

## COMMERCIAL VACANCIES AVAILABLE IMMEDIATELY



BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m <sup>2</sup>	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m <sup>2</sup> per month	PARKING
<p><b>Gateway West</b></p> <p>Located at the intersection of Lone Creek and Magwa Crescent. Adjacent to The Mall of Africa</p>	13 891	<p>Ground Floor - 360m<sup>2</sup></p> <p>Second Floor - 882m<sup>2</sup>- UNDER OFFER</p> <p>Third Floor - 1 091m<sup>2</sup></p> <p>Third Floor - 1 036m<sup>2</sup> - UNDER OFFER</p>	Floors can be let individually and sub-divided.	Immediately	<b>R190.00/m<sup>2</sup></b>	R1 100.00 per basement bay per month

## COMMERCIAL - NEW DEVELOPMENTS PIPELINE



BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m <sup>2</sup>	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m <sup>2</sup> per month	PARKING
<p><b>Corporate Campus</b></p> <p>Corner Waterfall Drive and Lethabo Close. 7 Free standing office buildings in an office park environment.</p>	Total Campus GLA of 35 000m <sup>2</sup>	<p>Building 2 - 4 500m<sup>2</sup> (Tenant Driven)</p> <p>Building 3 - 6 430m<sup>2</sup> (Spec)</p> <p>Building 4 - 4 500m<sup>2</sup> (Tenant Driven)</p> <p>Building 7 - 4 449m<sup>2</sup> (Tenant Driven)</p>	Please enquire for site plan and building brochure.	<p>Building 3 - April 2019</p> <p>Balance of buildings will be tenant driven.</p>	<p><b>Building 3 - R 183.00/m<sup>2</sup></b></p> <p><b>Balance of buildings rentals will be subject to the buildings start date.</b></p>	<p>Est 4.5 Bays per 100m<sup>2</sup></p> <p>Building 3 parking rentals: R 550.00 per open bay R 975.00 per basement bay</p> <p>Balance of parking rentals will be subject to the buildings start date</p>



<p><b>The Ingress</b></p> <p>New development on the corner of Magwa Crescent and Lone Creek Crescent, at the entrance to Waterfall City.</p>	Total Campus GLA of 23 000m <sup>2</sup>	<p>Phase 1: Building 1 - 4 500m<sup>2</sup> - FULLY LET Building 2 - 4 500m<sup>2</sup></p> <p>Phase 2: Building 3 - 4 000m<sup>2</sup> Building 4 - 4 000m<sup>2</sup> Building 5 - 4 000m<sup>2</sup></p>	Please enquire for site plan and building brochure.	<p>Building 2 - October 2019. Balance of buildings will be tenant driven.</p>	<b>R195.00/m<sup>2</sup></b>	<p>Est 4 Bays per 100m<sup>2</sup> (Overflow parking at The Mall of Africa)</p> <p>Basement Parking - R1 100.00</p> <p>Open Parking R 550.00</p>
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<p><b>"Waterfall Point</b></p> <p>New proposed development located on the corner of Woodmead and Waterfall Drive</p>	4 Buildings with a total campus GLA of 9 758m <sup>2</sup>	<p>Building 1 - 2 440m<sup>2</sup> - Sale enquiries only</p> <p>Building 2 - 2 440m<sup>2</sup> - Sale enquiries only</p> <p>Building 4 - 2 440m<sup>2</sup> - Rental enquiries only</p>	<p>Please enquire for building brochure and floor plans.</p> <p>Floor plates can be sub-divided to create smaller sizes of min 242m<sup>2</sup>.</p>	Beneficial Occupation available from 01 January 2019	<p><b>For Sale : R29 500.00/m<sup>2</sup></b></p> <p><b>For Lease : R175.00/m<sup>2</sup></b></p>	<p>Est 4.5 bays per 100m<sup>2</sup></p> <p>Basement Parking - R950.00</p> <p>Open Parking - R550.00</p>



<p><b>Ext 124 Offices</b></p> <p>Mixed Use precinct consisting of a hotel, and 4 office buildings ideally located within walking distance from the Mall of Africa just off Magwa Crescent</p>	4 Office Buildings with a total Campus GLA of 22 885m <sup>2</sup>	<p>Building 1 - 6 065m<sup>2</sup></p> <p>Building 2 - 4 785m<sup>2</sup></p> <p>Building 3 - 6 415m<sup>2</sup></p> <p>Building 4 - 5 620m<sup>2</sup></p>	Please enquire for building brochure and floor plans.	Tenant Driven	<b>R195.00/m<sup>2</sup></b>	<p>Est 4.5 Bays per 100m<sup>2</sup></p> <p>Parking rentals will be subject to building start date .</p>
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<p><b>Gateway East</b></p> <p>Located at the intersection of Lone Creek and Magwa Crescent. Next to the Gateway West building and adjacent to The Mall of Africa</p>	13 891m <sup>2</sup>	Total Building - 13 891m <sup>2</sup>	Please enquire for building brochure and floor plans.	Tenant Driven	<b>TBC and subject to start date of construction</b>	<p>Est 4 Bays per 100m<sup>2</sup></p> <p>(Overflow parking at The Mall of Africa)</p> <p>TBC and subject to start date of construction</p>
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## INDUSTRIAL NEW DEVELOPMENTS PIPELINE



BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m <sup>2</sup>	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m <sup>2</sup> per month	PARKING
<b>Waterfall Compact units (LP 8)</b>  Corner of K101 and Bridal Veil with entrance of Bridal Veil.	Spec Warehouse 1 - 4 651m <sup>2</sup>  Spec Warehouse 2 - 5 229m <sup>2</sup>	Spec Warehouse 1 - 4 651m <sup>2</sup> Spec Warehouse 2 - 5 229m <sup>2</sup>	Located in Distribution Campus	Beneficial Occupation - March 2019	<b>R65.00/m<sup>2</sup></b>	Included within the Nett Rental



<b>Waterfall Logistics Precinct South (LP 9 S)</b>  Bridal Veil Road, Waterfall	Two ERFs of 7 000m <sup>2</sup> each which can be joined together for a bigger user.	Warehouse from 7 000m <sup>2</sup> - 15 000m <sup>2</sup>	Two site locations that can be joined together for bigger use, visibility onto the K101.	Tenant Driven	<b>TBC</b>	Included within the Nett Rental
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<b>Waterfall Commercial District (LP 22)</b>  K101 and Beatty Street, Waterfall	316 000m <sup>2</sup>	316 000m <sup>2</sup>	Vacant site next to Amrod. Visibility onto the K101.	Tenant Driven	<b>TBC</b>	Included within the Nett Rental
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Gross rentals listed below **EXCLUDE** municipal rates and taxes and precinct levies

All rentals shown are Excl VAT

**PLEASE CONTACT BIANCA BARNES FOR ALL LEASING ENQUIRIES**

**071 362 7786 or 087 845 1144**