

# 3 Sandown Valley Crescent, Sandton





## 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.

# 3 Sandown Valley Crescent, Sandton

Vacancy	Floor
215m <sup>2</sup>	First Floor North
820m <sup>2</sup>	First Floor North
633m <sup>2</sup>	Second Floor North
417m <sup>2</sup>	Second Floor North
1062m <sup>2</sup>	Second Floor North
Gross rental	R135/m <sup>2</sup>

\*spaces can be joined for larger occupancies

- Back up generator and water
- Coffee & Food offering
- Outdoor deck area
- Auditorium





## Overview

11 400 square meters of office space above a three level parking podium. Contemporary building using a sleek glass façade, creating modern yet functional design elements. Floorplate design allows for flexibility in accommodating small to large occupancies with sizeable footprints, creating good efficiencies. Multivolume atrium creating a sense of space and view through the building. Access to a communal auditorium as well as coffee shop and food offering with an outside eating area. Full redundancy measures in place with backup generator and water.

### Key Building Information

Classification	A-Grade Offices
Total Building GLA	16,166m <sup>2</sup>
Typical Floor Plate	1,050m <sup>2</sup>
Parking Ratio	4/100m <sup>2</sup>

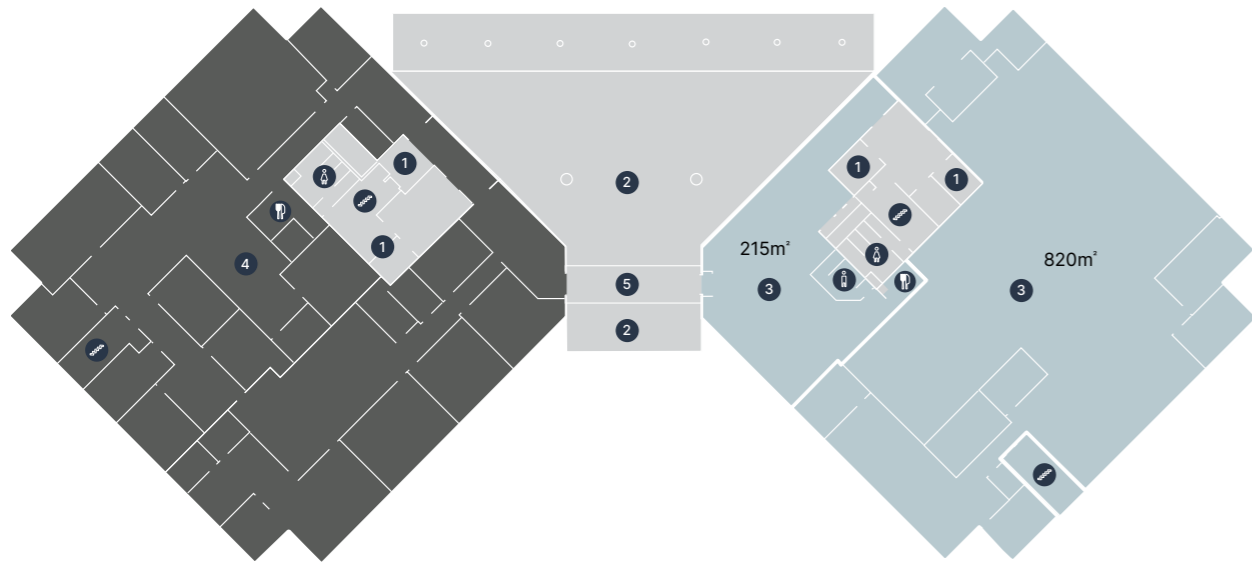


# First Floor

## Key

- 1 Lift
- 2 Common Area
- 3 Vacant Space
- 4 Tenant
- 5 Walking bridge link

Leasable Area 1035m<sup>2</sup>

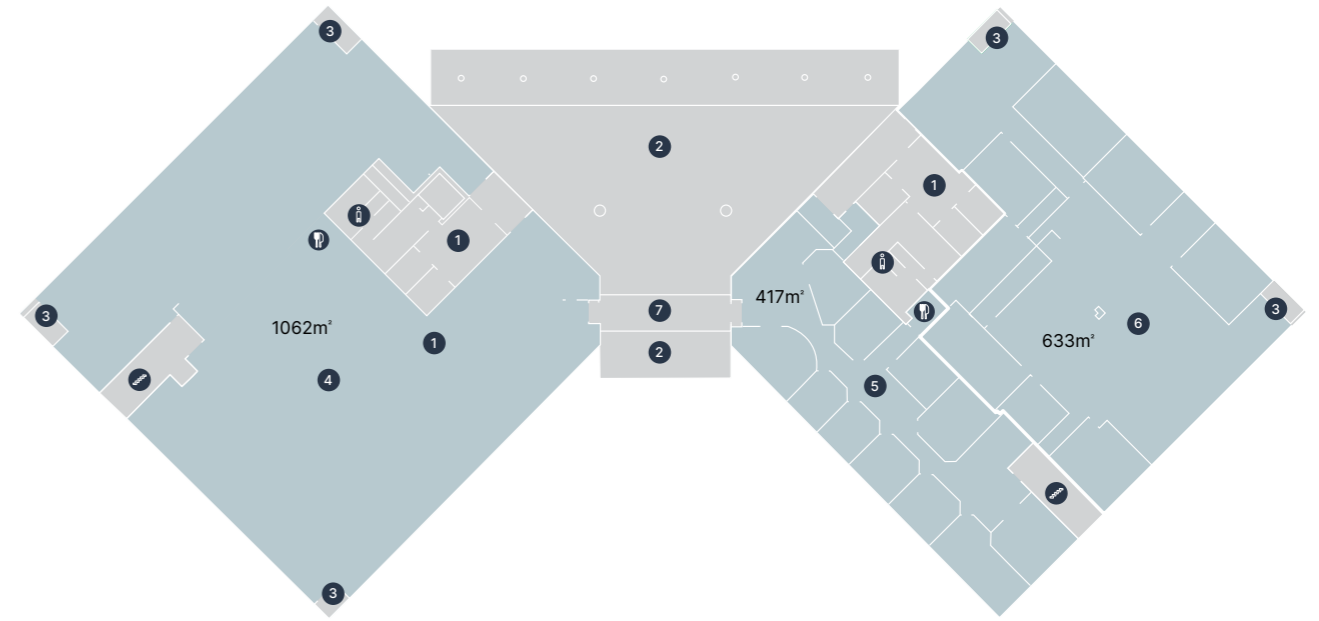


# Second Floor

## Key

- 1 Lift
- 2 Common Area
- 3 Balcony
- 4 Vacant space
- 5 Vacant space
- 6 Vacant space
- 7 Walking bridge link

Leasable Area 2112m<sup>2</sup>









# Contact

**Simon King**

Asset Manager

083 318 1254

[Simon.king@investec.co.za](mailto:Simon.king@investec.co.za)

**Dennis Helyar**

Leasing

083 604 0535

[dennis.helyar@investec.co.za](mailto:dennis.helyar@investec.co.za)

**[investecpropertyfund.com](http://investecpropertyfund.com)**



This brochure is issued by Investec Property (Pty) Ltd, as manager of Investec Property Fund Limited. The information contained in this document has not been independently verified. Accordingly, no representation or warranty express or implied, is being made or given as to the accuracy or completeness of the information or opinions and no responsibility is accepted for any such information or opinions. The information contained in this document is subject to completion, revision, verification and amendment without notice. This document is confidential and may not be reproduced (in whole or in part) or be disclosed to any third party without the prior written consent of Investec Property Proprietary Limited. Investec Property (Pty) Ltd, a company incorporated in South Africa, registration number 1947/025753/07. A member of the Investec Group and manager of Investec Property Fund Ltd. Investec Property Fund Limited, a company incorporated in South Africa with registration number 2008/011366/06, is a South African Real Estate Investment Trust (REIT), which listed on the Johannesburg Stock Exchange (JSE) in the Real Estate Holdings and Development sector. It is not collective investment scheme in terms of the Collective Investment Schemes Control Act No. 45 of 2002.