



PropX Offering Memorandum - Feb 2010

Offices For Sale / To Let - Northern Suburbs and Surrounding areas

Did you know that this email was sent to **24 221** buyers, office tenants and owners in Gauteng.
If you are considering selling your commercial, retail or industrial property, please contact Willem Tait to arrange a meeting to assess the value of your building or property portfolio

	<p>WOODMEAD FOR SALE / TO LET Asking: R 3.46mil Status: Vacant Size: 387 sqm Note: Recent external renovation</p> <p>TO LET Total size 387sqm Can be divided into three pockets i.e. Grnd Flr 129 sqm, First Flir 129 sqm and 2nd Flr 129 sqm Asking rental: R85 per sqm Gross Total Parking Bays: 14 bays</p>		<p>WOODMEAD FOR SALE / TO LET Asking: R 10.5mil Status: Will be Vacant Size: 774sqm offices Note: Located in office park</p> <p>TO LET 774sqm Best building in office park Asking rental: R105 per sqm Gross Total Parking Bays: 34 bays</p>
	<p>WOODMEAD FOR SALE / TO LET Asking: from R 1.1mil to R 2.7mil Status: Vacant Size: from 100sqm to 250sqm Note: Sectional Title Units</p> <p>TO LET Total size 100sqm to 210sqm Some are fully furnished Asking rental: from R95 to R110 per sqm Gross Total Parking Bays: ratio of 4 bays/100sqm</p>		<p>WOODMEAD FOR SALE / TO LET Asking: R 5.6mil Status: Vacant Size: 400sqm offices Note: Located in office park</p> <p>TO LET 400sqm Easy access to parking Asking rental: R95 per sqm Gross Total Parking Bays: 17 bays</p>
	<p>WOODMEAD FOR SALE / TO LET Asking: R4.8 mil Status: Vacant Size: 390 sqm Note: Located in office park</p> <p>TO LET Total size 387sqm Training room and multiple offices Asking rental: R91 per sqm Gross Total Parking Bays: 15 bays</p>		<p>WOODMEAD FOR SALE / TO LET Asking: R 11.4mil Status: Vacant Size: 813sqm offices Note: Located in office park</p> <p>TO LET Total size 813sqm Open plan areas Asking rental: R95 per sqm Gross Total Parking Bays: 26 bays</p>
	<p>WOODMEAD FOR SALE / TO LET Asking: R 10.6mil Status: Occupied, sold as vacant Size: 890sqm Offices Note: 560sqm basement parking converted to offices</p> <p>TO LET Total size: Ground Floor 440sqm 1st Floor 440sqm; 560sqm Basement Asking rental: R90 per sqm Gross Total Parking Bays: 29 bays</p>		<p>SANDTON FOR SALE / TO LET Asking: from R4.3mil Status: Occupied, will be Vacant Note: Sectional Title Unit</p> <p>TO LET 228sqm Ground floor with private veranda area Asking rental: from R125 per sqm Gross Total Parking Bays: 9</p>
	<p>WOODMEAD FOR SALE / TO LET Asking: R 10.5mil Status: Will be Vacant Size: 590sqm offices plus 160 offices on lower ground Note: Located in office park</p> <p>TO LET 750sqm Executive wing with admin wing Asking rental: R105 per sqm Gross Total Parking Bays: 26 bays</p>		<p>SANDTON FOR SALE / TO LET Asking: R 45mil Status: Vacant Block A: 2146 sqm Block B: 1749sqm</p> <p>TO LET 2146sqm or 1749sqm = 3895 sqm Easy access to parking Asking rental: R95 per sqm Gross Total Parking Bays: 166 bays</p>
	<p>SUNNINGHILL FOR SALE / TO LET Asking: R 6.9mil Status: Occupied Size: 435.5sqm offices Note: Located in office park</p> <p>TO LET 184 sqm offices Newly build, large windows Asking rental: R95 per sqm Gross Total Parking Bays: 20 bays</p>		<p>RIVONIA FOR SALE / TO LET Asking: R 5.25mil Status: Vacant Size: 652sqm offices Note: House with business right</p> <p>TO LET 652sqm Great location, off Rivonia Road Asking rental: R70 per sqm Gross Total Parking Bays: 20 to 24 bays</p>
	<p>SUNNINGHILL FOR SALE / TO LET Asking: R 13.2mil Status: 20% Occupied Size: 1249sqm offices Note: Located in office park</p> <p>TO LET Total size 217sqm, 516sqm or 1249sqm Newly renovated, large loft area Asking rental: R85 per sqm Gross Total Parking Bays: 43 bays</p>		<p>RIVONIA FOR SALE / TO LET Asking: R 5.25mil Status: Vacant Size: 1000sqm offices Note: Very good location</p> <p>TO LET 167sq, or 241sqm or 408sqm Facing Rivonia Road Asking rental: R90 per sqm Gross Total Parking Bays: 42 bays</p>
	<p>SUNNINGHILL FOR SALE Asking: R 9.7mil Status: 50% let Size: 609.5sqm offices Note: Located in office park</p> <p>TO LET 609sqm could be available 1 Sept 2010 Newly build, large windows Asking rental: R95 per sqm Gross Total Parking Bays: 26 bays</p>		<p>RIVONIA FOR SALE / TO LET Asking: R 26mil Status: Vacant Size: 2177sqm offices Easy access from Rivonia</p> <p>TO LET 2177sqm or 1088sqm or 544sqm Good installation allowance Asking rental: R90 per sqm Gross Total Parking Bays: 81 bays</p>

Contact: Willem Tait on 084 491 1123 or willem@propx.co.za

DISCLAIMER: The information contained in this Marketing Brochure is strictly confidential and has been obtained from different sources, believed to be reliable, however, PropX cannot accept responsibility for the accuracy of the same or the completeness of the information supplied. All potential buyers must take appropriate measures to verify all information as listed herein. **All prices Excludes VAT and transfer fees and transfer cost**



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116  **SUNNINGHILL FOR SALE**
 Asking: R 8.6mil
 Status: 90% let
 Size: 541 sqm offices
 Note: Located in office park

TO LET
 56sqm offices
 Newly build, large windows
 Asking rental: R95 per sqm Gross
 Total Parking Bays: 25 bays

124  **FOURWAYS FOR SALE / TO LET**
 Asking: R 2.8mil to R 8.2mil
 Status: Vacant
 Size: 638sqm (162sqm or 475sqm)
 Two units can be combined


TO LET
 638sqm or 162sqm or 475sqm)
 Good instillation allowance
 Asking rental: R122.50 per sqm Gross
 Total Parking Bays: 4/100sqm

117  **SUNNINGHILL FOR SALE**
 Asking: R 2.7 to R10mil
 Status: Vacant
 Size: 185sqm to 528sqm
 Note: Sold With Instillation allowance
 Available off plan, sectional title


TO LET
 185sqm to 528sqm
 Newly build, large windows
 Asking rental: R125 per sqm Gross
 Total Parking Bays: 4 bays/100sqm

125  **HOUGHTON FOR SALE / TO LET**
 Asking: R 12mil
 Status: Vacant
 Size: 2400sqm offices
 Easy access to the M1 Freeway

TO LET
 2400sqm
 Low maintenance exterior
 Asking rental: R75 per sqm Gross
 Total Parking Bays: 62 bays

118  **BRYANSTON FOR SALE / TO LET**
 Building 1: 945sqm, Asking R 22mil
 Building 2: 945sqm, Asking R 22mil
 Building 3: 945sqm, Asking R 22mil
 Status: Vacant
 Total Size: 2835
 Can buy 1 or all three blocks


TO LET
 945sqm or 1890sqm or 2835sqm
 Newly build
 Asking rental: R145 per sqm Gross
 Total Parking Bays: 126 bays

126  **RANDBURG FOR SALE / TO LET**
 Asking: R 7.6 mil
 Status: 50% Occupied
 Size: 964.8 sqm
 Note: Owner willing to stay on in 50% if building


TO LET
 Total size: + 340sqm
 Ground Floor: 170sqm
 1st Floor: 170sqm Plus Balcony
 Asking rental: R85 per sqm Gross
 Parking Bays: 32 bays in total

119  **BRYANSTON FOR SALE / TO LET**
 Asking: R 24.7mil for whole building
 or buy a section between 262sqm and 487sqm
 Status: 50% let, 50 % vacant
 Size: 1497 sqm offices
 Located in the hart of Bryanston

TO LET
 262sqm or 487sqm
 Modern design
 Asking rental: R110 per sqm Gross
 Total Parking Bays: 70 bays

127  **RANDBURG FOR SALE / TO LET**
 Asking: R 6 mil
 Status: Occupied - will be sold vacant
 Size: 850sqm
 Note: Located in Office Park

TO LET
 Total size: 850sqm
 Ground Floor: 425sqm
 1st Floor: 425sqm
 Asking rental: R85 per sqm Gross
 Parking Bays: 29 bays

120  **CENTURION FOR SALE / TO LET**
 Asking: R 16.3mil
 Status: Vacant
 Size: 1800sqm offices
 Easy access to N1 via John Voster


TO LET
 1800sqm
 Low maintenance exterior
 Asking rental: R90 per sqm Gross
 Total Parking Bays: to be confirmed

128  **ROSEBANK FOR SALE / TO LET**
 Asking: R 7.9 mil
 Status: Partly Occupied
 Size: 650sqm
 Note: Showroom/office space

TO LET
 Total size: 170sqm
 Furnished
 Asking rental: R17000 per Month Plus VAT
 Parking Bays: 26 bays in Total

121  **FOURWAYS FOR SALE / TO LET**
 Asking: Offers welcome
 Status: Will be Vacant
 Size: 245sqm offices
 House facing onto William Nicol


TO LET
 245sqm
 Low maintenance exterior
 Asking rental: R75 per sqm Gross
 Total Parking Bays: to be confirmed

129  **ROSEBANK FOR SALE / TO LET**
 Asking: R 42 mil
 Status: Vacant
 Size: 2700sqm
 Note: Freehold building

TO LET
 Total size: 4700sqm
 Office, Boardroom and Entertainment
 Asking rental: R120 per sqm
 Parking Bays: 54 bays in Total

122  **AUCKLAND PARK FOR SALE / TO LET**
 Asking: R38mil
 Status: Vacant
 Size: 5777sqm offices
 Freestanding office building

TO LET
 5777sqm
 Asking rental: R70 per sqm Gross
 Total Parking Bays: 176

130  **ROSEBANK FOR SALE / TO LET**
 Asking: R5.2 mil
 Status: Occupied
 Size: 430sqm
 Note: Freehold building

TO LET
 Total size: 430sqm
 Office & Boardroom
 Asking rental: R85 per sqm
 Parking Bays: 13 bays in Total

123  **DUNKELD FOR SALE**
 Asking: R 27 000 per sqm
 Status: Available to purchase OFF PLAN
 Occupation: 9 month from date of purchase

Unit 1: 320sqm R8.64mil
 Unit 2: 320sqm R8.64mil
 Unit 3: 373sqm R10.1mil
 Unit 4: 376sqm R10.15mil
 Parking: 31 open and 29 Basement

131  **PARKTOWN FOR SALE / TO LET**
 Asking: R 8 mil
 Status: 50 % Vacant
 Size: 590sqm
 Note: Freehold building

TO LET
 Total size: 590sqm
 Office, Outbuilding, Caretaker's Unit
 Asking rental: R85 per sqm
 Parking Bays: 28 bays in Total

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