



# Nicol Grove @ Design Quarter Fourways, 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.





# Nicol Grove @ Design Quarter Fourways, Gauteng

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**17 959m<sup>2</sup>** of prime office space and retail

<b>Vacancy</b>	<b>Building</b>	<b>Floor</b>
291m <sup>2</sup>	Building 1	2nd Floor
140m <sup>2</sup>	Building 3	Ground Floor
371m <sup>2</sup>	Building 3	Ground Floor
164m <sup>2</sup>	Building 3	Ground Floor
1289m <sup>2</sup>	Building 4	Freestanding
733m <sup>2</sup>	Building 11	1st Floor
<b>Gross rental</b>		<b>R155/m<sup>2</sup></b>

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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

Nicol Grove Office Park is well positioned in a sought-after location in Fourways, just behind the Design Quarter Shopping precinct. The office park is easily accessed from Leslie Avenue, off William Nicol Drive and 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:

- Four A-grade office buildings with ample parking, situated in well maintained and secure mixed-use development
- Deep recesses, overhangs and balconies create shadow lines protecting the extensive use of glass on the facades
- Contemporary architecture with modern interiors and high spec finishes
- Various pockets of space and layouts to suit tenant size requirements
- Backup power, fiber, wheelchair friendly and 24-hour security

# Locality Map





## Building 1 | Second Floor

## Key

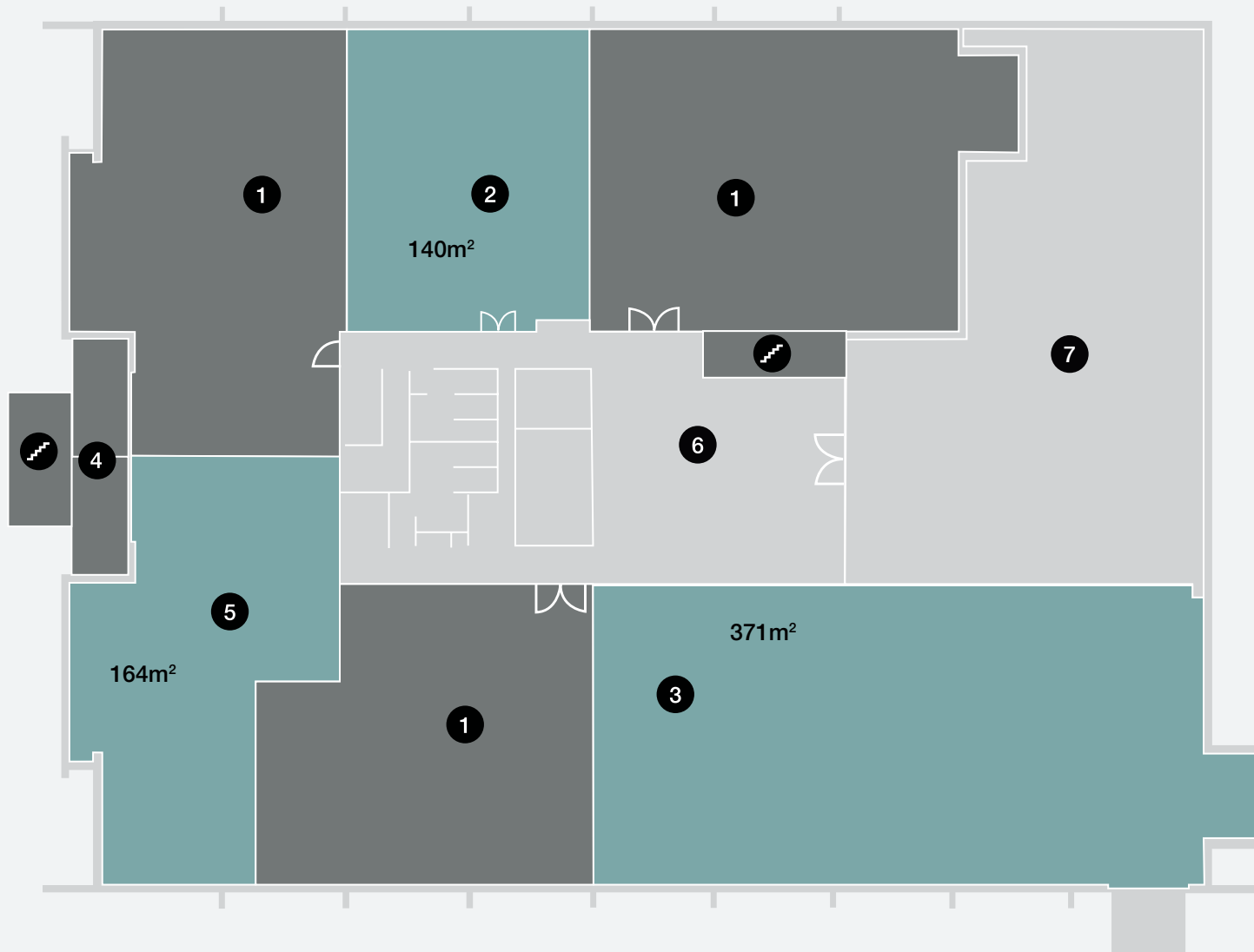
- 1 Vacant Space
- 2 Tenanted
- 3 Common Areas
- 4 Balcony



## Building 3 | Ground Floor

## Key

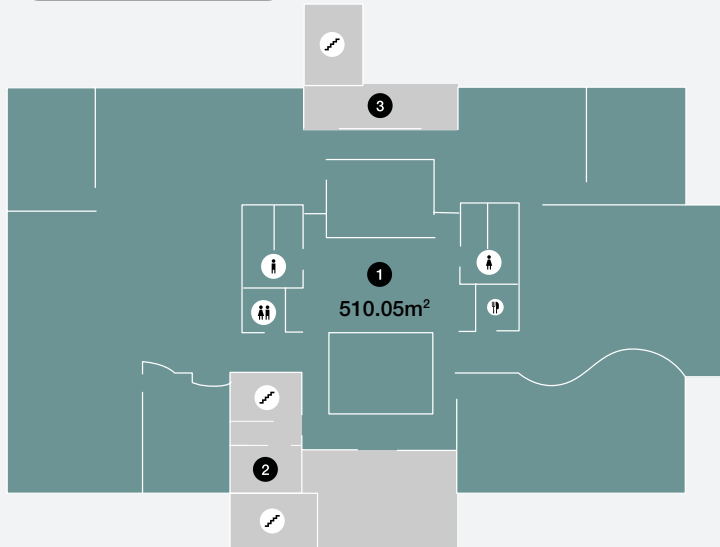
- ① Tenanted spaces
- ② Vacant space
- ③ Vacant space
- ④ Patio
- ⑤ Vacant Space
- ⑥ Reception
- ⑦ Basement bays



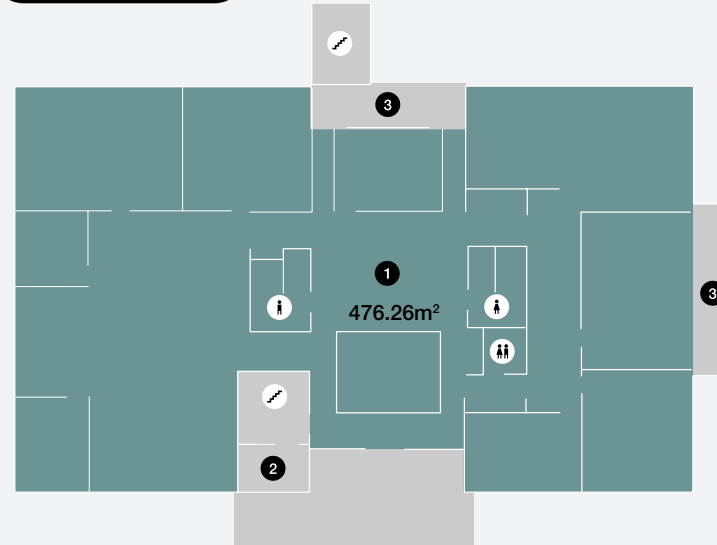


## Building 4

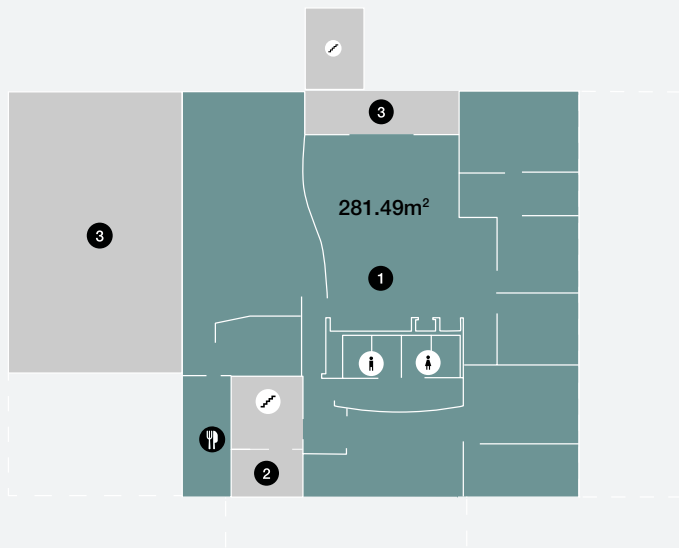
### Ground Floor



### First Floor



### Second Floor



## Key

- 1 Vacant Space
- 2 Lift
- 3 Balcony

## Building 11 | First Floor

## Key

- 1 Tenanted spaces
- 2 Vacant space
- 3 Balcony







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