

# 345 Rivonia Road Rivonia





## Unlock the potential of space

A space is more than its surface area and walls; it's a canvas for human experience. More than structure and aesthetics, spaces enable connections and inspire. Spaces engage us; they are sensory and invite interaction. They draw us in and influence our wellbeing. Spaces hold history. They can be imagined and reimaged. At Investec Property, we don't just look at how a space is, but at how it can be and what it can bring to people's lives.

We see the value it holds and the opportunities it presents.

We see the potential of space.

## Location

We get the fundamentals right. Everything we've achieved is built on the understanding that location is strategic. Once we have the right location and understand the context of the space, we begin to imagine how we can repurpose it to its full potential. Then, we create a sought-after environment that both complements and adds to its surrounds. It's how we develop quality assets that hold value and deliver attractive long-term returns.

## Relation

We engage with our stakeholders and tenants to understand their requirements now, and we anticipate how these might change in future. From this knowledge, we evolve spaces so that they work optimally for our occupiers. We also prioritise the preservation of sound covenants to ensure low vacancies. By valuing and investing in human connections, we maximise long-term wealth creation and extract value for our stakeholders.

## Innovation

We innovate to realise the potential of space and collaborate with new partners, shifting the emphasis from assets to experiences that meet our clients' needs.



# 345 Rivonia Road Rivonia, Gauteng

### 10 500m<sup>2</sup> of prime office space

Vacancy	Wing	Floor
1 918m <sup>2</sup>	North	Ground Floor (Sub-divisible)
233m <sup>2</sup>	North	First Floor
433m <sup>2</sup>	North	First Floor
748m <sup>2</sup>	North	First Floor
554m <sup>2</sup>	South	First Floor
Gross rental		R125/m <sup>2</sup>

- All areas sub-divisible from 250m<sup>2</sup> upwards
- Backup generator and water
- 24 hour security (onsite CCTV monitoring)
- Nearby retail amenities
- Signage opportunity





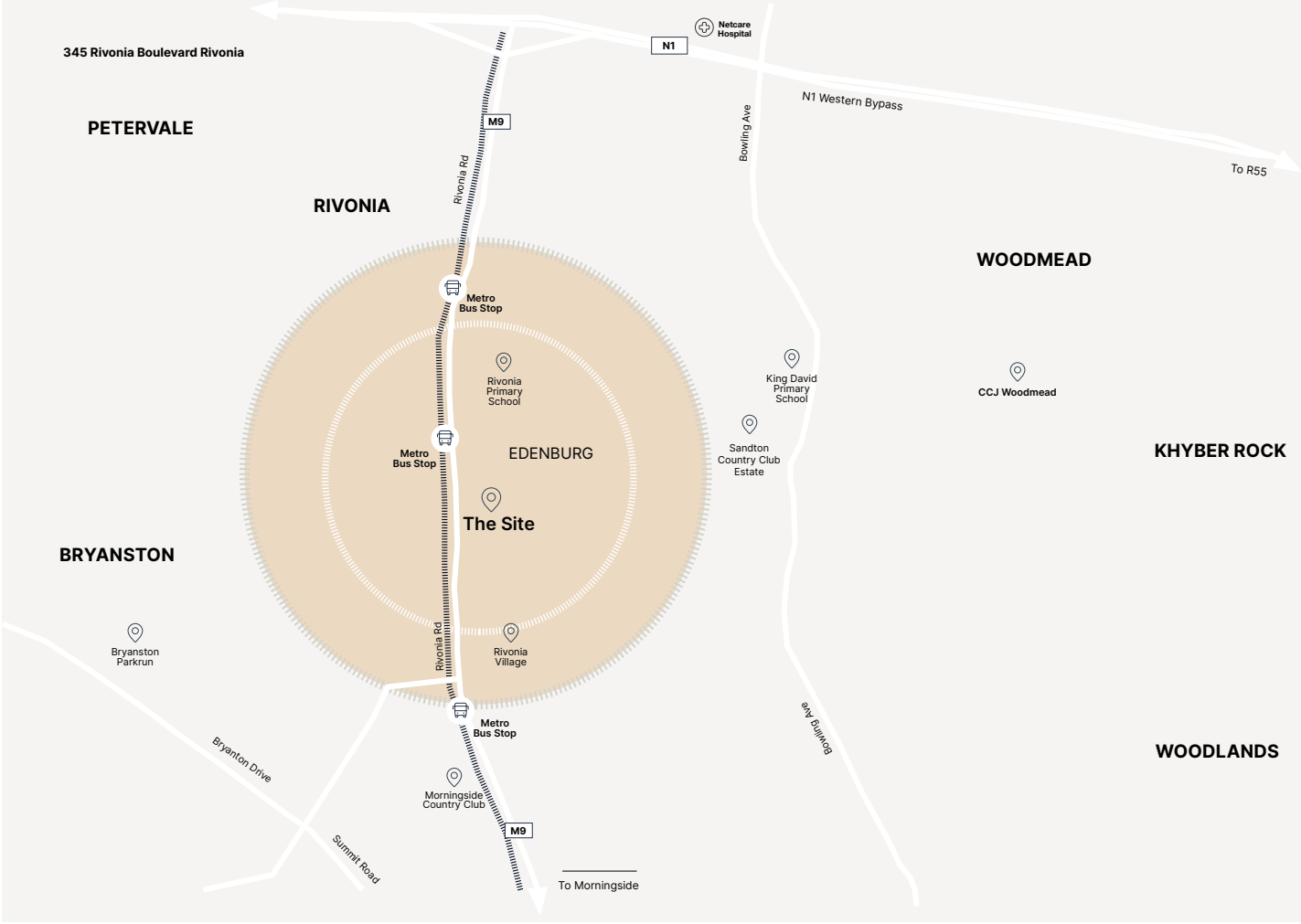
## Overview

With a total of 10 500m<sup>2</sup> A-Grade office space, 345 Rivonia is the perfect place for your business. The office comprises of two buildings that are interlinked by a triple-volume gallery with grand entrances that offer an impressive sense of arrival which encourages interaction and secure ease of movement between the buildings.

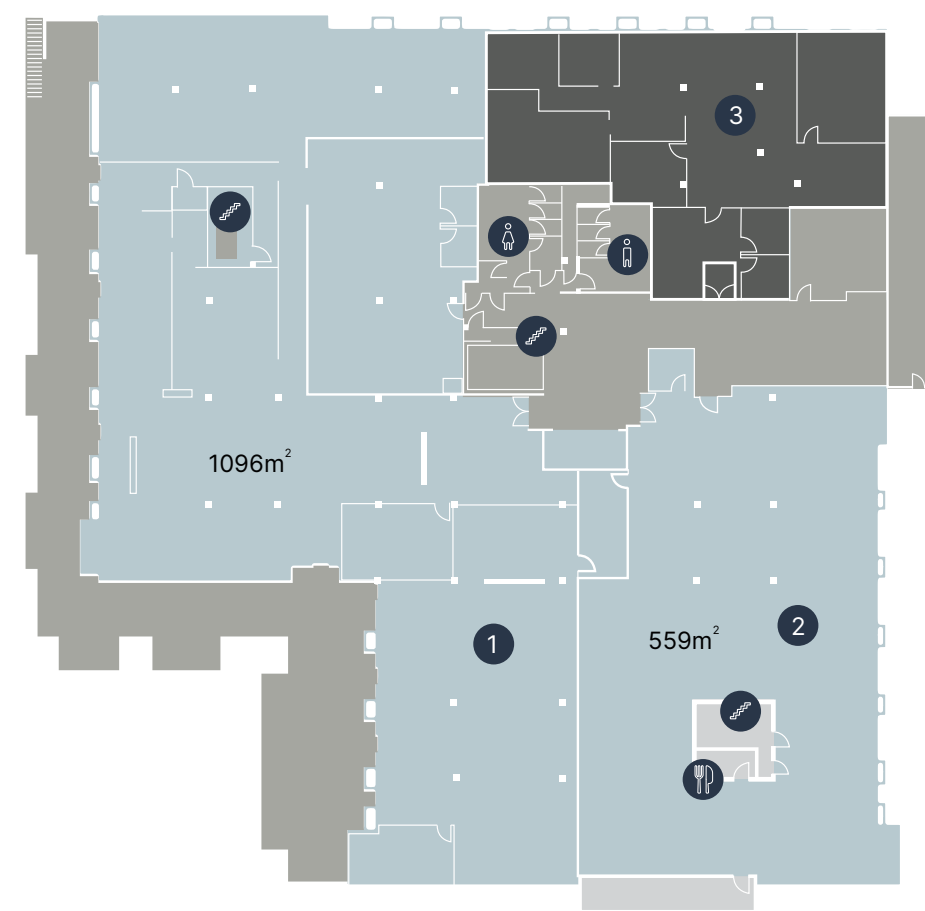
### Features of the buildings:

- Ample staff and visitors parking
- High quality finishes and generous spatial proportions
- Good Security, with cameras
- Easy Access to the N1 and BRT stops
- An 800KvA back up generator
- 24-hour monitoring and access control
- Within walking distance to restaurants, gyms and a wide array of retail centres

# Locality Map



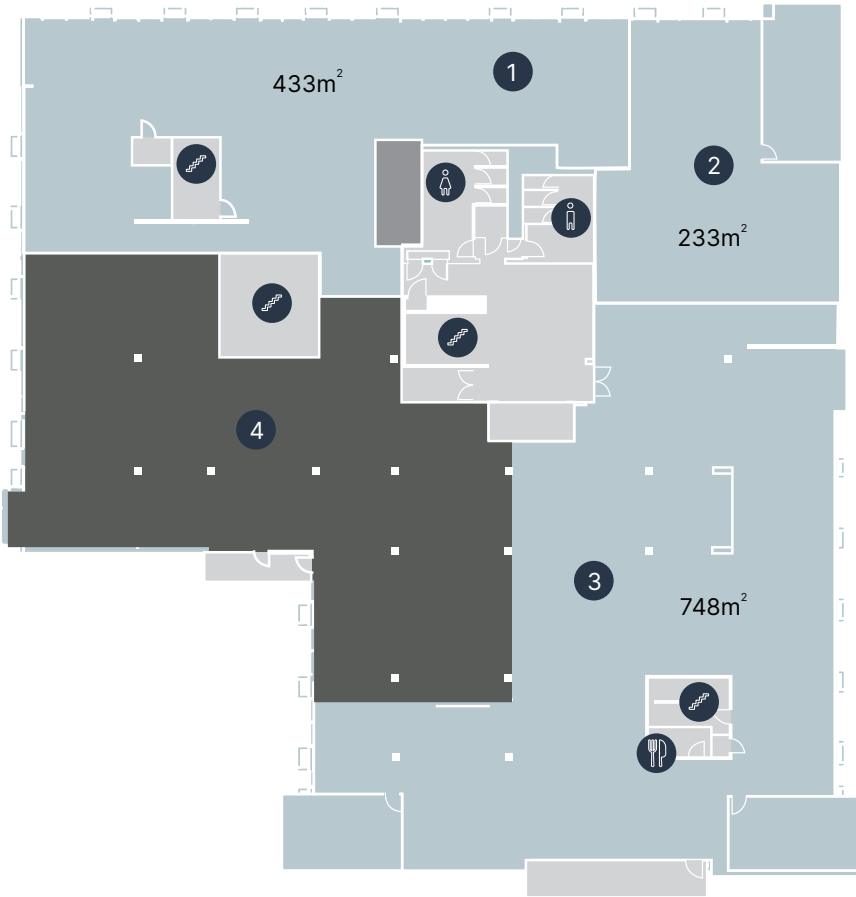
Ground Floor | North wing (Proposed subdivisions)



- Key
- 1 Office space
  - 2 Office space
  - 3 Tenanted
  - Female
  - Male
  - Stairs

Leasable Area 1655m<sup>2</sup>

First Floor | North wing (Proposed subdivisions)

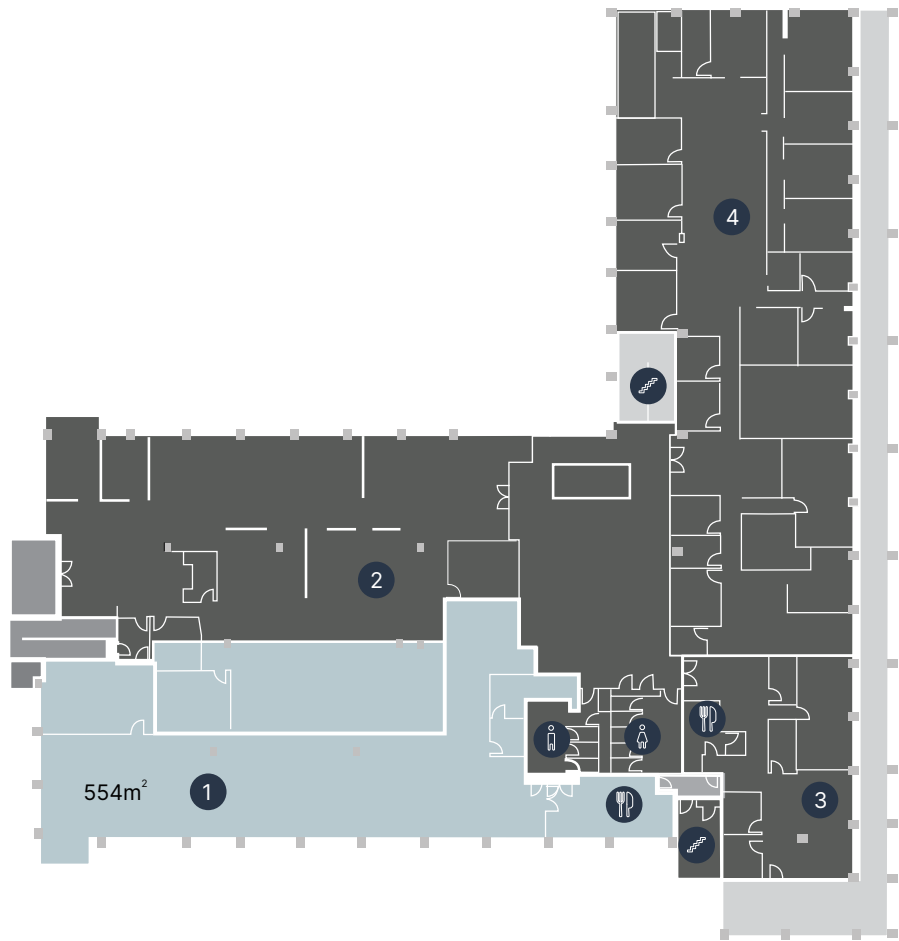


- Key
- 1 Office space
  - 2 Office space
  - 3 Office space
  - 4 Tenanted
  - Female
  - Male
  - Stairs

Leasable Area 1414m<sup>2</sup>



First Floor | South wing



Key

- ① Office space
- ② Tenanted
- ③ Tenanted
- ④ Tenanted
- ♀ Female
- ♂ Male
- 🌀 Stairs

Leasable Area      554m²









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