STAND OUT IN THE HEART OF SANDTON

40 000 sqm of ULTRA PRIME space
Showroom | Retail | Office

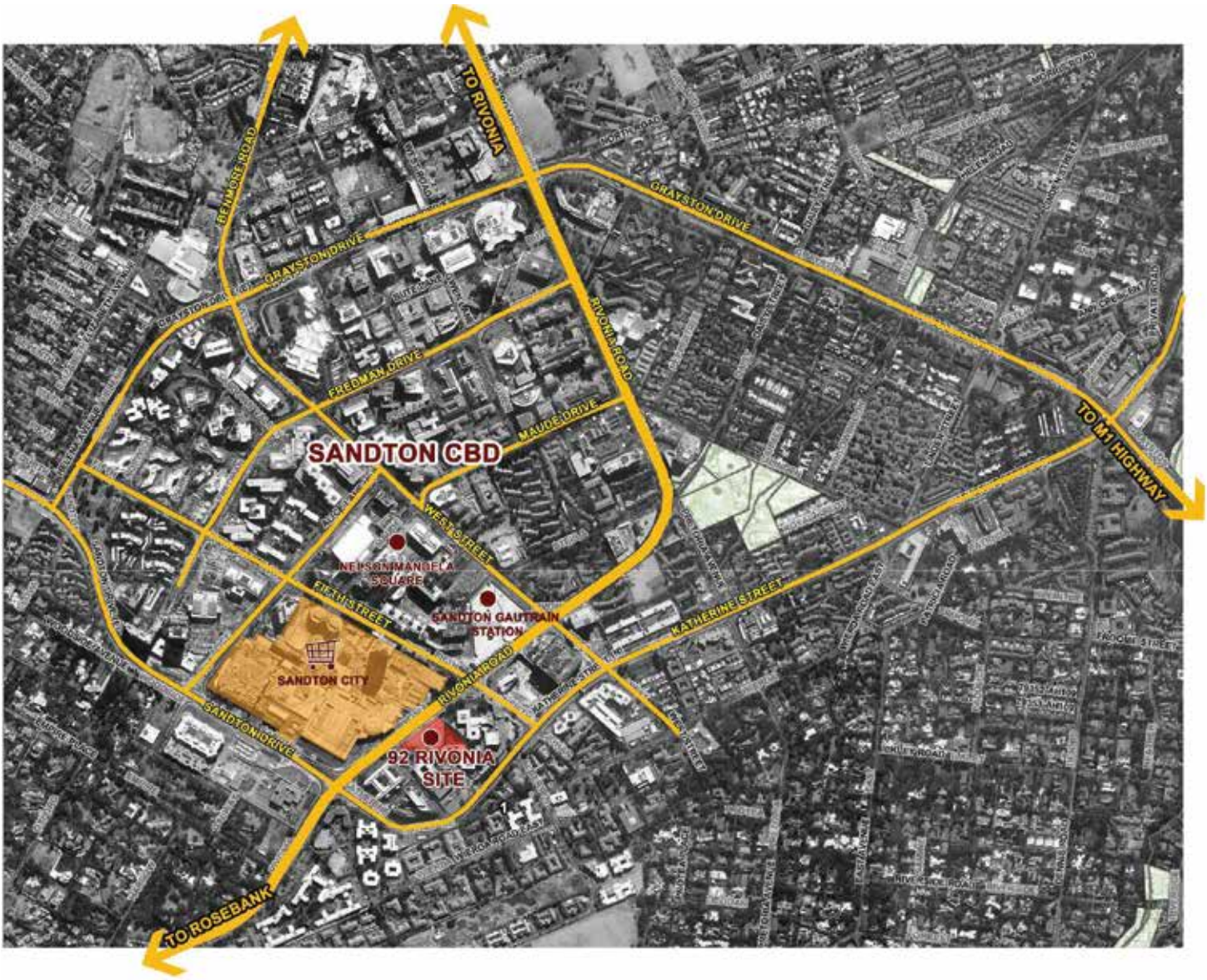
WATPROP
INDUSTRIAL & COMMERCIAL

011 887 0437 | 082 442 4289

alan@watprop.co.za

Once completed in the second quarter of 2018 the 92 Rivonia will boast a variety of functions, including facilities for showrooms, workshops, retail, conferencing, entertainment, flexible office, and ample parking in two separate lots, one underground and one above ground.

NINETY II RIVONIA


TO RIVONIA
REMEMBRANCE ROAD
GRAYSTON DRIVE
GRAYSTON DRIVE
RIVONIA ROAD
FREEMAN DRIVE
MAUDE DRIVE
SANDTON CBD
TO M1 HIGHWAY
WESTS STREET
NELSON MANDELA SQUARE
FIFTH STREET
SANDTON GAUTRAIN STATION
KATHERINE STREET
SANDTON CITY
RIVONIA ROAD
SANDTON DRIVE
92 RIVONIA SITE
TO ROSEBANK

NOW LETTING

NINETY II RIVONIA

VIEW FROM SANDTON CITY

VIEW FROM PYBUS ROAD

NINETY II RIVONIA

INTERIOR

TENANT READY SPACE

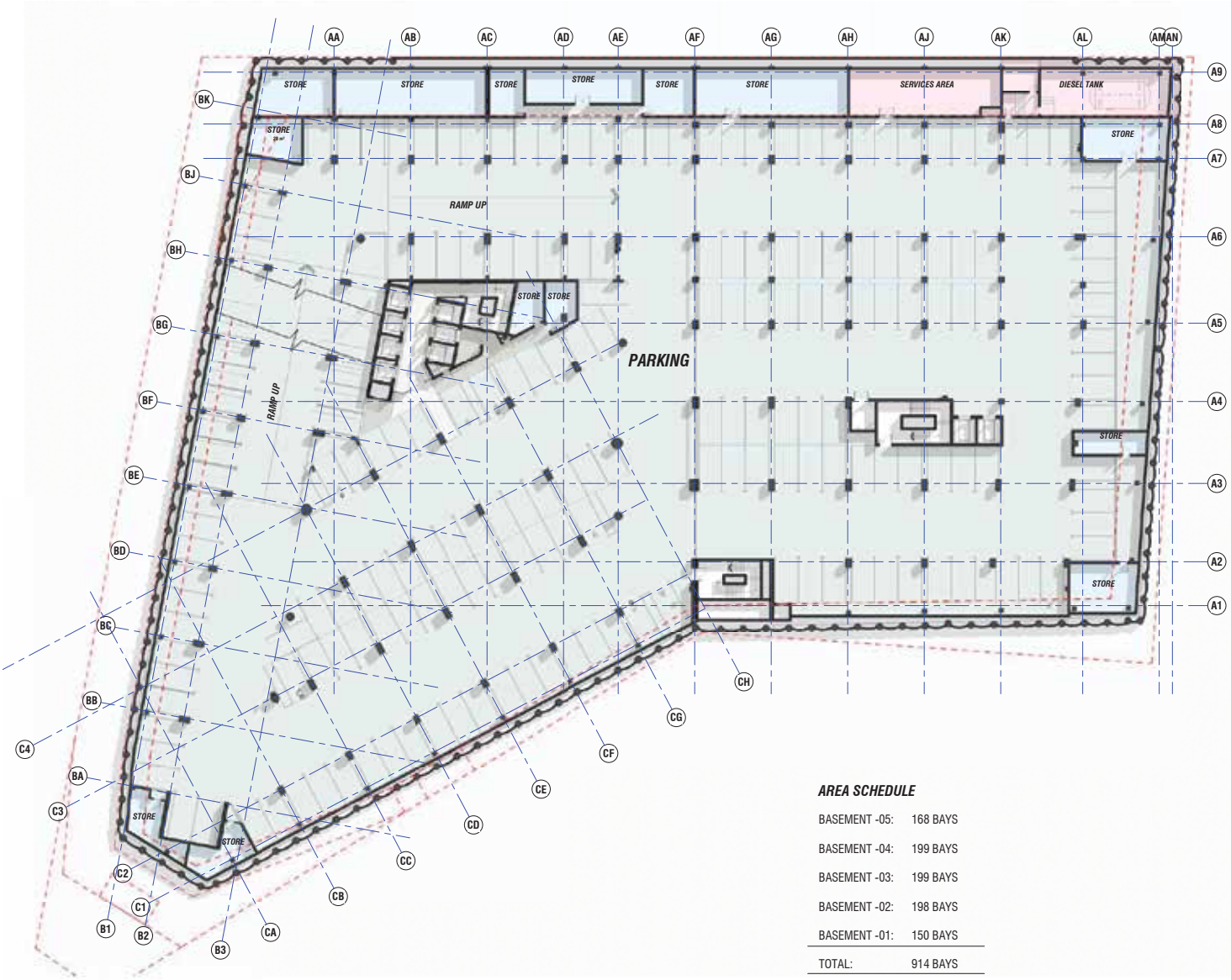
NINETY II RIVONIA

TOTAL BUILDING AREA SCHEDULE (SAPOA)

FLOOR LEVEL	DESCRIPTION	USABLE	COMMON	RENTABLE	SUPPLEMENTARY
B -05 BASEMENT PARKING LEVEL 5	MERCEDES-BENZ	0m²	375m²	375m²	390m²
B -04 BASEMENT PARKING LEVEL 4	PARKING	0m²	58m²	58m²	608m²
B -03 BASEMENT PARKING LEVEL 3	PARKING	0m²	154m²	154m²	609m²
B -02 BASEMENT PARKING LEVEL 2	PARKING	0m²	304m²	304m²	299m²
B -01 BASEMENT PARKING LEVEL 1	PARKING (EXECUTIVE)	0m²	632m²	632m²	172m²
B 00 LOWER GROUND FLOOR	MERCEDES-BENZ	5 187m²	140m²	5 327m²	0m²
00 UPPER GROUND FLOOR	MERCEDES-BENZ	3 062m²	497m²	3 559m²	0m²
01 FIRST FLOOR	MERCEDES-BENZ	2 184m²	204m²	2 388m²	0m²
02 SECOND FLOOR	MERCEDES-BENZ	3 008m²	424m²	3 432m²	0m²
03 THIRD FLOOR	UNDER NEGOTIATION	2 005m²	456m²	2 461m²	0m²
04 FOURTH FLOOR	UNDER NEGOTIATION	3 357m²	302m²	3 659m²	0m²
05 FIFTH FLOOR	"OCCUPIED" WITH ±2600M² POCKET AVAILABLE	3 286m²	302m²	3 588m²	46m²
06 SIXTH FLOOR	OFFICE	3 257m²	302m²	3 559m²	63m²
07 SEVENTH FLOOR	OFFICE	3 252m²	302m²	3 554m²	71m²
08 EIGHTH FLOOR	OFFICE	3 344m²	302m²	3 646m²	9m²
09 NINTH FLOOR	OFFICE	3 248m²	302m²	3 550m²	111m²
10 TENTH FLOOR	PENTHOUSE OFFICES	3 354m²	354m²	3 708m²	107m²
11 ELEVENTH FLOOR	UNDER NEGOTIATION	2 318m²	75m²	2 393m²	2 360m²
TOTAL BUILDING		40 524m²	5 830m²	46 354m²	4 612m²

*NOTE ABOVE AREA SCHEDULE TO BE READ IN CONJUCTION WITH APPENDIX A.

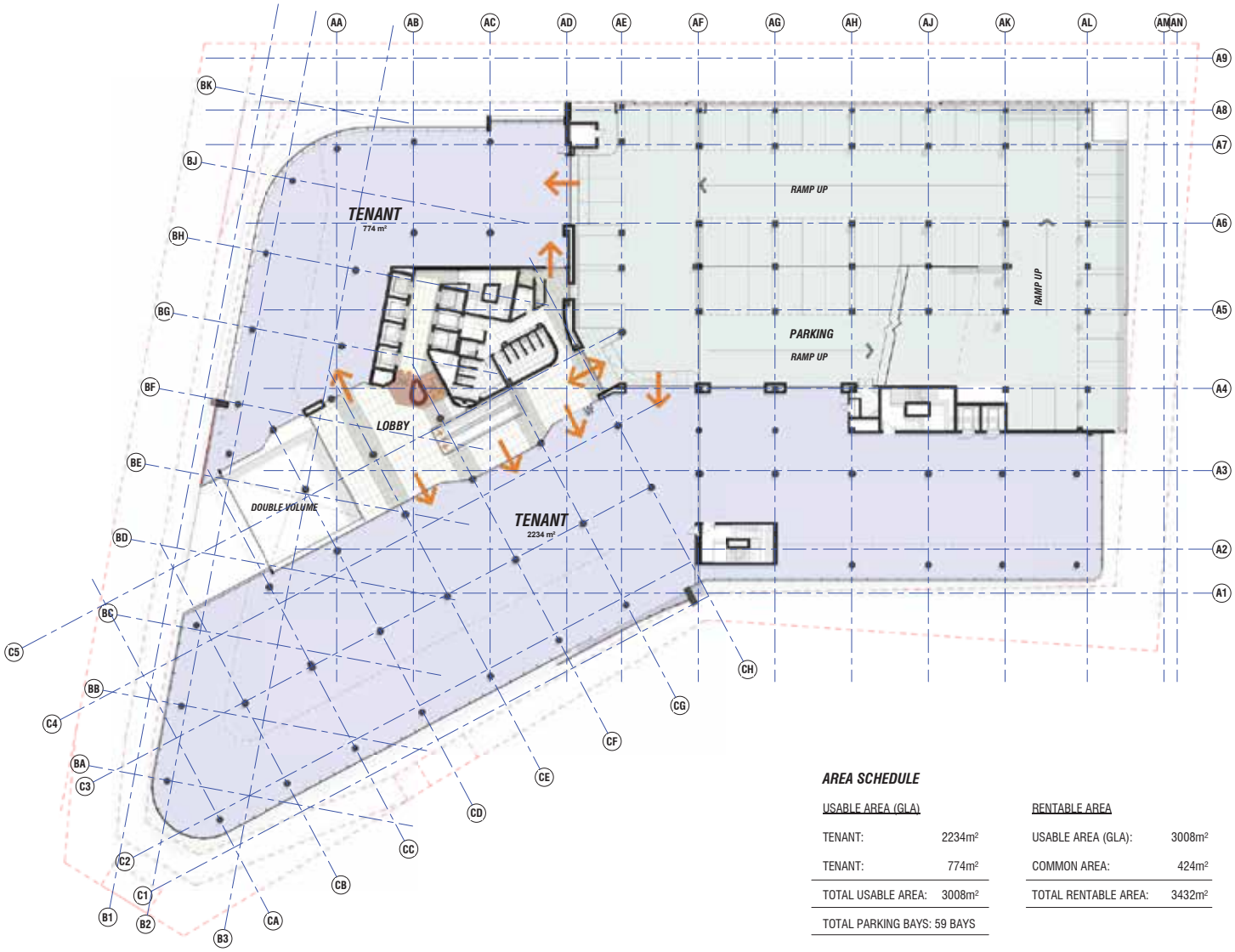
TYPICAL BASEMENT LEVEL



AREA SCHEDULE

BASEMENT -05:	168 BAYS
BASEMENT -04:	199 BAYS
BASEMENT -03:	199 BAYS
BASEMENT -02:	198 BAYS
BASEMENT -01:	150 BAYS
TOTAL:	914 BAYS

TYPICAL SHOWROOM

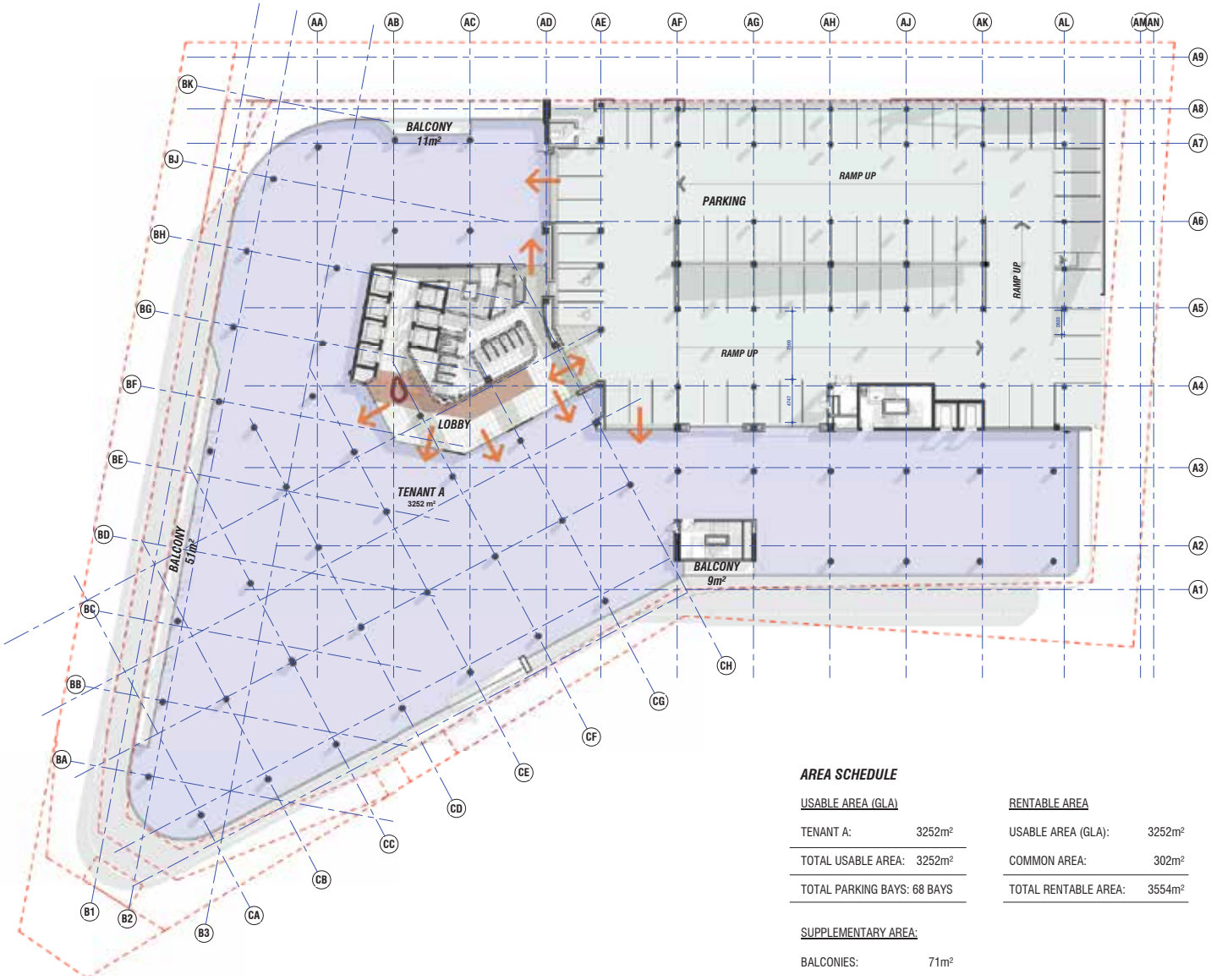


AREA SCHEDULE

USABLE AREA (GLA)	
TENANT:	2234m²
TENANT:	774m²
TOTAL USABLE AREA:	3008m²
TOTAL PARKING BAYS: 59 BAYS	

RENTABLE AREA	
USABLE AREA (GLA):	3008m²
COMMON AREA:	424m²
TOTAL RENTABLE AREA:	3432m²

TYPICAL OFFICE



AREA SCHEDULE

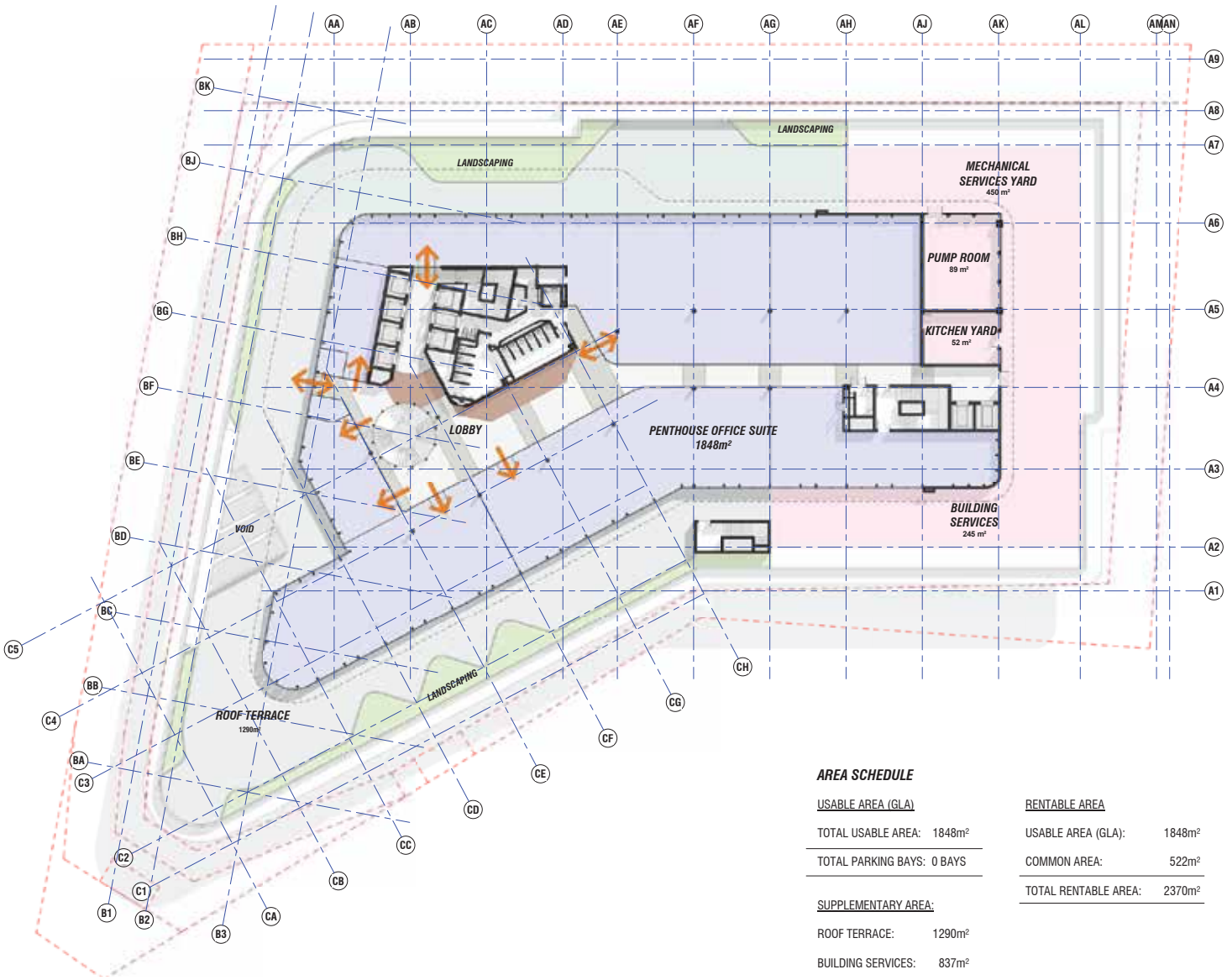
USABLE AREA (GLA)	
TENANT A:	3252m²
TOTAL USABLE AREA:	3252m²
TOTAL PARKING BAYS: 68 BAYS	

RENTABLE AREA	
USABLE AREA (GLA):	3252m²
COMMON AREA:	302m²
TOTAL RENTABLE AREA:	3554m²

SUPPLEMENTARY AREA:

BALCONIES: 71m²

PENTHOUSE OFFICE



AREA SCHEDULE

USABLE AREA (GLA)

TOTAL USABLE AREA:	1848m²
TOTAL PARKING BAYS:	0 BAYS

SUPPLEMENTARY AREA:

ROOF TERRACE:	1290m²
BUILDING SERVICES:	837m²

RENTABLE AREA

USABLE AREA (GLA):	1848m²
COMMON AREA:	522m²
TOTAL RENTABLE AREA:	2370m²

NINETY II RIVONIA

greenstar | AFRICA

GREEN BUILDING COUNCIL SOUTH AFRICA

hereby awards:

92 RIVONIA

4 Star Rating Best Practice

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Office Design v1.1

★★★★

4 Star Rating
Best Practice
CERTIFIED MARCH 2018

GREEN BUILDING COUNCIL SOUTH AFRICA

FAIEDA JACOBS	DORAH MODISE	MARCH 2018 DATE

Certified in association with the Green Building Council South Africa

WATPROP

INDUSTRIAL & COMMERCIAL

LEASING ENQUIRIES

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