

Quality is at the core of everything we do. Our commitment to excellence is what truly distinguishes us in the property development industry. We go the extra mile to ensure every project is delivered with precision, care, and superior craftsmanship — consistently exceeding our clients' expectations and creating long-lasting value.

Reliability

We do what we say. From planning through to delivery, we operate with complete transparency and commitment to doing things the right way — building lasting trust with clients, partners and communities.

Agility

We are future-focused and ready to adapt quickly to any challenge. Our agile approach allows us to respond smartly and efficiently to changing market dynamics. With a fully engaged team and clear strategic vision, Ora Property Group is built not just to keep up with the future but to lead it.

Ora Property Group