



4 Sandown Valley Crescent Sandown, 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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Vacancy	Office space
277m ²	Ground Floor South
770m ²	1st Floor North
789m ²	1st Floor South
793m ²	3rd Floor North
794m ²	4th Floor North
Gross rental	R165/m²

- Seattle Coffee Bar
 - Communal meeting rooms and workspace areas
 - Backup generator and water
-



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

This building comprises 11 000 square meters of office space that sits atop a 4 level parking podium. This gives the building a commanding presence, which is reinforced by the distinctive V-shaped columns on the West Street ground floor edge.

The communal spaces are completed by new meeting room and workspace areas, along with a new Seattle Coffee Bar, which are for the exclusive use of the tenants.

The linking bridges between the floor plates allow for flexibility and ease of orientation for day-to-day circulation. With a coffee bar that is committed to providing a plentiful mix of nutritious food choices and glass surfaces that are designed to capture the dramatic Joburg sky, this is the perfect multifunctional space for your business.



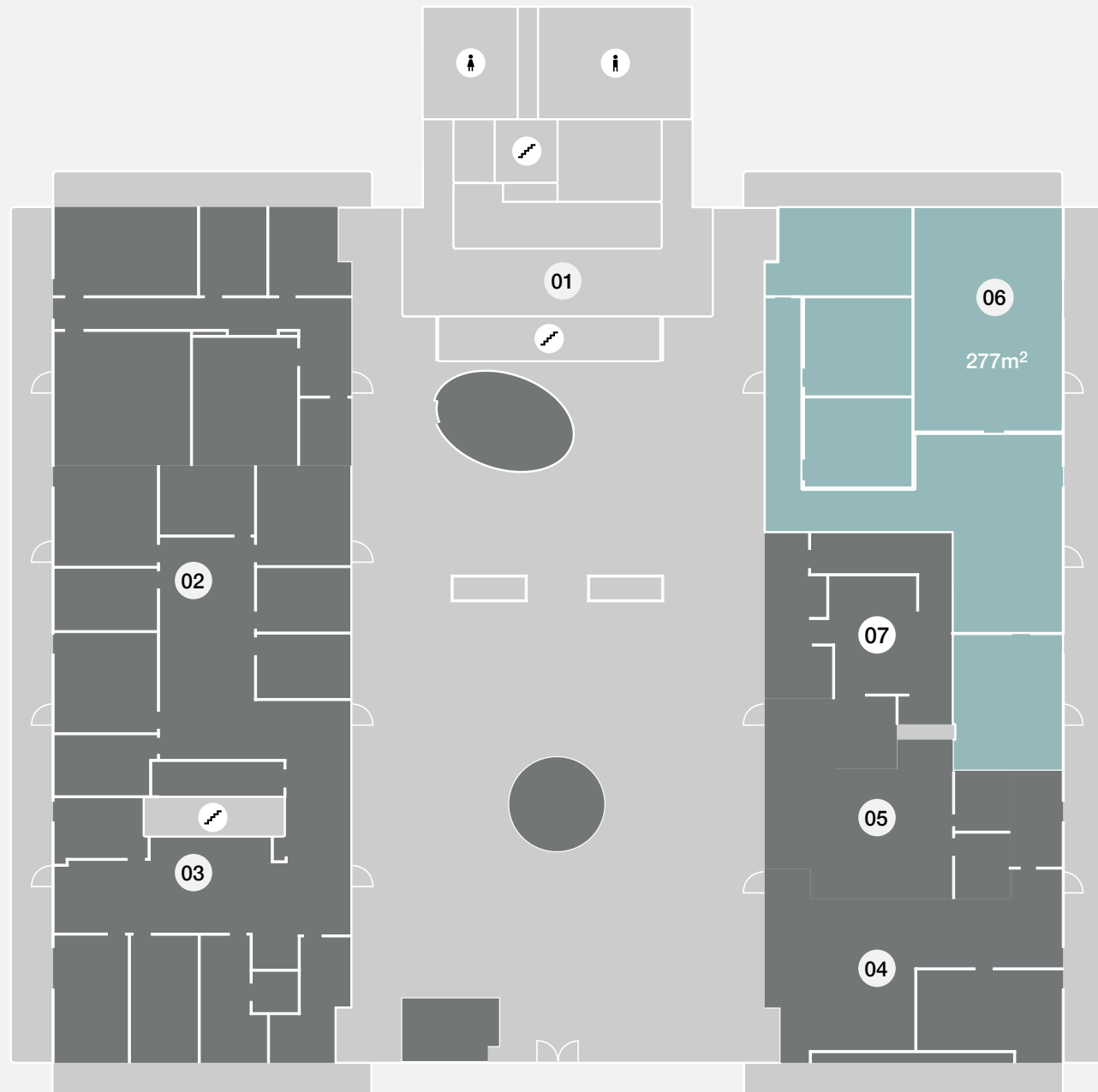
Locality Map



Ground Floor

Key

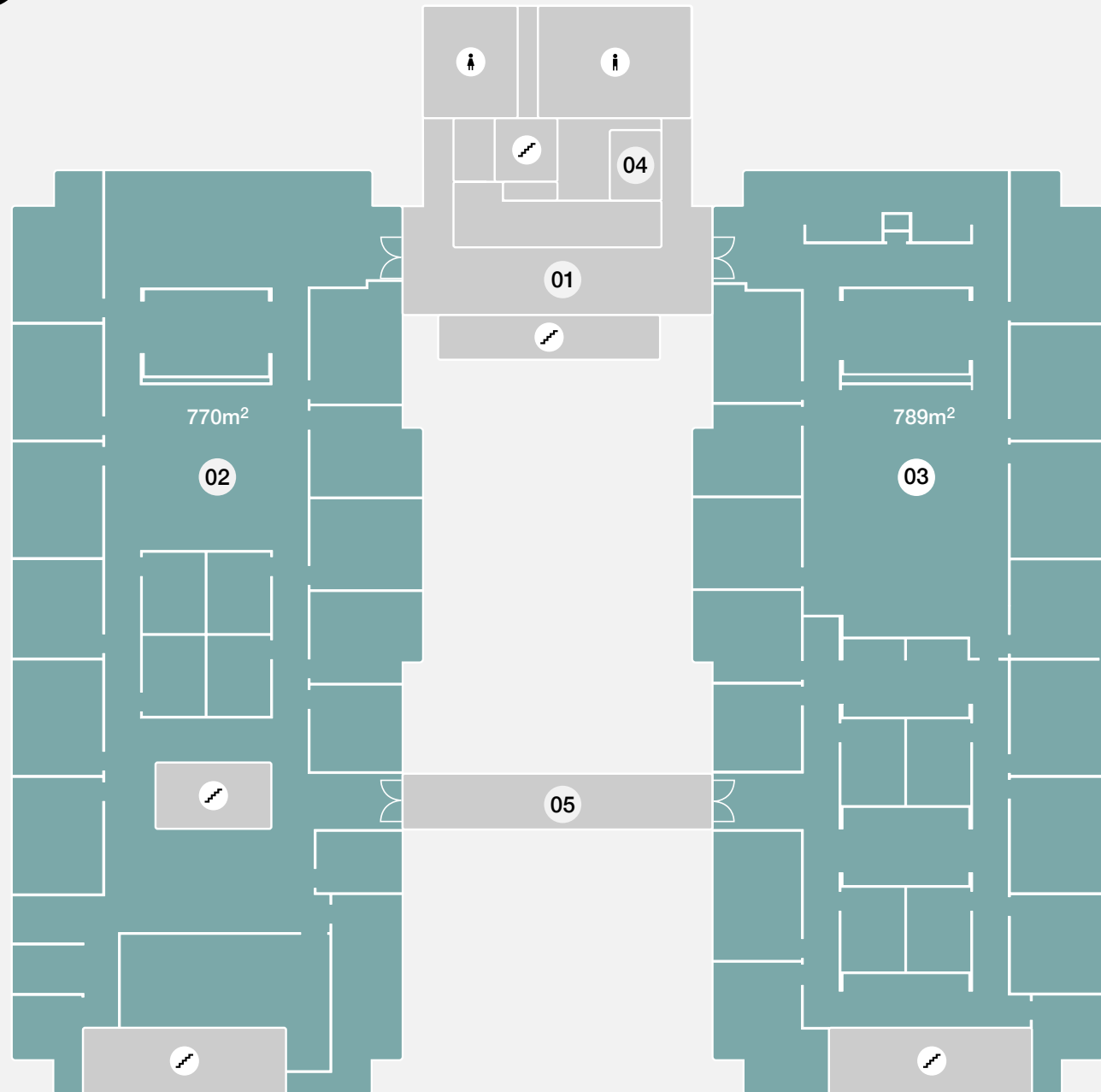
- 1 Lobby
- 2 Tenanted
- 3 Tenanted
- 4 Meeting Rooms
- 5 Canteen
- 6 Vacant
- 7 Tenanted



First Floor

Key

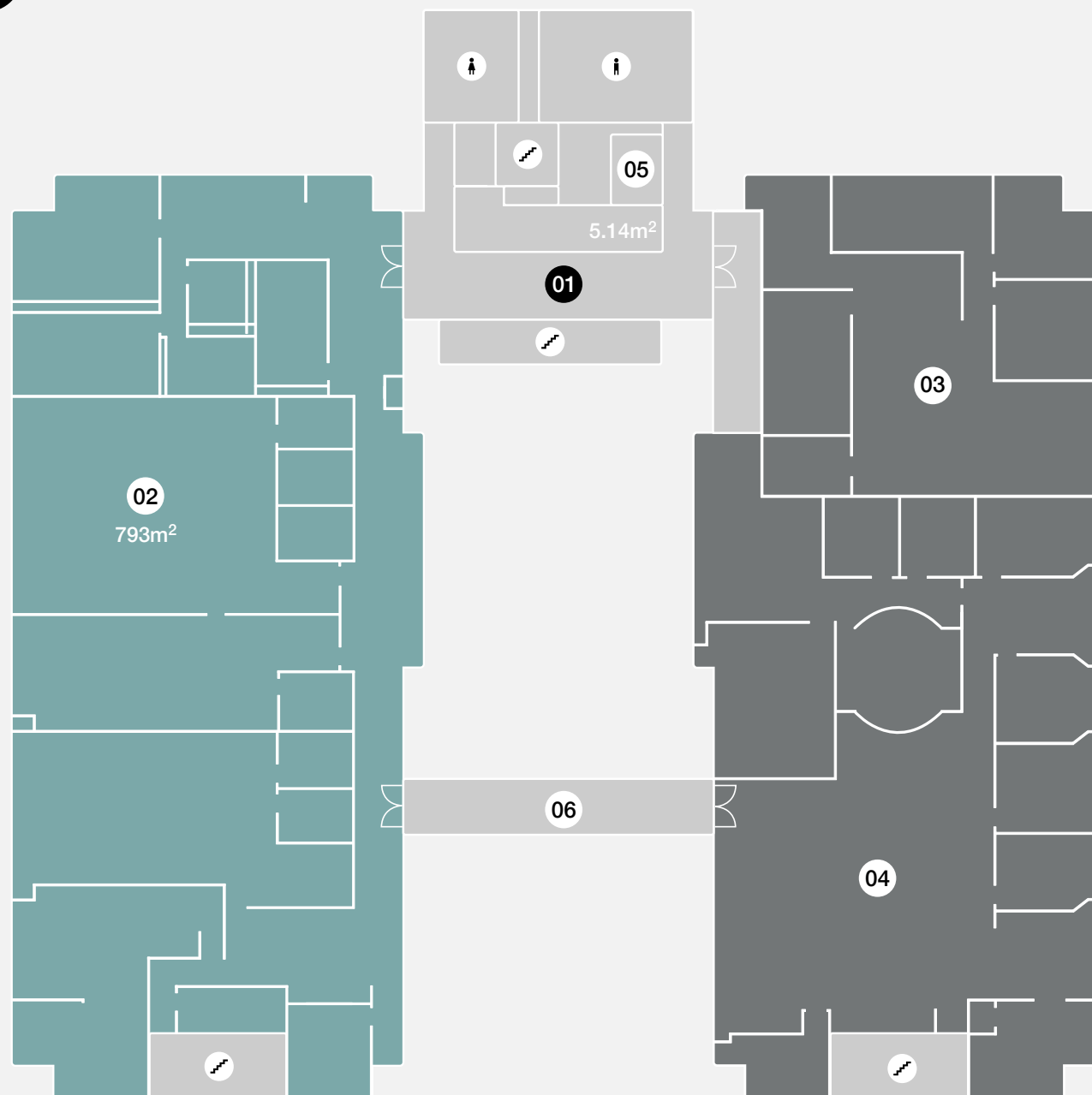
- 1 Lobby
- 2 Vacant
- 3 Vacant
- 4 Common Kitchen
- 5 Walkway Bridge



Third Floor

Key

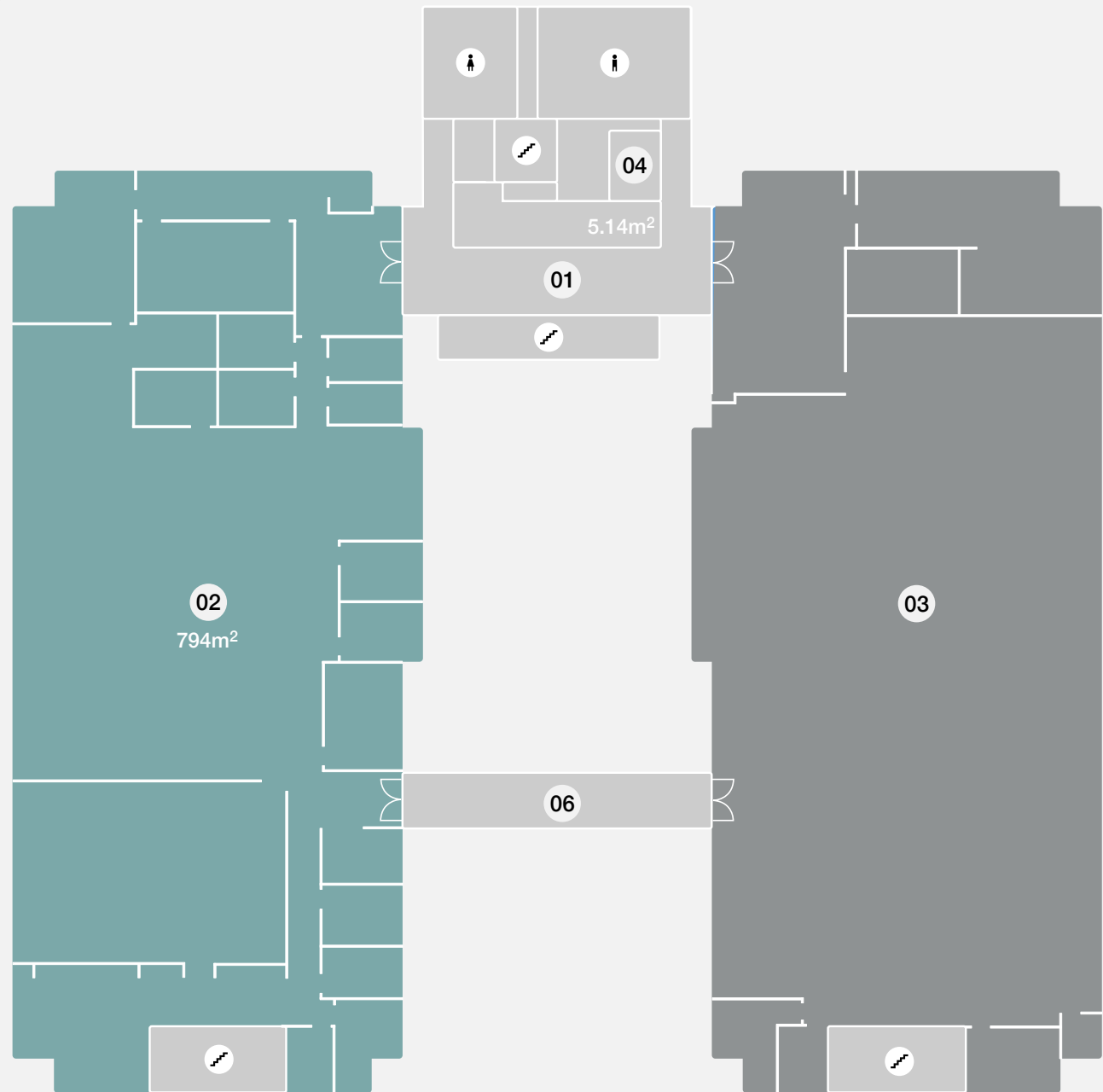
- 1 Lobby
- 2 Vacant
- 3 Tenanted
- 4 Tenanted
- 5 Common Kitchen
- 6 Walkway Bridge



Fourth Floor

Key

- 1 Lobby
- 2 Vacant
- 3 Tenanted
- 4 Common Kitchen
- 5 Walkway Bridge





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