



2929 on Nicol

Bryanston, 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.

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Bryanston, Gauteng



GLA: **16 335m²**

Vacancy:

2 120 m² (Subdivisible from 1 050m²)

Gross rental: **R180/m²**

- Backup generator and backup water
 - Mugg n Bean in the park
 - Immediate access to Nicolway retail centre
 - Signage opportunity onto William Nicol
 - High parking ratio in excess of 5 bays/100m
 - Offices fully fitted out to A-Grade specifications
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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.





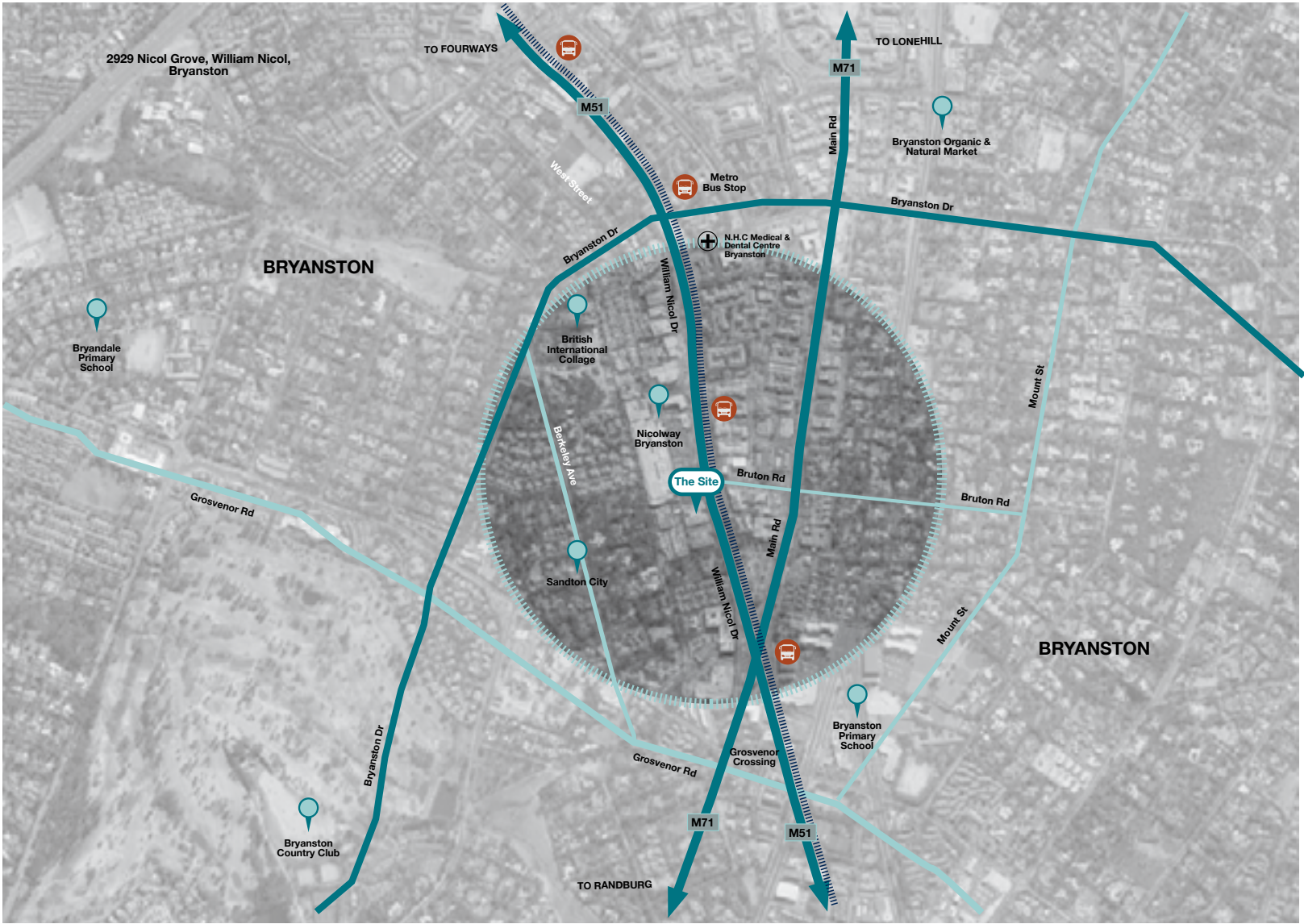
Overview

2929 on Nicol is well positioned in a sought-after location in Bryanston, adjacent to the Nicolway Shopping Centre. The office park is easily accessed off William Nicol Drive and is in close proximity to the N1 highway and other arterial roads. There are a variety of top-quality restaurants, shops and banking facilities within walking distance from the property.

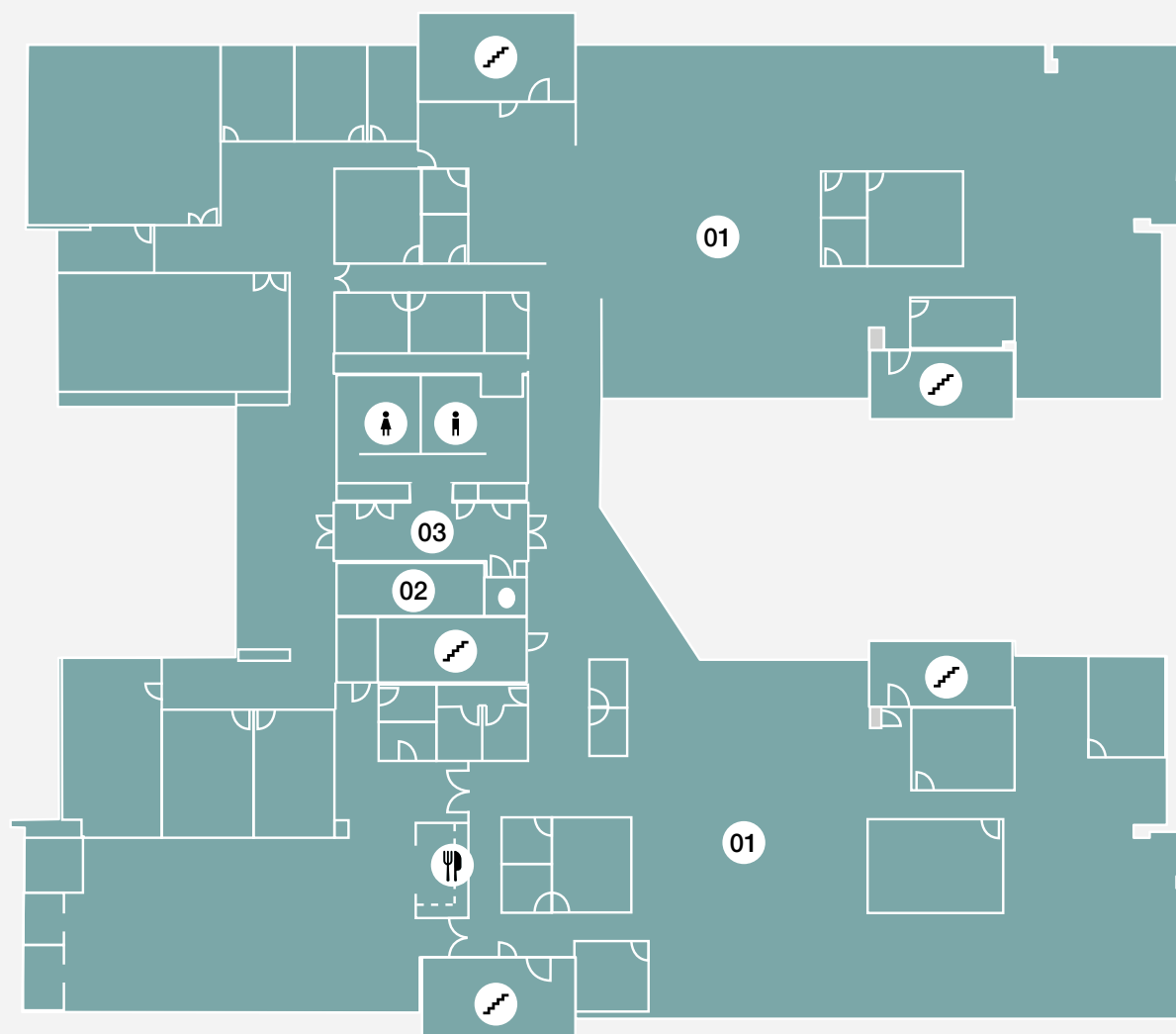
The office building design includes:

- Three P-grade office buildings with ample parking, situated in well maintained and secure office park
- Free standing, low rise office blocks with attractive and unique facade
- Contemporary architecture with modern interiors and high spec finishes
- Large open plan floor plates to suit tenant size requirements
- 4-star rating by the Green Building Council of South Africa
- Backup power and water, fiber, wheelchair friendly and 24-hour security

Locality Map



Second Floor | Building 2



Key

- 1 Vacant Space
- 2 Lift
- 3 Common Area
- 4 Tenant
- 5 Courtyard
- 6 Outside Terrace
- Stairs
- Ladies Bathroom
- Gents Bathroom
- Kitchen

North 1 078.44m²

South 1 041.56m²

Total Space 2 120.00m²



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