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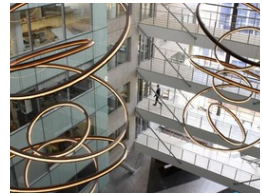
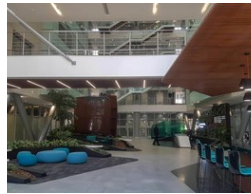
Contact Archon International  
Properties Johannesburg

011 568 4341

Ground Floor  
The Place  
1 Sandton Drive  
Sandton  
2196



Web Ref CL43



R165 per m<sup>2</sup>

Gross Monthly Rental R130,185 Excl. VAT

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Unlock the potential of space | Sandown, Johannesburg

This building comprises 11 000 square meters of office space that sits atop a 4 level parking podium. This gives the building a commanding presence, which is reinforced by the distinctive V-shaped columns on the West Street ground floor edge.

The communal spaces are completed by new meeting room and workspace areas, along with a new Seattle Coffee Bar, which are for the exclusive use of the tenants.

The linking bridges between the floor plates allow for flexibility and ease of orientation for day-to-day circulation. With a coffee bar that is committed to providing a plentiful mix of nutritious food choices and glass surfaces that are designed to capture the dramatic Joburg sky, this is the perfect multifunctional

### Features

**Zoning** Commercial

**Interior**

Air Conditioning Yes  
Power 3 Phase Yes

**Exterior**

Security Yes  
Parking Ratio 4 bays / 100 m<sup>2</sup>

**Sizes**

Floor Size 789m<sup>2</sup>

**Extras**

Generator and water backup

