
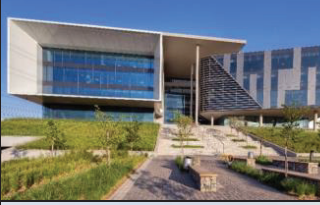









COMMERCIAL VACANCIES AVAILABLE IMMEDIATELY

BUILDING IMAGE	BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	DATE AVAILABLE	GROSS RENT/m ² per month	PARKING
	Gateway West Located at the intersection of Lone Creek and Magwa Crescent, Adjacent to The Mall of Africa	13 489	Second Floor - 882m ² Ground Floor - 360m ²	Immediately.	R215/m² (Basic Rent - R155,00/m ² negotiable; Ops - R26/m ² ; Rates & Prop taxes - R34,00/m ²)	R1 050,00 per basement bay per month Est 4 bays per 100m ²
	Allandale Located at Allandale Close (Off Magwa Crescent adjacent to The Mall of Africa	15,359	Ground Floor - 568m ²	Immediately.	R218/m² (Basic Rent - R155,00/m ² negotiable; Ops - R30,00/m ² ; Rates & Prop taxes - R33,00/m ²)	R1 050,00 per basement bay R650,00 per open bay per month Est 4 bays per 100m ²
	Maxwell Office Park Located on 37 Magwa Crescent, Adjacent to The Mall of Africa	Total Campus GLA 36844	Building 6 - Ground Floor 536m ² Building 6 - Ptn 2nd Floor 214m ²	Immediately	R219/m² (Basic Rent - R155,00/m ² negotiable; Ops - R30/m ² ; Rates & Prop taxes - R34,00/m ²)	R1000,00 per basement bay R650,00 per open bay per month Est 4 bays per 100m ²
	Corporate Campus Corner Waterfall Drive and Lethabo Close. 7 Free standing office buildings in an office park environment.	Total Campus GLA of 35,000m ²	Building 2 Portion 1st Floor - 284,1m ²	Building 2 available immediately Balance of buildings will be tenant driven.	Building 2 - R 215/m² (Basic Rent - R155/m ² ; Ops R25/m ² , and rates & taxes R35,/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
	The Ingress New development on the corner of Magwa Crescent and Lone Creek Crescent, at the entrance to Waterfall City.	Total Campus GLA of 23,000m ²	Phase 1: Ptn Ground Floor - 538,5m ² Entire First Floor - 1163,50m ² Entire Second Floor - 1163,6m ² Phase 2: Building 3 - 4,000m ² Building 4 - 4,000m ² Building 5 - 4,000m ²	Building 2 - available immediately Balance of buildings will be tenant driven. Please enquire for site plan and building brochure.	R220,00/m ²	Est 4 Bays per 100m ² (Overflow parking at The Mall of Africa) Basement Parking - R1 100,00 Open Parking R 550,00

COMMERCIAL - NEW DEVELOPMENTS PIPELINE

	Corporate Campus Corner Waterfall Drive and Lethabo Close. 7 Free standing office buildings in an office park environment.	Total Campus GLA of 35,000m ²	Building 4 - 4,500m ² (Tenant Driven) Building 6 - 5,000m ² (Tenant Driven) Building 7 - 4,449m ² (Tenant Driven)	Balance of buildings will be tenant driven.	Building 2 - R 215/m² (Basic Rent - R155/m ² ; Ops R25/m ² , and rates & taxes R35,/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
	The Ingress New development on the corner of Magwa Crescent and Lone Creek Crescent, at the entrance to Waterfall City.	Total Campus GLA of 23,000m ²	Phase 1: Ptn Ground Floor - 538,5m ² First Floor - 1163,50m ² Second Floor - 1163,6m ² Phase 2: Building 3 - 4,000m ² Building 4 - 4,000m ² Building 5 - 4,000m ²	Building 2 - available immediately Balance of buildings will be tenant driven.		Est 4 Bays per 100m ² (Overflow parking at The Mall of Africa) Basement Parking - R1 050,00 Open Parking R 550,00
	Waterfall Point New proposed development located on the corner of Woodmead and Waterfall Drive	4 Buildings with a total campus GLA of 9,758m ²	Building 1 - Unit 106 - 235m ² Unit 108 - 239m ² Building 3 Unit 301 - 353m ² Unit 302 - 210m ² Unit 308 - 235m ²	Available immediately	For Sale : R25 500/m ²	Est 4.5 bays per 100m ² For Sale: Basement Parking - R 125 000/bay Open Parking - R65 000/bay
	Nexus 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 23,000m ²	Building 1 - 6,874m ² (1598m ² < 1800m ² per floor) Building 2 - 4,953m ² (1120m ² < 1300m ²) per floor Building 3 - 6,200m ² Building 4 - 5,020m ²	Building 1 - First quarter of 2021 Please enquire for building brochure and floor plans.	Gross Rent R200/m ²	Est 4.5 Bays per 100m ² Parking rentals will be subject to building start date .
	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	13,891m ²	Total Building - 13,891m ²	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 ²	DATE AVAILABLE	NET RENTAL/m ² per month	MONTHLY RENTAL PER MONTH PER PARKING BAY
	Waterfall Logistics Precinct South (LP 9S) Bridal Veil Road, Waterfall	Two ERFs of 7,000m ² each which can be joined together for a bigger user.	Warehouse from 7,000m ² - 15,000m ²	Tenant Driven (Two site locations that can be joined together for bigger use, visibility onto the K101).	TBC	Included within the Net Rental
	Waterfall Commercial District (LP 22) K101 and Beatty Street, Waterfall	± 16 000m ²	±16 000m ²	Tenant Driven (Vacant site next to Amrod, Visibility onto the K101).	TBC	Included within the Net Rental

FOR ALL LEASING ENQUIRIES:

BROKER LIAISON: LUNGA SIKUTSHWA

083 2002576

Email: lungu@atacq.co.za

Landline: 012 010 3487