


Gross rentals listed below EXCLUDE municipal rates and taxes and precinct levies


All rentals shown are Excl VAT


COMMERCIAL VACANCIES AVAILABLE IMMEDIATELY


BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m ² per month	PARKING
 <p>Gateway West Located at the intersection of Lone Creek and Magwa Crescent. Adjacent to The Mall of Africa</p>	13 891	Second Floor - 883m ² Third Floor - 433m ² Third Floor - 950m ² Third Floor - 741m ² Entire Floor - 2,124m ²	Third Floor can be consolidated into 2120m ² . or can be let individually.	Immediately	R215/m² (Basic Rent - R159/m ² ; Ops - R2768/m ² & Assess Rates: R25/m ²) Tenant Incentive: 3 months BASIC RENT FREE; Broker Incentive: 150% BROKER COMM (SAPOA TARIFF)	R1 050.00 per basement bay per month Est 4 bays per 100m ²


COMMERCIAL - NEW DEVELOPMENTS PIPELINE

BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m ² per month	PARKING
 <p>Corporate Campus Corner Waterfall Drive and Lethabo Close. 7 Free standing office buildings in an office park environment.</p>	Total Campus GLA of 35 000m ²	Building 2 - Ptn 2nd Floor - 863,5m ² - Ptn 2nd Floor - 548,9m ² - Ptn 1st Floor - 284m ² Building 2 - Entire Grnd Ptn 1st Floor - 3365m ² Building 4 - 4,500m ² (Tenant Driven) Building 6 - 5,000m ² (Tenant Driven) Building 7 - 4,449m ² (Tenant Driven)	Please enquire for site plan and building brochure.	Building 2 available immediately (Ptn's 2nd Floor can be combined to one unit) Balance of buildings will be tenant driven	Building 2 - R 209/m² (Bais Rent - R 159/m ² ; Ops R25/m ² / R25/m ²) Excluded in the above will be an optional Restaurant Levy of R5,11/m ² Balance of buildings rentals and area m ² will be subject to the buildings start date.	Est 5 Bays per 100m ² Building 2 parking rentals: R 550.00 per open bay R 975.00 per basement bay Balance of parking rentals will be subject to the buildings start date


 <p>The Ingress 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 ²	Phase 1: Building 1 - 4 500m ² - FULLY LET Building 2 - 4 500m ² Phase 2: Building 3 - 4 000m ² Building 4 - 4 000m ² Building 5 - 4 000m ²	Please enquire for site plan and building brochure.	Building 2 - Beneficial November 2019. Balance of buildings will be tenant driven.	R223.00/m²	Est 4 Bays per 100m ² (Overflow parking at The Mall of Africa) Basement Parking - R1 100.00 Open Parking R 550.00
---	--	--	---	--	------------------------------	--

BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m ² per month	PARKING
 <p>Waterfall Point New proposed development located on the corner of Woodmead and Waterfall Drive</p>	4 Buildings with a total campus GLA of 9 758m ²	Building 1 - 1, 034m ² - Under Offer - Sales Building 2 - 2,339m ² - Under Offer - Lease Building 4 - 2,584m ² - Under Offer - Lease	Please enquire for building brochure and floor plans. Floor plates can be sub-divided to create smaller sizes of min 242m ² .	Beneficial Occupation available from 01 March 2019 and commencement from 01 May 2019.	For Sale : R25 260.00/m² For Lease : R205.00/m²	Est 4.5 bays per 100m ² For Sale: Basement Parking - R 125 000/bay Open Parking - R65 000/bay For Rental: Basement Parking - R 950.00 Open Parking - R550.00


 <p>The Africa 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 ²	Building 1 - 6 065m ² Building 2 - 4 785m ² Building 3 - 6 415m ² Building 4 - 5 620m ²	Please enquire for building brochure and floor plans.	Tenant Driven	R195.00/m²	Est 4.5 Bays per 100m ² Parking rentals will be subject to building start date .
--	--	--	---	---------------	------------------------------	---


 <p>Gateway East 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 ²	Total Building - 13 891m ²	Please enquire for building brochure and floor plans.	Tenant Driven	TBC and subject to start date of construction	R1 050.00 per basement bay per month
--	----------------------	---------------------------------------	---	---------------	--	--------------------------------------

RETAIL VACANCIES AVAILABLE IMMEDIATELY


BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m ² per month	PARKING	T/OVER %
 <p>Waterfall Corner Shop 51 Corner Woodmead Dr & Maxwell Dr, Midrand</p>	9,650.20m ²	216m ²	Located in Waterfall Corner	Beneficial Occupation - 1 December 2018	R230.00/m²	1 bay/100m ² R550.00 per bay	*8%

INDUSTRIAL NEW DEVELOPMENTS PIPELINE

BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m ² per month	PARKING
 <p>Waterfall Compact units (LP 8) Corner of K101 and Bridal Veil with entrance of Bridal Veil.</p>	Spec Warehouse 2 - 5 229m ²	Spec Warehouse 2 - 5 229m ²	Located in Distribution Campus	Beneficial Occupation - March 2019	R65.00/m²	Included within the Nett Rental

 <p>Waterfall Distribution Campus - Building C Corner of K101 and Bridal Veil with entrance of Bridal Veil.</p>	Spec Warehouse 2 - 5,200m ²	Spec Warehouse 2 - 4,600m ² Office: 630m ²	Located in Distribution Campus	Beneficial Occupation - July 2019	R65.00/m²	Included within the Nett Rental
--	--	--	--------------------------------	-----------------------------------	-----------------------------	---------------------------------

 <p>Waterfall Logistics Precinct South (LP 9 S) Bridal Veil Road, Waterfall</p>	Two ERFS of 7 000m ² each which can be joined together for a bigger user.	Warehouse from 7 000m ² - 15 000m ²	Two site locations that can be joined together for bigger use, visibility onto the K101.	Tenant Driven	TBC	Included within the Nett Rental
--	--	---	--	---------------	------------	---------------------------------

 <p>Waterfall Commercial District (LP 22) K101 and Beatty Street, Waterfall</p>	+/- 16 000m ²	+/- 16 000m ²	Vacant site next to Amrod. Visibility onto the K101.	Tenant Driven	TBC	Included within the Nett Rental
--	--------------------------	--------------------------	--	---------------	------------	---------------------------------

Gross rentals listed below EXCLUDE municipal rates and taxes and precinct levies
All rentals shown are Excl VAT

PLEASE CONTACT LUNGA SIKUTSHWA - CONTACT NO. 083 200 2576/ 062 102 6307
LANDLINE 087 845 1144