



3 Edison Way

Century City, Cape Town



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Building Features

Distinctive Attributes

- *3,735m² Total GLA*
- *Ample Parking: 4,5 bays / 100m²*
- *Contemporary A-Grade Design*
- *Site Access Control and 24/7 Security*
- *Attractive Branding Opportunity*

A+ Grade Building

Single or Multi-tenanted Property

Originally designed as a premier technology park for a global software group.

It is a distinctive occupier offering, from its striking modern design, range of amenities and excellent mix of interface areas.

This is a high quality and well-maintained development, offering a competitively priced facility for companies seeking A+ grade office space.

The existing infrastructure including security, IT, generator and a high-quality existing fit out, offers substantial value with less capex and operational expenditure required.



Efficient Layout and Design

Efficient Working Space



Designed for the modern trend of collaboration and flexible workspace.

By creating a presence for your brand in an inviting and efficient space, you will experience an environment that's as rewarding as it is productive.

The variety and quality of the physical environment and amenities provided plays a role in creating a memorable work experience for occupiers engaging with the space.

It is a space which investigates the future, allowing for innovation and excellence to thrive, making it the ideal location to plan for your long term growth.

To be convinced that this is the place for your business, only one visit is required.



Well Connected

Easily Accessible

Century City is strategically well positioned between Cape Town's Northern and Southern Suburbs with easy access to the N1. Century City provides a holistic 'live-work-play' environment including the renowned Canal Walk Shopping Centre. The public transport infrastructure feeding Century City includes Metrorail, Taxi, Golden Arrow and MyCiTi bus services. The MyCiTi service runs the entire Ring Road in Century City with a bus stop only a few hundred meters away. For additional parking, there are E-Parking facilities 1Km from the building.

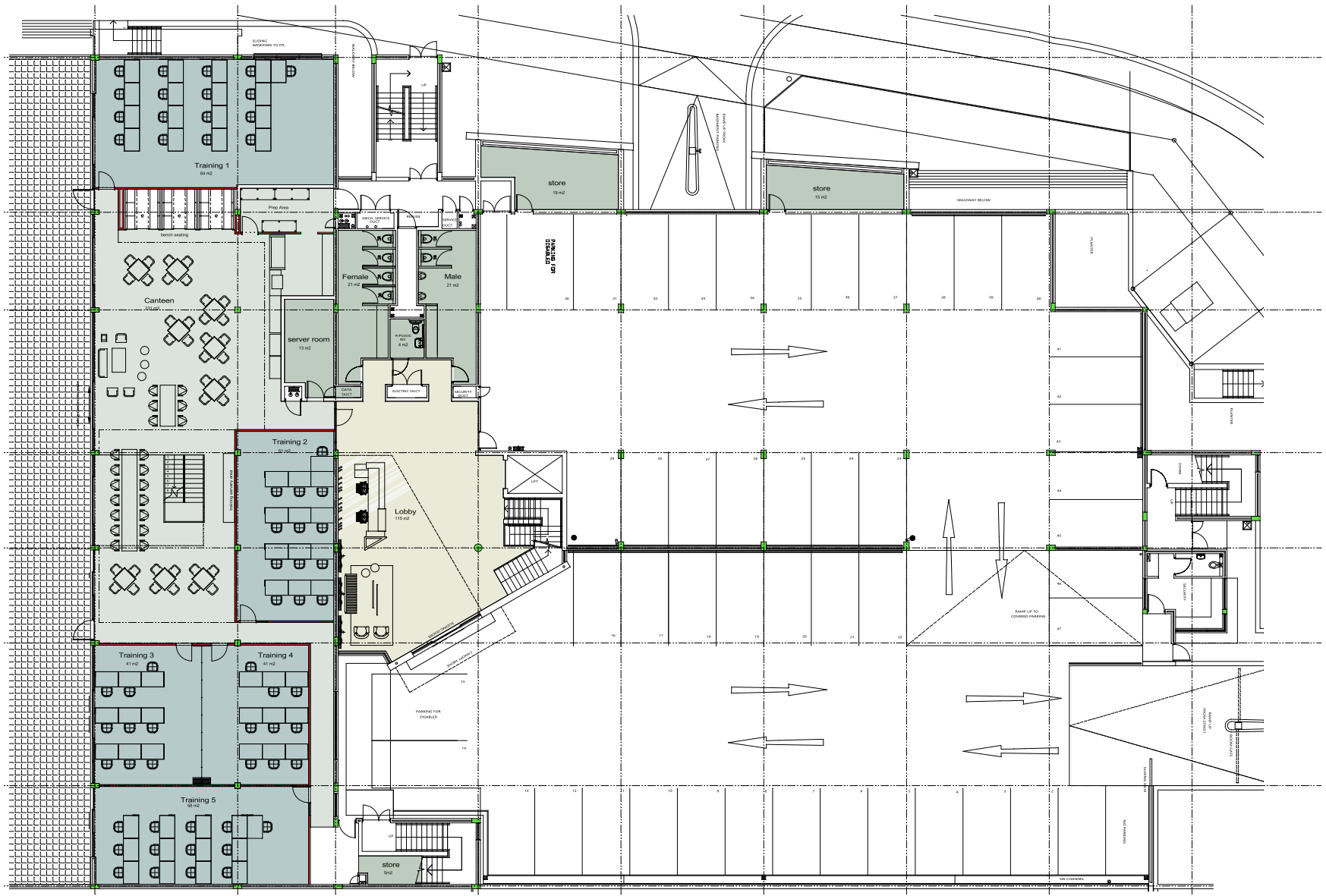


Socialise Collaborate Educate

Recharge in Style

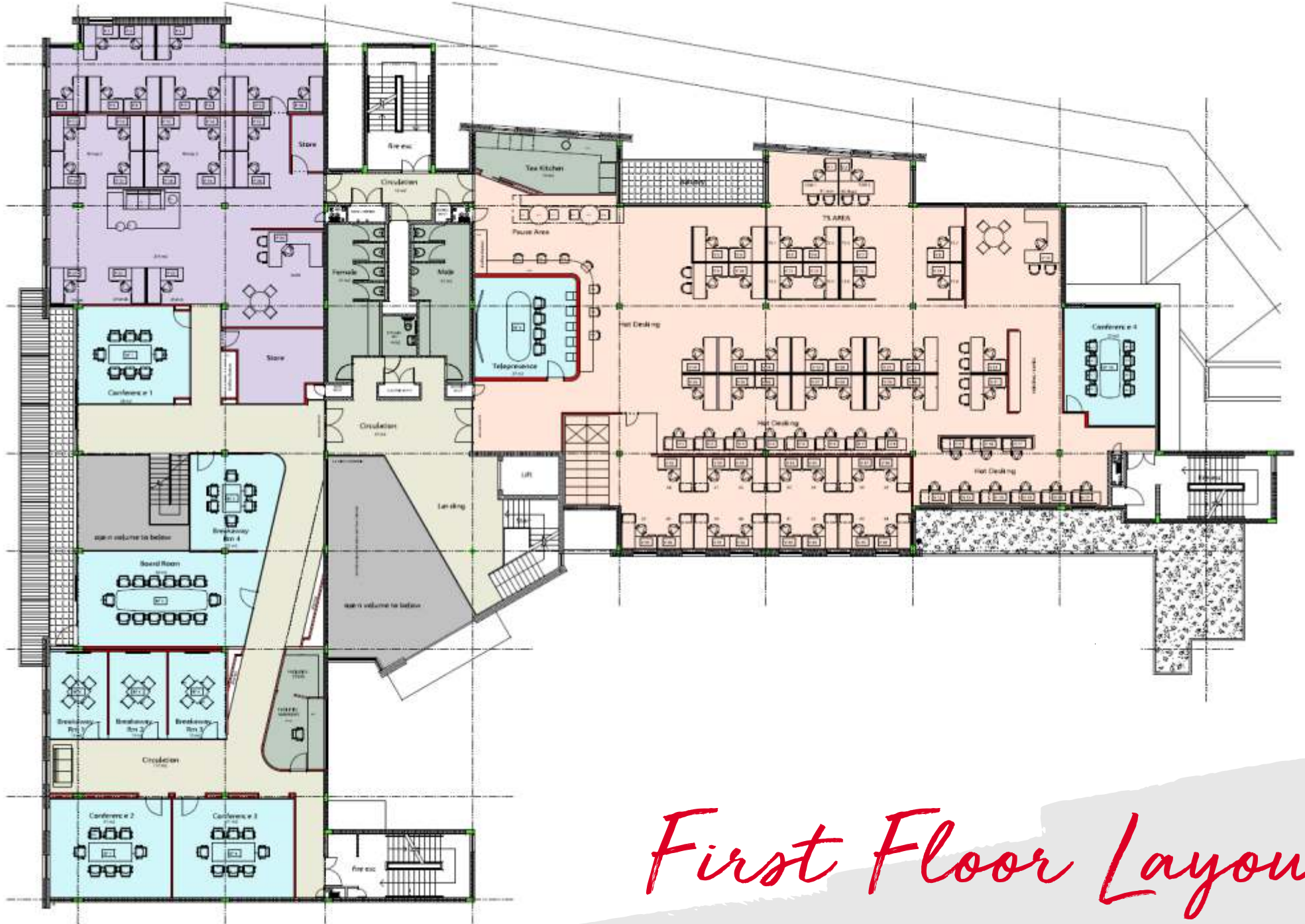
Once in a while we all need a break. Taking some time to get away from your desk allows you to relax, socialize and collaborate with coworkers or just give your mind time to recharge. Dining, pause and chill areas allow you to take your breaks in style.

If skills development is a criteria, modern training facilities are provided comprising 5 training rooms accommodating 56 learners.



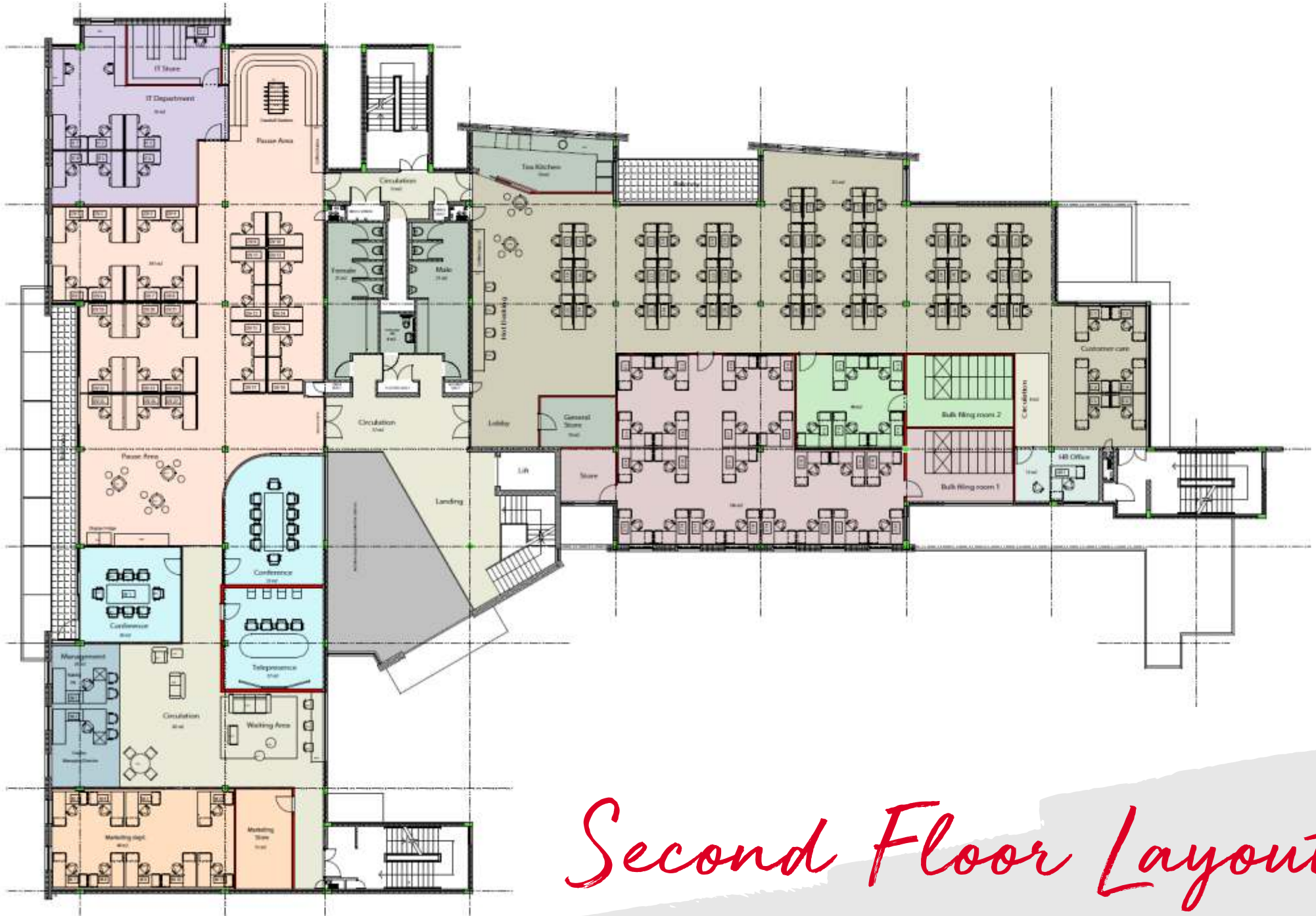
Ground Floor Layout

General Office (Existing) 736 m²



First Floor Layout

General Office (Existing) 1,252 m²



Second Floor Layout

General Office (Existing) 1,269 m²

Lease Schedule

Century City, Cape Town

Address	3 Edison Way, Century City, Cape Town
Property Grade	A+ Grade
Parking Ratio	4,5 bays / 100m ²
Lease Escalation Rate	8% per annum
Tenant Installation Allowance	R 2,500,000

Beneficial Occupation Date	01 October 2020
Lease Commencement Date	01 December 2020



		Size	Total
Net Rental	R123 / m ²	3, 736	R 459 405
Levies	R3 / m ²	3, 736	R 11 205
Operating Costs	R22 / m ²	3, 736	R 82 170
Rates & Taxes	R20 / m ²	3, 736	R 74 700
Gross Office Rental	R168 / m²		R 627 480
Basement Parking	R900 / bay	100	R 90 000
Covered Parking	R750 / bay	23	R 17 250
Open Parking	R650 / bay	24	R 15 600
Total Monthly Rental			R 750 330



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