

**61 Katherine,
Sandown,
Gauteng**

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.

**61 Katherine,
Sandown,
Gauteng**





The perfect place to do business

61 Katherine is a multi-tenanted 25 000m² office building situated in a prominent position off the intersection of Katherine Street and Rivonia Road in the heart of the Sandton CBD. This locality, with easy access and prime brand exposure makes it the perfect space for your business.

**Prime location
in Sandton
Superblock**



61 Katherine is located within the strategic “Sandton Core Precinct” – an approved precinct plan which will guide current and future development and pedestrianisation within the business node.

The property falls within the Sandton “Superblock” (bound by Katherine Street, Rivonia Road and West Street) forming part of the new Sandton Central surrounding the Gautrain Station and Sandton City Mall.

- The precinct is directly linked by the intensive Bus Rapid Transport route and Gautrain feeder buses transport network.
- Within walking distance to the Gautrain station and around the corner from the only pedestrian friendly access to Sandton City.
- Close to the proposed new Chislehurst road network linking the Sandton and Weirda Valley precinct, exiting at Illovo and bypassing the main arterial route through Sandton.

The flexible space will offer the following features:

- Open plan and cellular offices
- Executive areas
- Client and staff meeting rooms
- Conference facilities
- High level security and access control
- Coffee bar / restaurant
- Gym



Key features for your benefit

Classification

A-Grade Offices

Total Building GLA

25 000m²

Parking Bays

1031Bays

Height

10 storeys

Zoned

Business 4

Parking Ratio

4 bays per 100m²

Date of completion

Q3 2016

Usable Area (variable)

228m² - 1600m² (smaller floor plates)

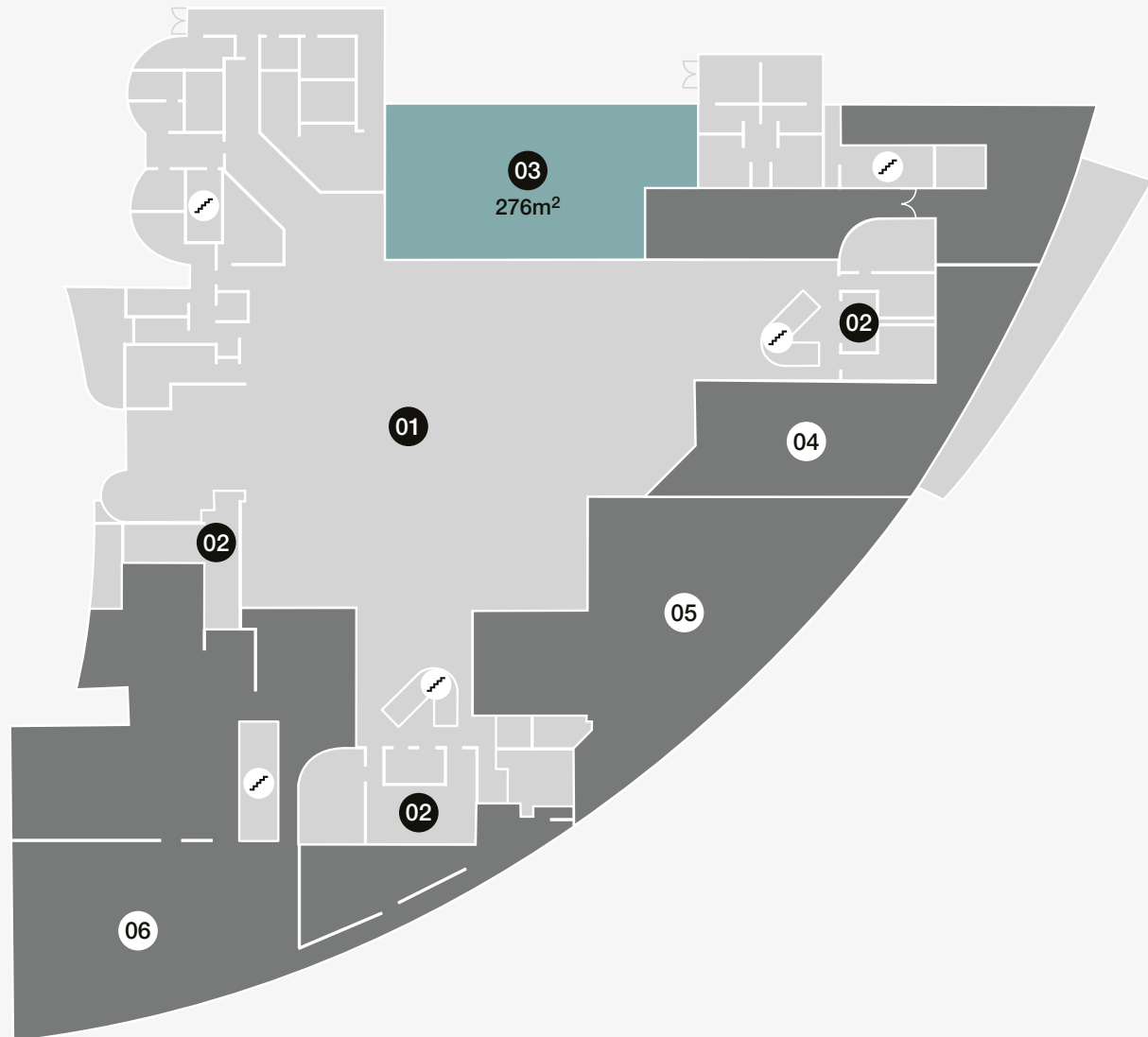
Locality Map



Ground Floor

Key

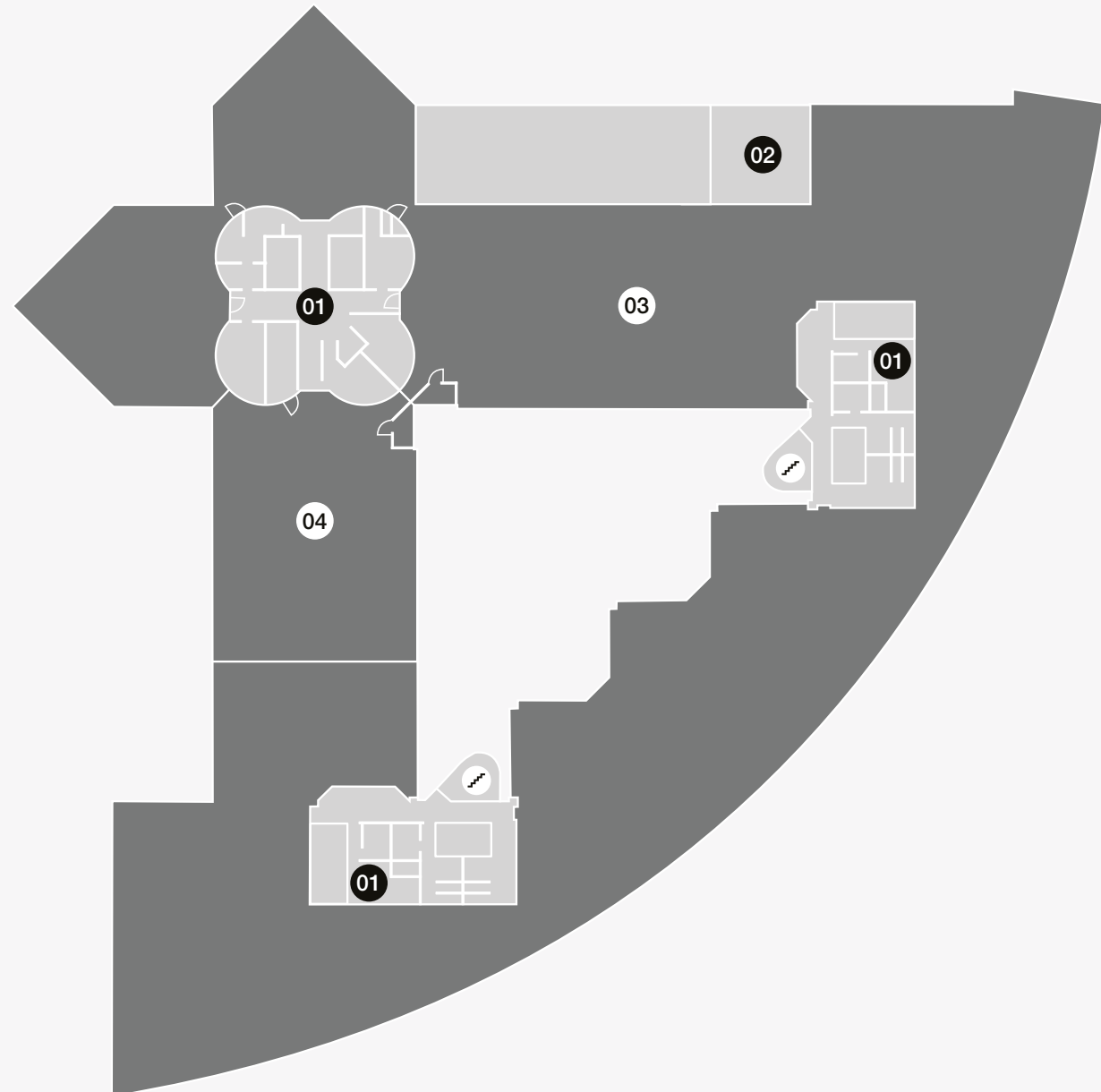
- | | | |
|----------------|----------------|----------|
| ① Common Area | ④ Tenant | 🚪 Stairs |
| ② Lift | ⑤ Vacant Space | |
| ③ Vacant Space | ⑥ Tenant | |



First Floor

Key

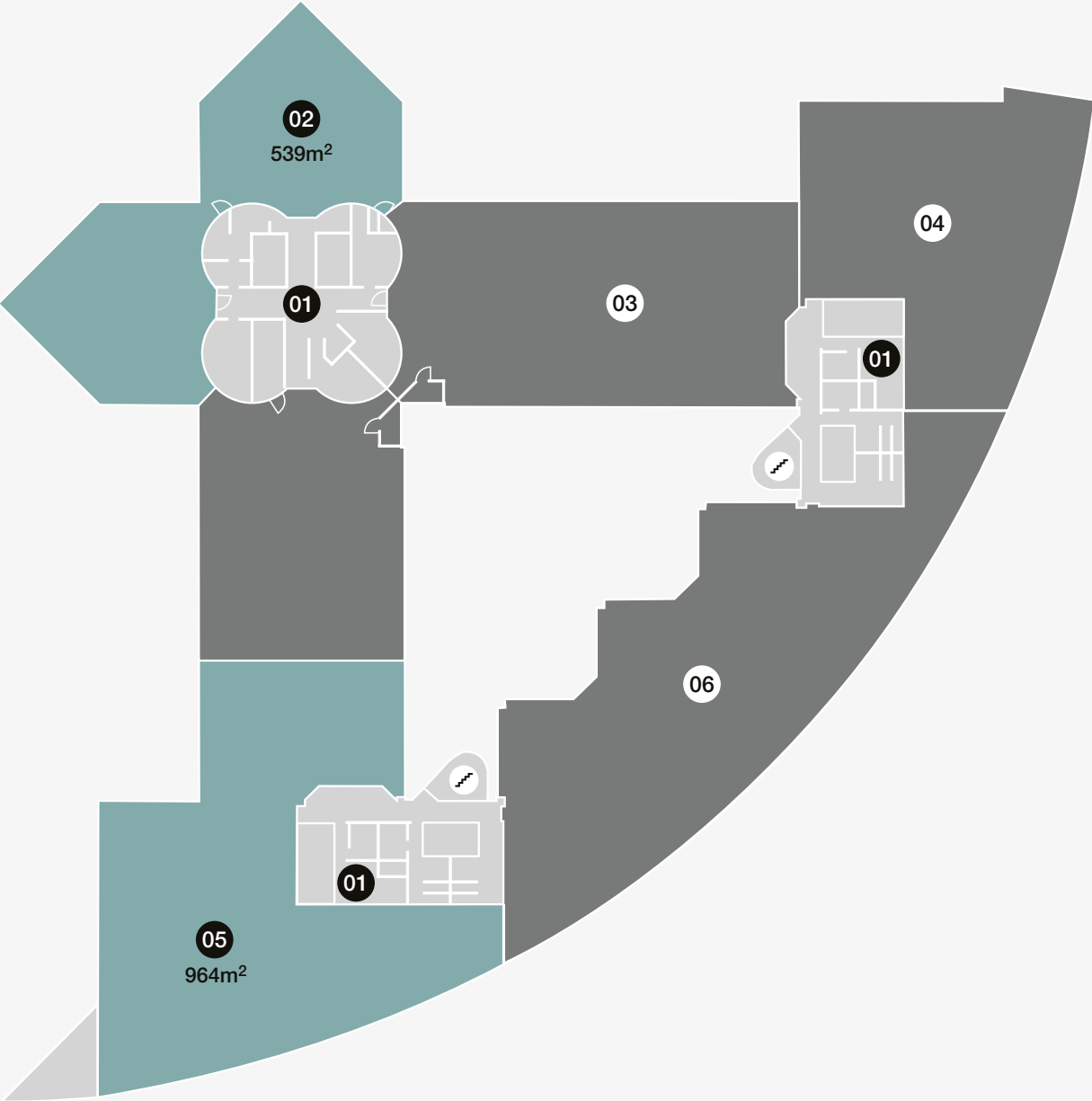
- ① Common Area
- ② Terrace
- ③ Tenant
- ④ Tenant
- 🌀 Stairs



Second Floor

Key

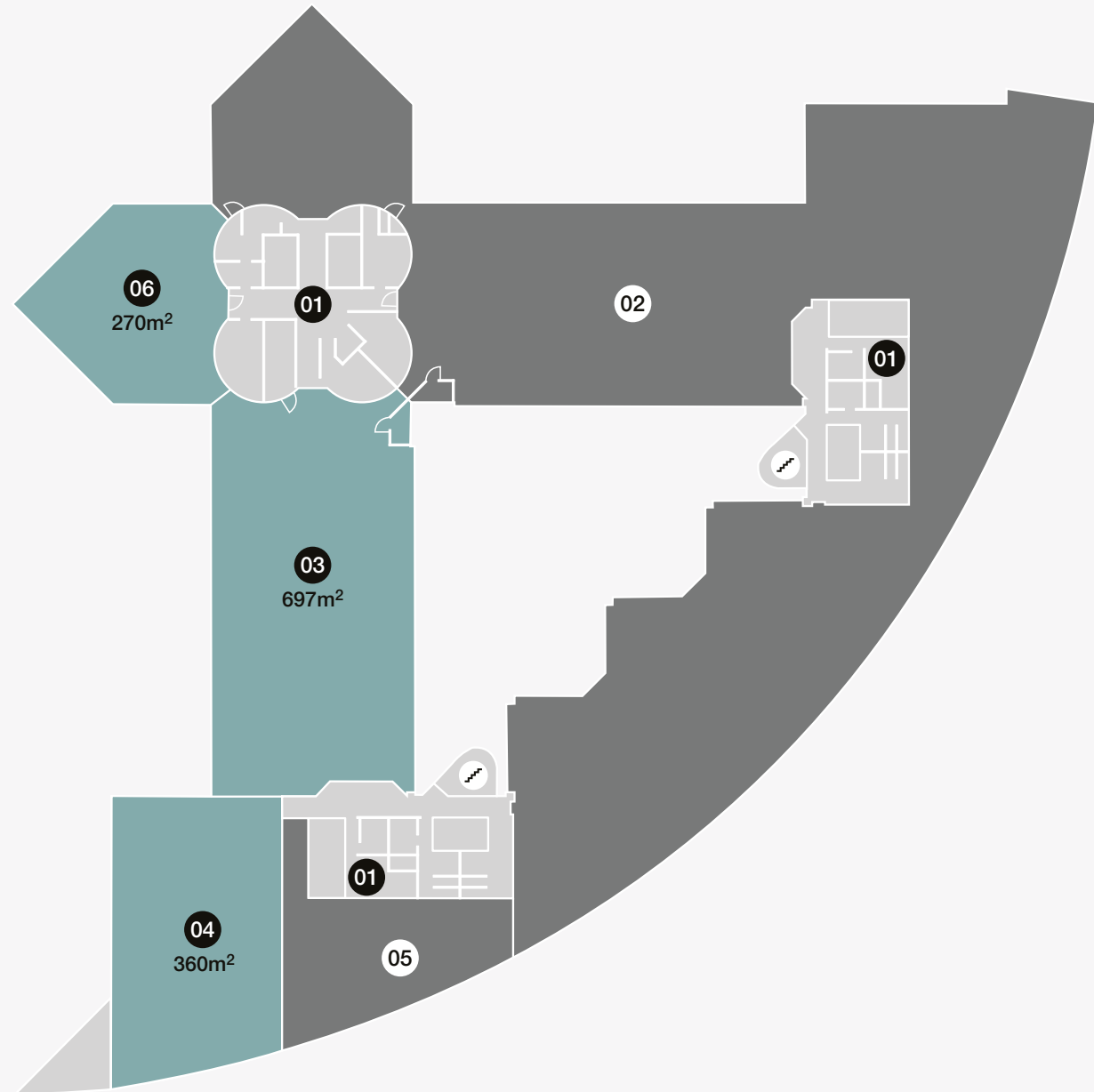
- 1 Common Area
- 2 Vacant Space
- 3 Tenant
- 4 Tenant
- 5 Vacant Space
- 6 Tenant
- Stairs



Third Floor

Key

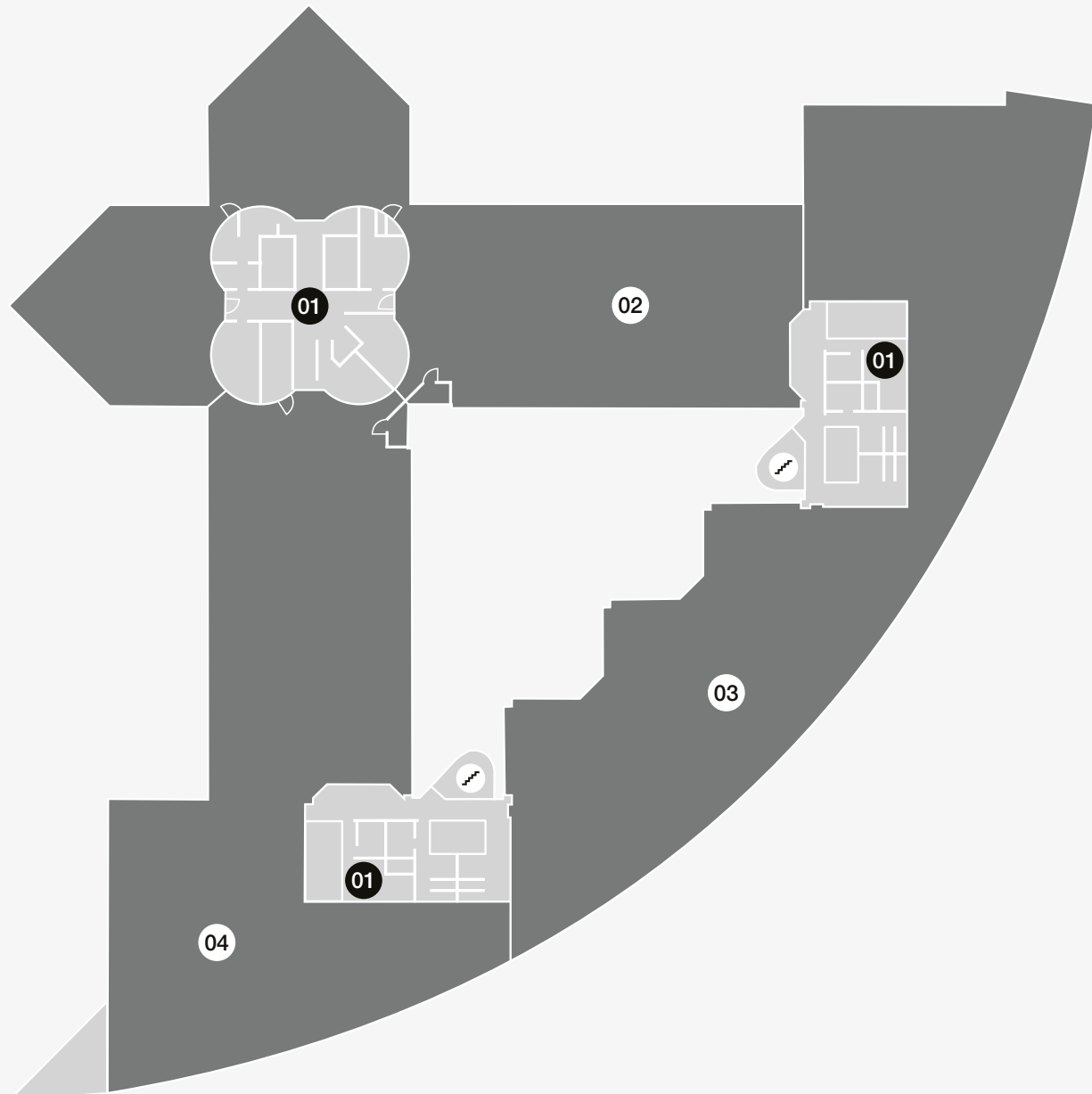
- ① Common Area
- ② Tenant
- ③ Vacant Space
- ④ Vacant Space
- ⑤ Tenant
- ⑥ Vacant Space
- 🚪 Stairs



Fourth Floor

Key

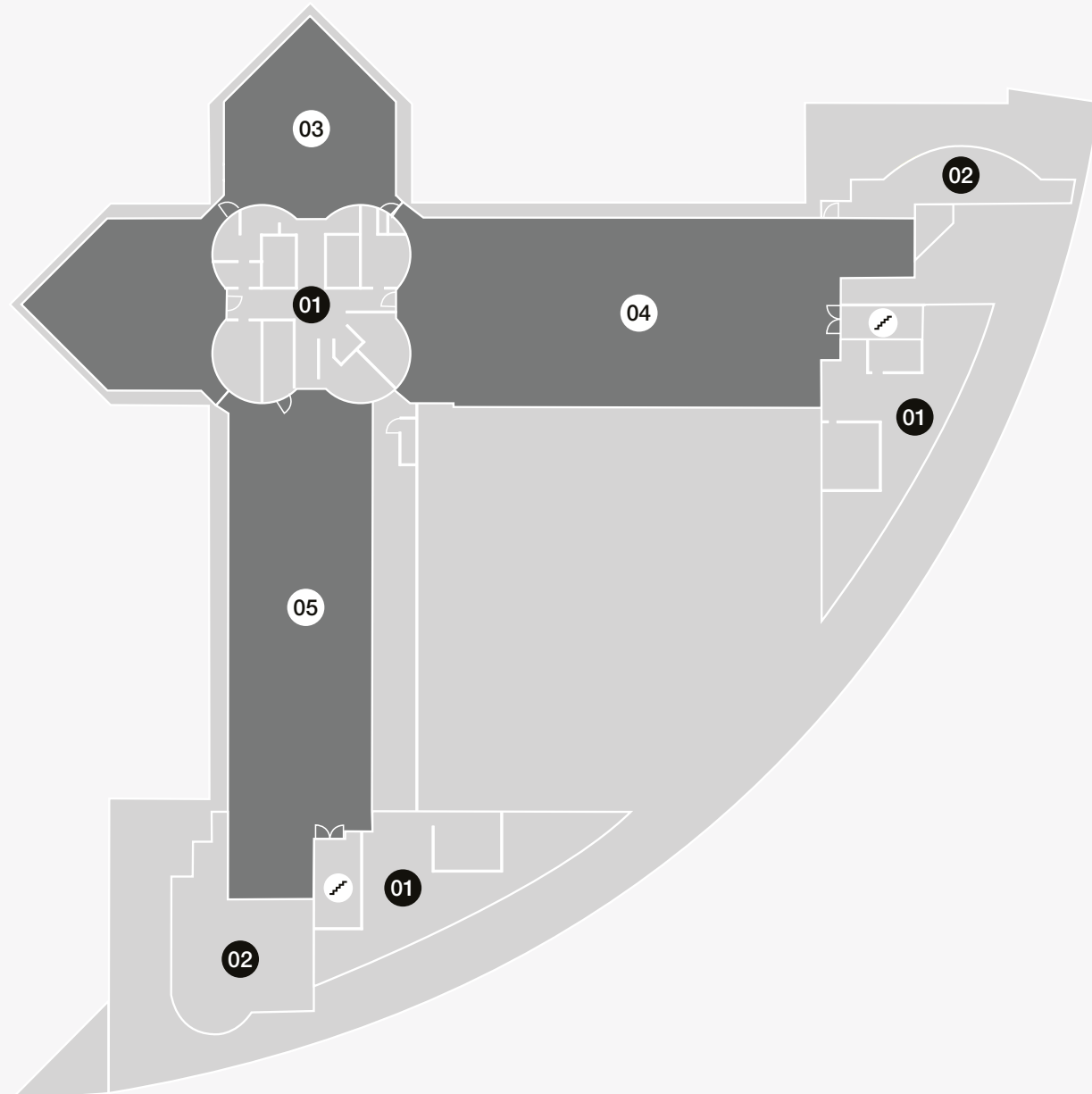
- ① Common Area
- ② Tenant
- ③ Tenant
- ④ Tenant
- ☑ Stairs



Fifth Floor

Key

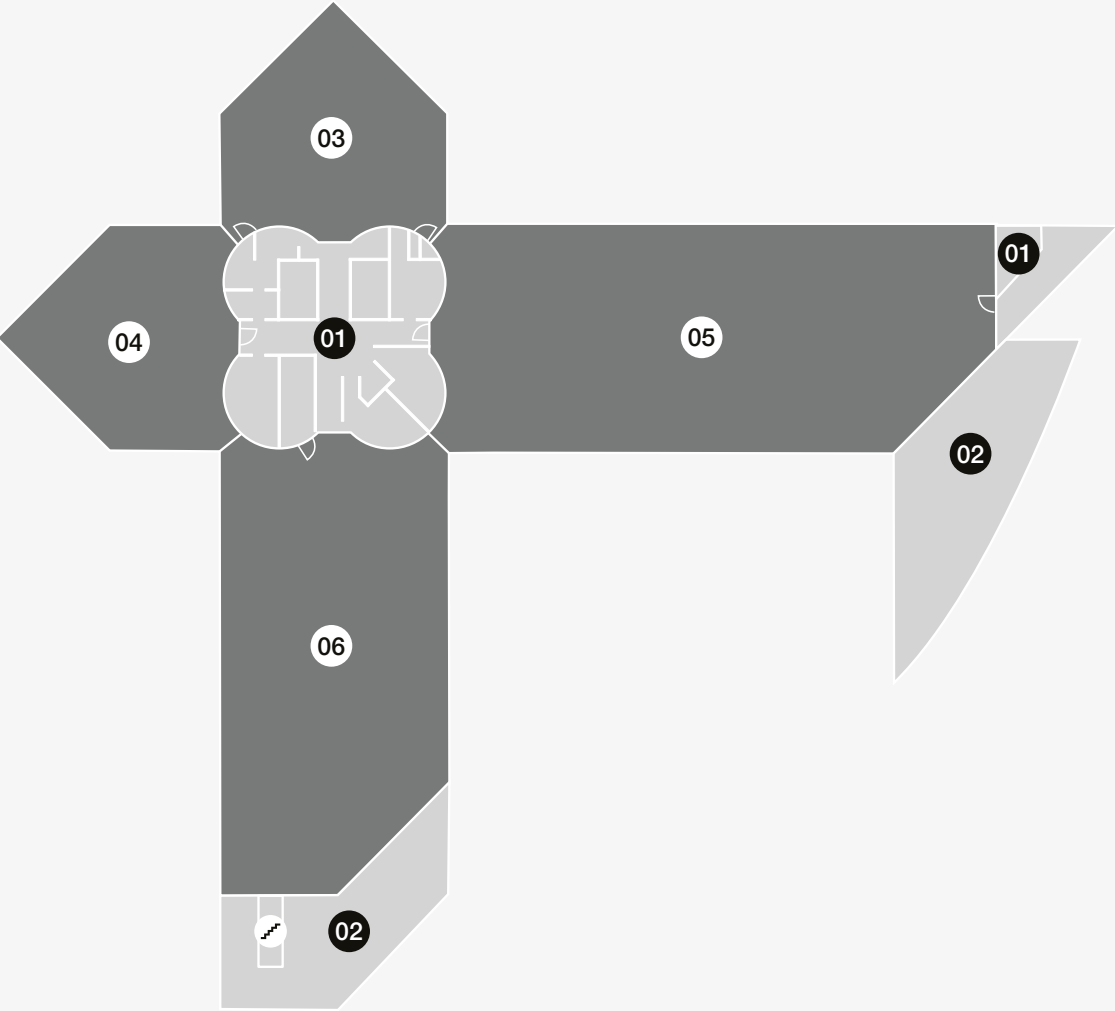
- | | |
|---------------|----------|
| ① Common Area | ④ Tenant |
| ② Balcony | ⑤ Tenant |
| ③ Tenant | 🚪 Stairs |



Sixth Floor

Key

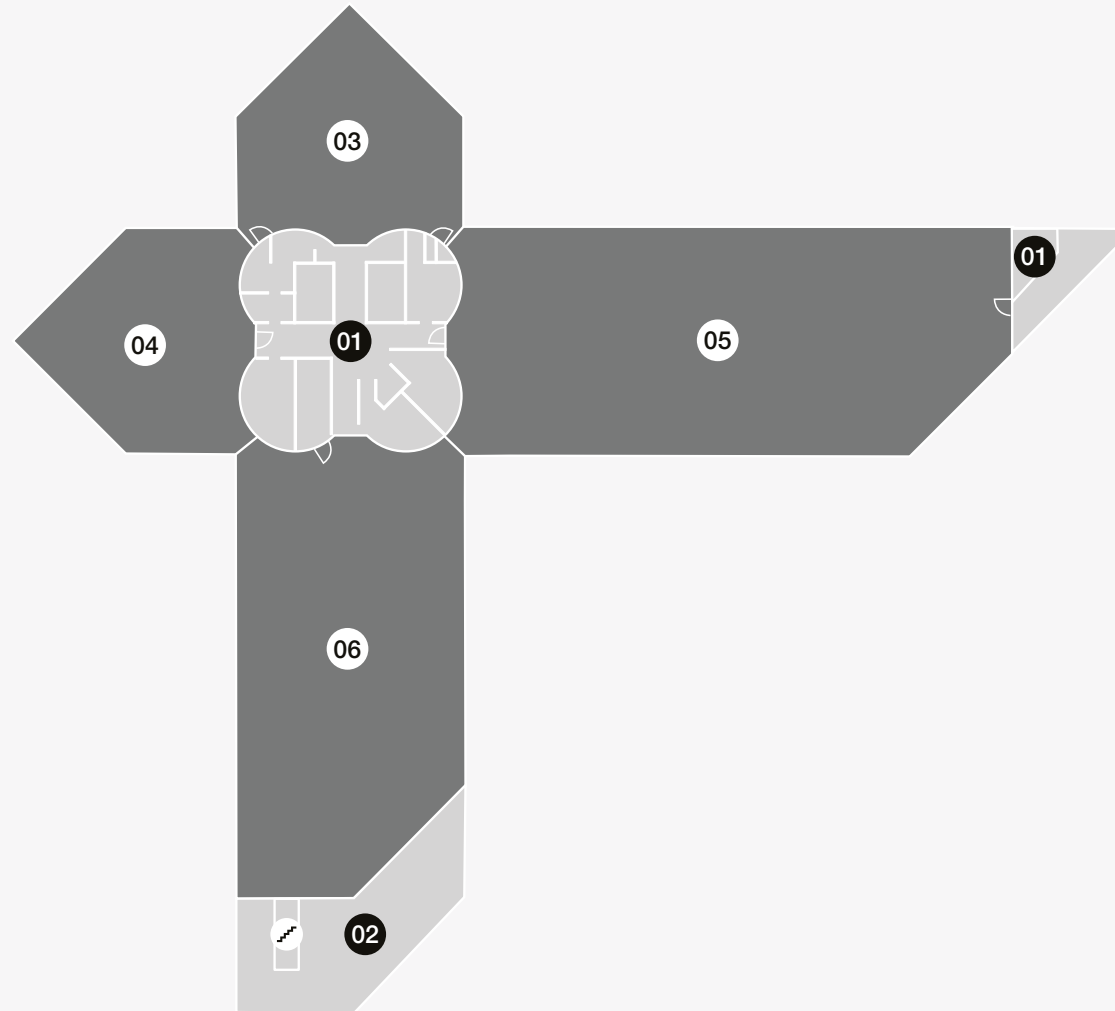
- 1 Common Area
- 2 Balcony
- 3 Tenant
- 4 Tenant
- 5 Tenant
- 6 Tenant
- Stairs



Seventh Floor

Key

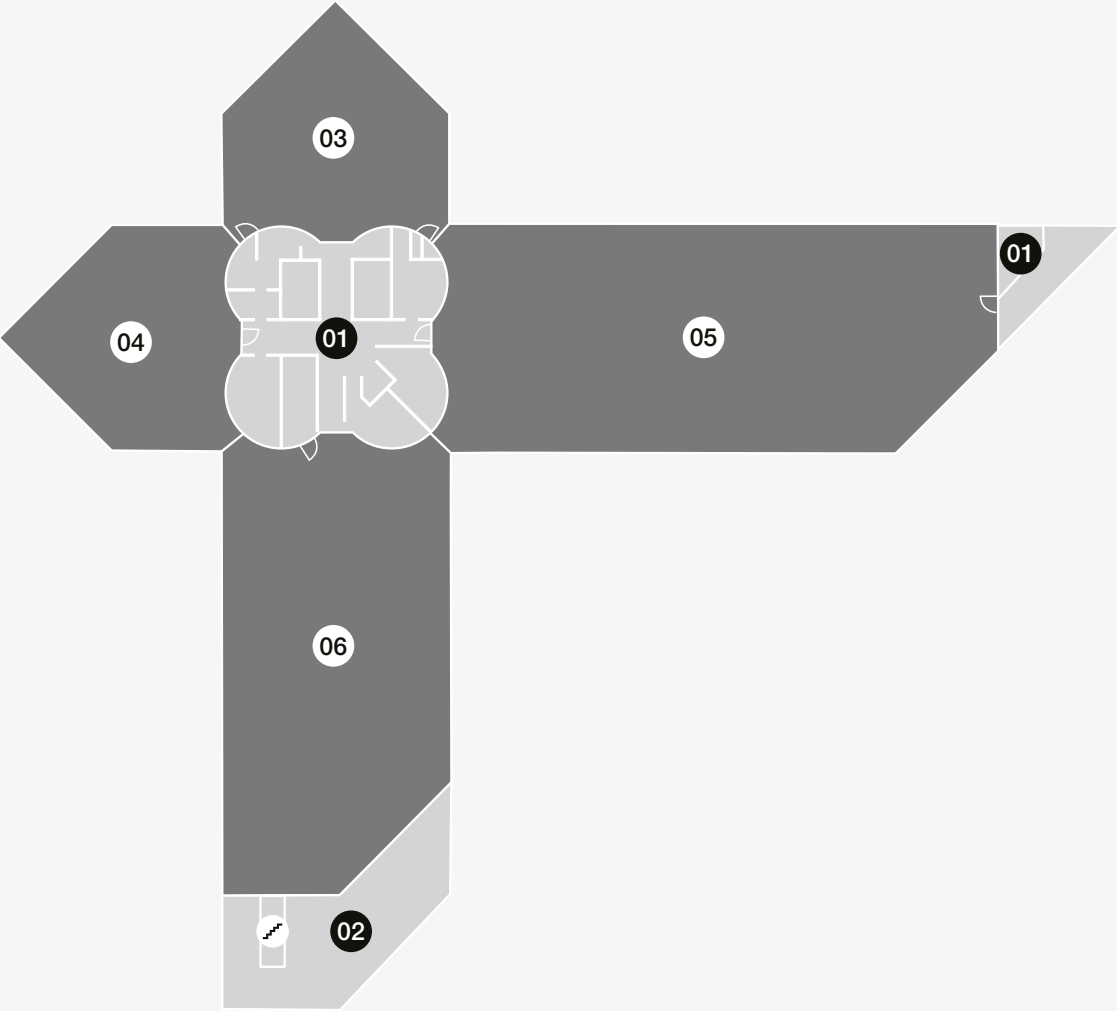
- | | | |
|---------------|----------|----------|
| ① Common Area | ④ Tenant | 🚪 Stairs |
| ② Balcony | ⑤ Tenant | |
| ③ Tenant | ⑥ Tenant | |



Eighth Floor

Key

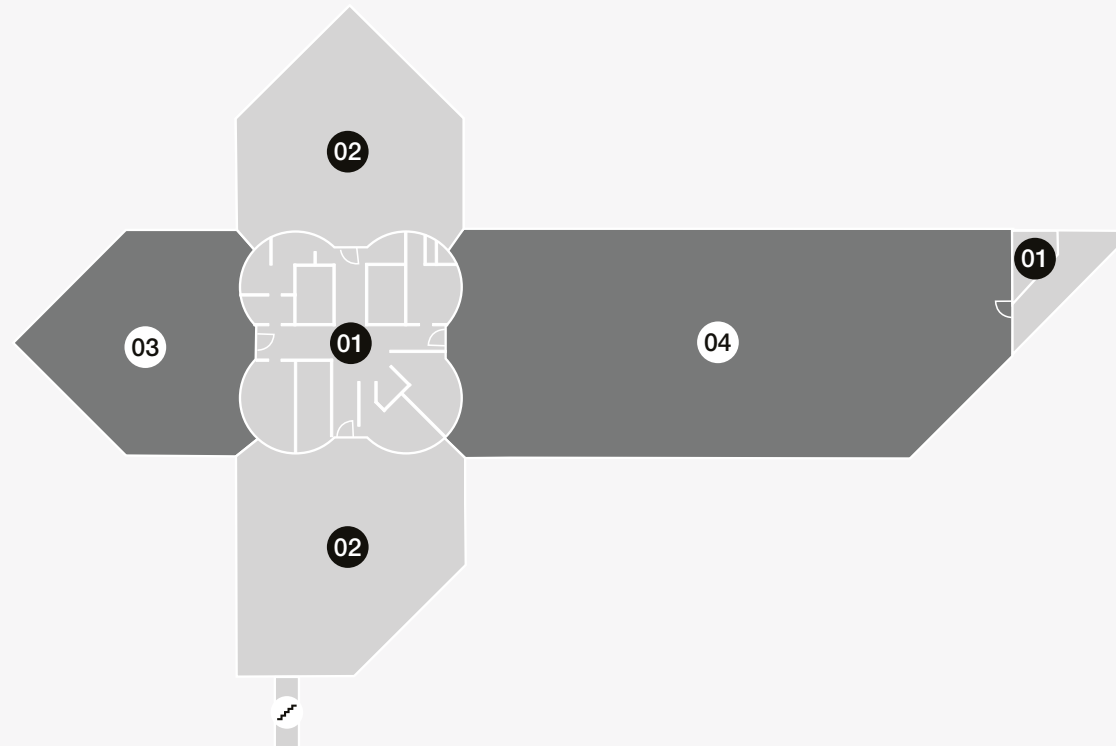
- 1 Common Area
- 2 Balcony
- 3 Tenant
- 4 Tenant
- 5 Tenant
- 6 Tenant
- Stairs



Ninth Floor

Key

- ① Common Area
- ② Balcony
- ③ Tenant
- ④ Tenant
- ☑ Stairs





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