



AFRICA'S FIRST
GREEN CITY
IN THE MAKING

For more information contact:

THYS GREEFF

T: (012) 361 7758 C: 083 452 7940

E: thys@menlynmaine.co.za

Apr-15

PEGASUS BUILDING - REGUS BUILDING

| AREA DESCRIPTION | GROSS LETTABLE AREA (SQM) | NETT RENTAL p/SQM | BALCONIES | RENTAL p/SQM Balconies | OPS COST p/SQM | BASEMENT PARKING | AVAILABILITY |
|---|---------------------------|-------------------|-----------|---------------------------|----------------|------------------|--------------------|
| 3rd Floor | 414.47 | R 148.00 | 0 | R 95.00 | R 25.00 | Yes | Under Offer |
| The space was sub-divided and both sections are currently under offer | | | | | | | |
| | | | | | | | |

PEGASUS BUILDING - PHASE 2

| AREA DESCRIPTION | GROSS LETTABLE AREA (SQM) | NETT RENTAL p/SQM | BALCONIES | RENTAL p/SQM Balconies | OPS COST p/SQM | BASEMENT PARKING | AVAILABILITY |
|------------------|---------------------------|-------------------|-----------|---------------------------|----------------|------------------|--------------------|
| Ground Floor | 572.31 | R 165.00 | 50 | R 110.00 | R 25.00 | Yes | Under Offer |
| First Floor | 1166.67 | R 165.00 | 61 | R 110.00 | R 25.00 | Yes | Under Offer |
| Third Floor | 1064.93 | R 165.00 | 156 | R110,00 | R25,00 | Yes | Oct-15 |

General Comments:

Excluded from quoted rates are VAT and all Municipal Cost

There is a TI allowance payable by the landlord

All offer subject to MMIH Board Approval



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CENTRAL SQUARE OFFICE BUILDING - WEST TOWER

| AREA DESCRIPTION | GROSS LETTABLE AREA (SQM) | NETT RENTAL p/SQM | BALCONIES | RENTAL p/SQM Balconies | OPS COST p/SQM | BASEMENT PARKING | AVAILABILITY |
|---------------------------|---------------------------|-------------------|-----------|------------------------|----------------|------------------|--------------|
| Eight Levels | 13411 | R 185.00 | TBC | R 110.00 | R 30.00 | Yes | Nov-16 |
| Average per floor | 1916 | R 185.00 | TBC | R 110.00 | R 30.00 | Yes | Nov-16 |
| Smallest pocket per floor | 425 | R 185.00 | TBC | R 110.00 | R 30.00 | Yes | Nov-16 |
| | | | | | | | |
| | | | | | | | |

INDUS BUILDING

| AREA DESCRIPTION | GROSS LETTABLE AREA (SQM) | NETT RENTAL p/SQM | BALCONIES | RENTAL p/SQM BALCONIES | OPS COST p/SQM | BASEMENT PARKING | AVAILABILITY |
|-------------------|---------------------------|-------------------|-----------|------------------------|----------------|------------------|---------------|
| Building Indus | 8500 | On inquiry | TBC | TBC | TBC | TBC | Tenant driven |
| Average per floor | 1500 | On inquiry | TBC | TBC | TBC | TBC | Tenant driven |
| | | | | | | | |





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ORION BUILDING

| AREA DESCRIPTION | GROSS LETTABLE AREA (SQM) | NETT RENTAL p/SQM | BALCONIES | RENTAL p/SQM Balconies | OPS COST p/SQM | BASEMENT PARKING | AVAILABILITY |
|------------------|---------------------------|-------------------|-----------|------------------------|----------------|------------------|----------------------|
| Ground Floor | 309 | R 170.00 | Yes | R 110.00 | R 25.00 | Yes | Tenant Driven |
| 1st Floor | 1287 | R 170.00 | Yes | R 110.00 | R 25.00 | Yes | |
| 2nd Floor | 1223 | R 170.00 | Yes | R 110.00 | R 25.00 | Yes | |
| 3rd Floor | 1294 | R 170.00 | Yes | R 110.00 | R 25.00 | Yes | |
| | | | | | | | |

