



The Firs

Rosebank, Gauteng

Out of the Ordinary

 **Investec**
Property Fund



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 reimagined. At Investec Property Fund, 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.



The Firs

Rosebank, Gauteng

13 089m² of prime office space and retail

Vacancy	Office space
535m ²	First Floor
565m ²	2nd Floor
968m ²	2nd Floor
487m ²	3rd Floor
Gross rental	R190/m²

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.









Overview

The Firs, situated in Johannesburg's northern suburb of Rosebank is a landmark in the bustling and cosmopolitan node of the 'mixed-use' Rosebank precinct. The Firs has undergone an impressive redevelopment and is now an enhanced multi-use complex, living up to its promise of unique work, shop and dine experiences. The vision was to provide a lifestyle-orientated yet intimate selection of retail outlets complemented by distinctive high-end dining establishments.

The restaurant piazza offers a perfect combination of tranquility and social buzz, with exclusivity remaining key, catering specifically to the aspirations and desires of the modern patron. The imposing triple-volume office lobby with collaborative seating areas and outdoor patio complement the 8200m² of A-grade offices with easy access to underground parking.

This prime location is well served for commuting by public transport with Rosebank Gautrain station walking distance from the centre, which is on the Bus Rapid Transport Network. The M1 highway interchange is also proximate, providing easy connections to other areas.

Locality Map



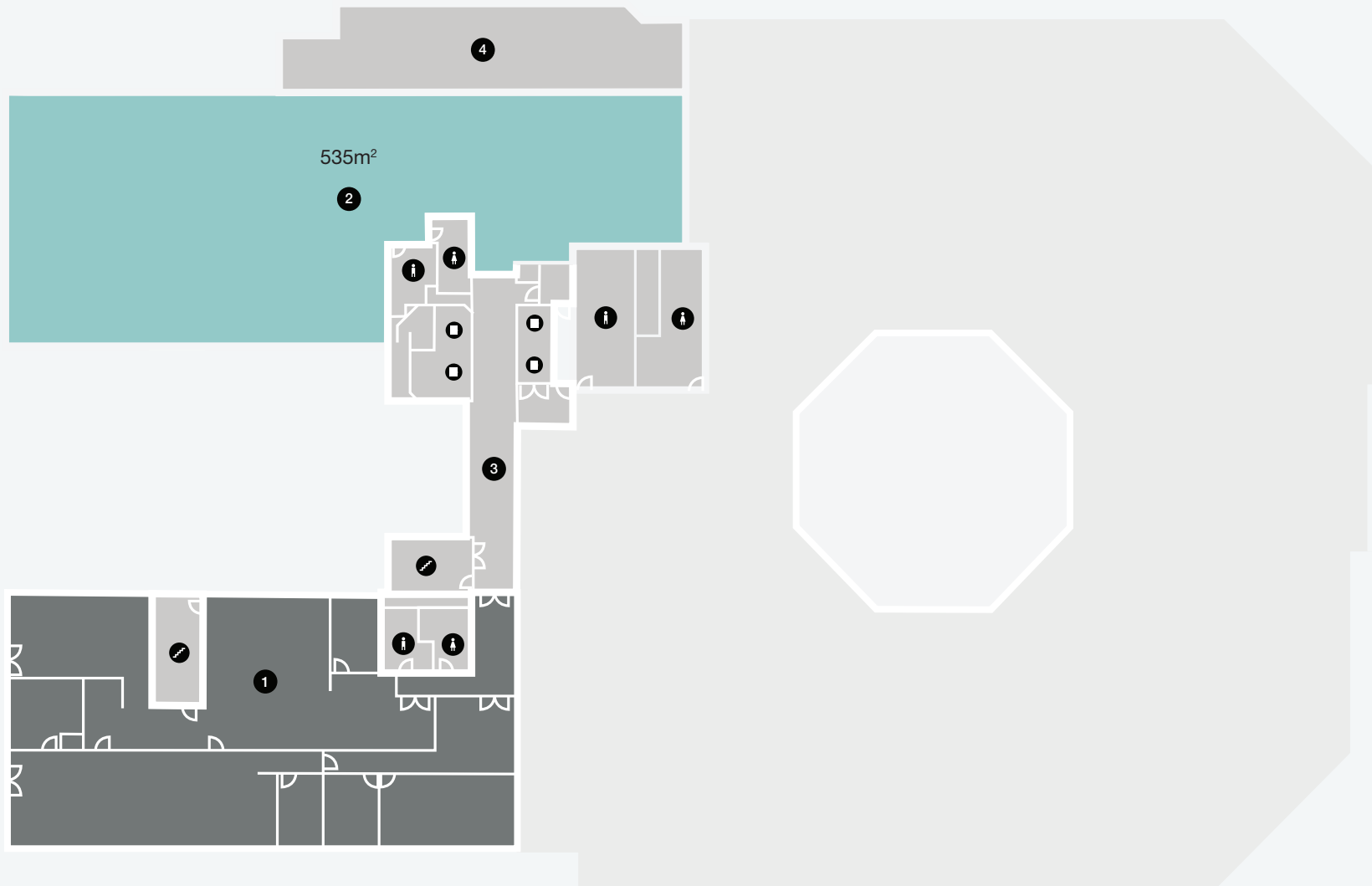




The Firs | First Floor

Key

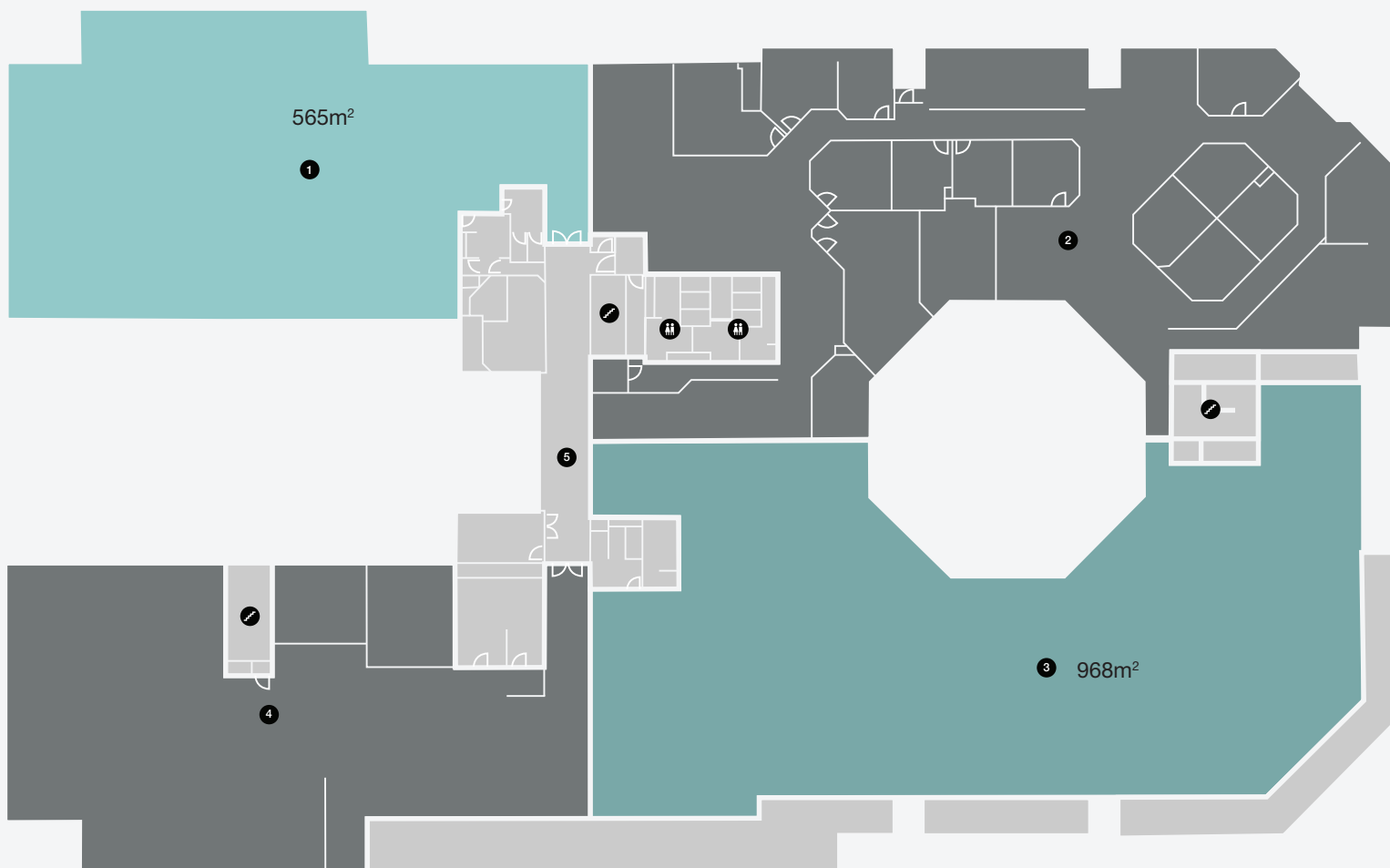
- 1 Tenanted
- 2 Vacant
- 3 Lobby area
- 4 Terrace



The Firs | Second Floor

Key

- 1 Vacant
- 2 Tenanted
- 3 Vacant
- 4 Tenanted
- 5 Common area



2nd Floor - 968m²



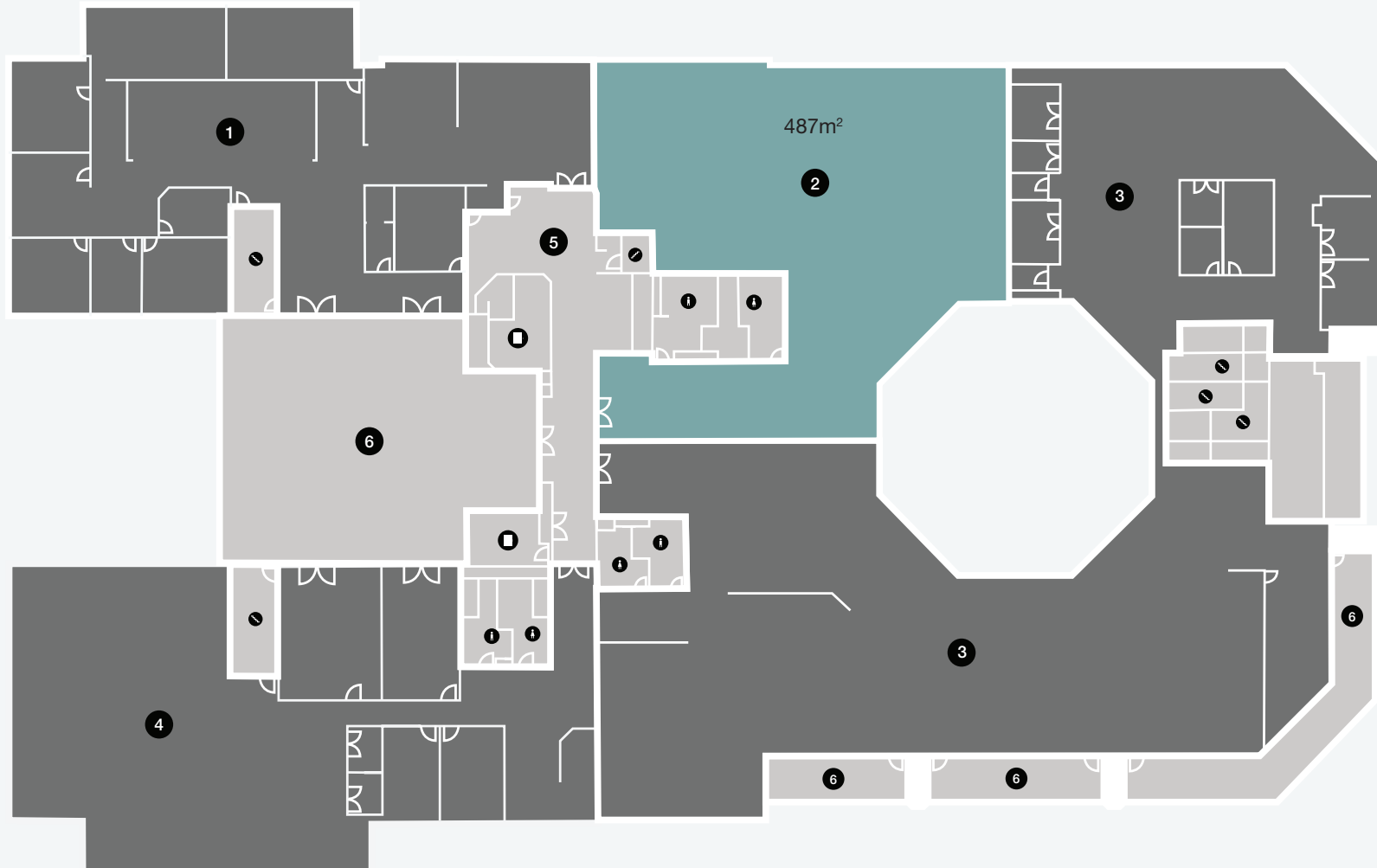
Conceptual designs



The Firs | Third Floor

Key

- 1 Tenanted
- 2 Vacant
- 3 Tenanted
- 4 Tenanted
- 5 Lobby area
- 6 Terrace





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