



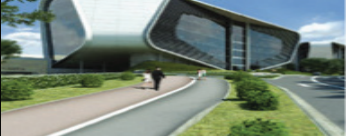






## COMMERCIAL VACANCIES AVAILABLE IMMEDIATELY

BUILDING IMAGE	BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m <sup>2</sup>	DATE AVAILABLE	GROSS RENTAL/m <sup>2</sup> per month	PARKING
	<b>Gateway West</b> Located at the intersection of Lane Creek and Magwa Crescent. Adjacent to The Mall of Africa	13 489	Second Floor - 883m <sup>2</sup> Third Floor - 950m <sup>2</sup> Third Floor - 741m <sup>2</sup>	Immediately.	<b>R215/m<sup>2</sup></b> (Basic Rent - R157,00/m <sup>2</sup> negotiable; Ops - R25/m <sup>2</sup> ; Rates & Prop taxes - R33,00/m <sup>2</sup> ) <b>Tenant Incentive: 3 MONTHS BASIC RENT FREE;</b> <b>Broker Incentive: 150% BROKER COMM (SAPOA TARIFF)</b>	R1 050,00 per basement bay Est 4 bays per 100m <sup>2</sup>
	<b>Allandale</b> Located at Allandale Close (Off Magwa Crescent adjacent to The Mall of Africa	15 359	Ground Floor - 568m <sup>2</sup>	Jul-19	<b>R215/m<sup>2</sup></b> (Basic Rent - R157,50/m <sup>2</sup> negotiable; Ops - R29,00/m <sup>2</sup> ; Rates & Prop taxes - R28,50/m <sup>2</sup> )	R1 050,00 per basement bay R650,00 per open bay per month Est 4 bays per 100m <sup>2</sup>
	<b>Maxwell Office Park</b> Located on 37 Magwa Crescent. Adjacent to The Mall of Africa	36 844	Building 2 - Ground Floor 723m <sup>2</sup> Building 2 - Ground Floor 303m <sup>2</sup> Building 3 - Ground Floor 1213m <sup>2</sup> Building 6 - Ground Floor 536m <sup>2</sup>	Jul 19	<b>R215/m<sup>2</sup></b> (Basic Rent - R157,75/m <sup>2</sup> negotiable; Ops - R25/m <sup>2</sup> ; Rates & Prop taxes - R28,50/m <sup>2</sup> )	R1000,00 per basement bay R650,00 per open bay per month Est 4 bays per 100m <sup>2</sup>

## COMMERCIAL - NEW DEVELOPMENTS PIPELINE

	<b>Corporate Campus</b> Corner Waterfall Drive and Lethabo Close. 7 Free standing office buildings in an office park environment.	Total Campus GLA of 35,000m <sup>2</sup>	Building 2 - Entire 2nd Floor - 2,093,60m <sup>2</sup> Building 4 - 4,500m <sup>2</sup> (Tenant Driven) Building 6 - 5,000m <sup>2</sup> (Tenant Driven) Building 7 - 4,449m <sup>2</sup> (Tenant Driven)	<b>Building 2 available immediately</b> Balance of buildings will be tenant driven.	Building 2 - <b>R 215/m<sup>2</sup></b> (Basic Rent - R 155/m <sup>2</sup> ; Ops R25/m <sup>2</sup> , and rates & taxes R35,/m <sup>2</sup> ) Excluded in the above will be an optional Restaurant Levy of R5,11/m <sup>2</sup> Balance of buildings rentals and area m <sup>2</sup> will be subject to the buildings start date.	Est 5 Bays per 100m <sup>2</sup> 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
	<b>The Ingress</b> New development on the corner of Magwa Crescent and Lane Creek Crescent, at the entrance to Waterfall City.	Total Campus GLA of 23,000m <sup>2</sup>	<b>Phase 1:</b> Building 1 - 4,500m <sup>2</sup> - FULLY LET Building 2 - 4,500m <sup>2</sup> <b>Phase 2:</b> Building 3 - 4,000m <sup>2</sup> Building 4 - 4,000m <sup>2</sup> Building 5 - 4,000m <sup>2</sup>	Building 2 - Beneficial November 2019. Balance of buildings will be tenant driven. Please enquire for site plan and building brochure.	R223,00/m <sup>2</sup>	Est 4 Bays per 100m <sup>2</sup> (Overflow parking at The Mall of Africa) Basement Parking - R1 100,00 Open Parking R 550,00
	<b>Waterfall Point</b> New proposed development located on the corner of Woodmead and Waterfall Drive	4 Buildings with a total campus GLA of 9,758m <sup>2</sup>	<b>Building 1 - 1, 034m<sup>2</sup> - Under Offer - Sales</b> <b>Building 2 - 2,339m<sup>2</sup> - Under Offer - Lease</b> <b>Building 4 - 2,384m<sup>2</sup> - Under Offer - Lease</b>	Beneficial Occupation available from 01 April 2019 and Commencement from 01 June 2019. Please enquire for building brochure and floor plans and updated list of units that are available.	For Sale : R25 500/m <sup>2</sup> For Lease : R215,00/m <sup>2</sup>	Est 4.5 bays per 100m <sup>2</sup> <b>For Sale:</b> Basement Parking - R 125 000/bay Open Parking - R 65 000/bay <b>For Rental:</b> Basement Parking - R 950,00 Open Parking - R550,00
	<b>Ext 124</b> 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	4 Office Buildings with a total Campus GLA of 22,885m <sup>2</sup>	Building 1 - 6,065m <sup>2</sup> Building 2 - 4,785m <sup>2</sup> Building 3 - 6,415m <sup>2</sup> Building 4 - 5,620m <sup>2</sup>	Building 1 - First quarter of 2020 Please enquire for building brochure and floor plans.	R195,00/m <sup>2</sup>	Est 4.5 Bays per 100m <sup>2</sup> Parking rentals will be subject to building start date .
	<b>Gateway East</b> Located at the intersection of Lane Creek and Magwa Crescent. Next to the Gateway West building and adjacent to The Mall of Africa	13,891m <sup>2</sup>	Total Building - 13,891m <sup>2</sup>	Tenant Driven Please enquire for building brochure and floor plans.	TBC and subject to start date of construction	R1 050,00 per basement bay per month

## INDUSTRIAL NEW DEVELOPMENTS PIPELINE

BUILDING IMAGE	BUILDING NAME	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m <sup>2</sup>	DATE AVAILABLE	NET RENTAL/m <sup>2</sup> per month	MONTHLY RENTAL PER MONTH PER PARKING BAY
	<b>Waterfall Compact units (LP 8)</b> Corner of K101 and Bridal Veil with entrance of Bridal Veil.	Spec Warehouse 2 - 5,229m <sup>2</sup>	Spec Warehouse 2 - 5,229m <sup>2</sup>	Beneficial Occupation - March 2019 (Located in Distribution Campus)	R65,00/m <sup>2</sup>	Included within the Net Rental
	<b>Waterfall Distribution Campus - Building C</b> Corner of K101 and Bridal Veil with entrance of Bridal Veil.	Spec Warehouse 2 - 5,200m <sup>2</sup>	Spec Warehouse 2 - 4,600m <sup>2</sup> Office: 630m <sup>2</sup>	Beneficial Occupation - July 2019 (Located in Distribution Campus)	R65,00/m <sup>2</sup>	Included within the Net 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>	Tenant Driven (Two site locations that can be joined together for bigger use, visibility onto the K101).	TBC	Included within the Net Rental
	<b>Waterfall Commercial District (LP 22)</b> K101 and Beatty Street, Waterfall	± 16 000m <sup>2</sup>	±16 000m <sup>2</sup>	Tenant Driven (Vacant site next to Amrod. Visibility onto the K101).	TBC	Included within the Net Rental

FOR ALL LEASING ENQUIRIES:

PLEASE CONTACT **LUNGA SIKUTSHWA - CONTACT NO. 062 102 6307**  
**LANDLINE 087 845 1144**

## LEASING TOOLKIT

Please be advised the below rates may be subject to change from time to time and are to be used as an estimate in order to calculate the final gross rental.

COMMERCIAL BUILDINGS	RATES AND TAXES JAN 2019 - JULY 2019	OPERATING COSTS JAN 2019 - JULY 2019
GATEWAY WEST	R 28,00	R 22,00
MAXWELL OFFICE PARK	R 28,50	R 20,00
CORPORATE CAMPUS - BUILDING 2	R 28,50	R 23,00
THE INGRESS - BUILDING 2	R 28,50	R 25,00
ATRIA	R 28,50	R 22,00
WATERFALL POINT	R 35,00	R 25,00

INDUSTRIAL BUILDINGS	RATES AND TAXES JAN 2019 - DEC 2019	LEVY COSTS JAN 2019 - DEC 2019
Distribution Campus - LP 8	TBC	R 0,80
Logistics Precinct North and South - LP 9	TBC	R 2,65
Commercial District - LP 22	TBC	R 1,45

Operating costs for industrial will be for the tenants account.  
Rates and Taxes for industrial will be subject to the final development