




Menlyn Piazza Menlyn





Menlyn Piazza: Mixed-use building located in the fastest growing commercial node in Pretoria, Menlyn.

Excellent location in sought-after area close to Menlyn Maine and Menlyn Park Shopping Centre. Menlyn Piazza offers well-kept offices overlooking the Menlyn Maine development as well as awesome views over the Menlyn node. Generous basement parking for tenants and visitors available.



CLOSE TO HIGHWAY



24/7 SECURITY



SIGNAGE OPPORTUNITY



SHOPPING



EXCELLENT VISIBILITY



FULL ON-LOAD
GENERATOR

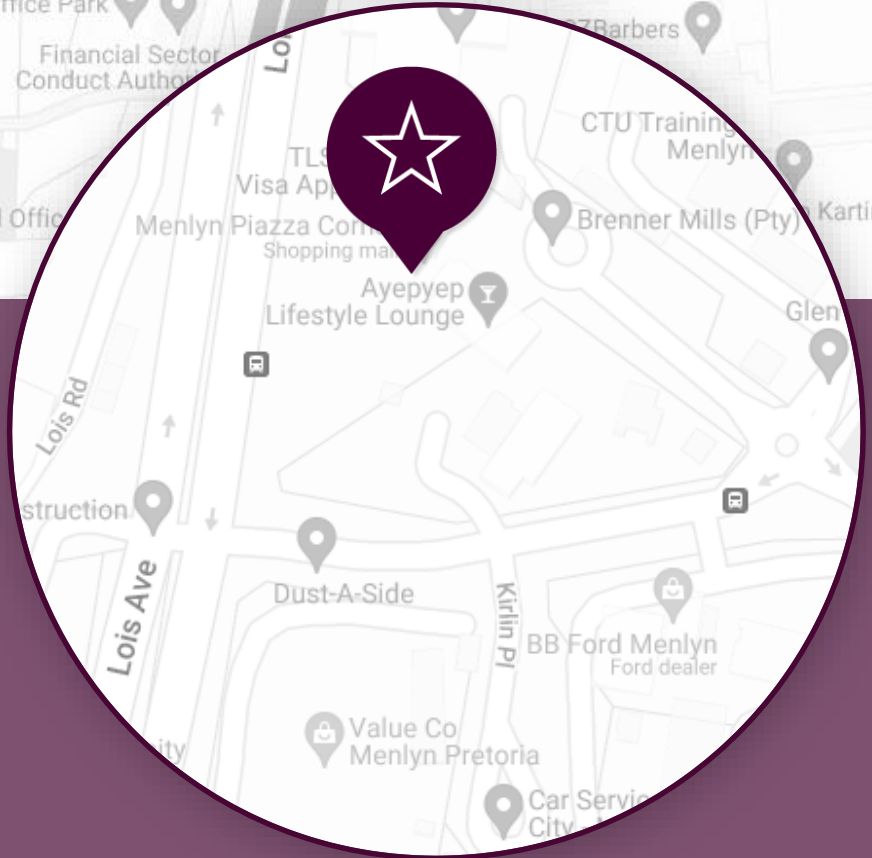
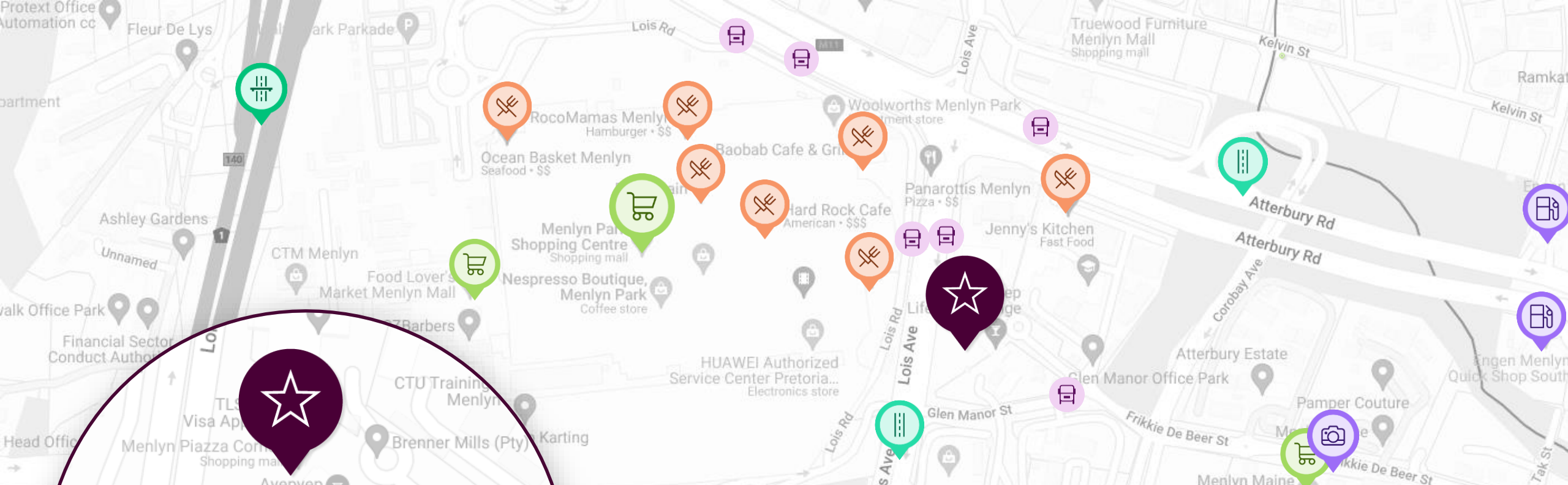


ACCESS CONTROL



FIBRE





Location

Menlyn Corner has easy access via Atterbury, Garsfontein, Frickie de Beer and Corobay Avenue.



Menlyn Mall & Menlyn Maine



Public Transport and on the Gautrain bus route



Menlyn Maine Casino



Easy Highway Access



Many upscale restaurants





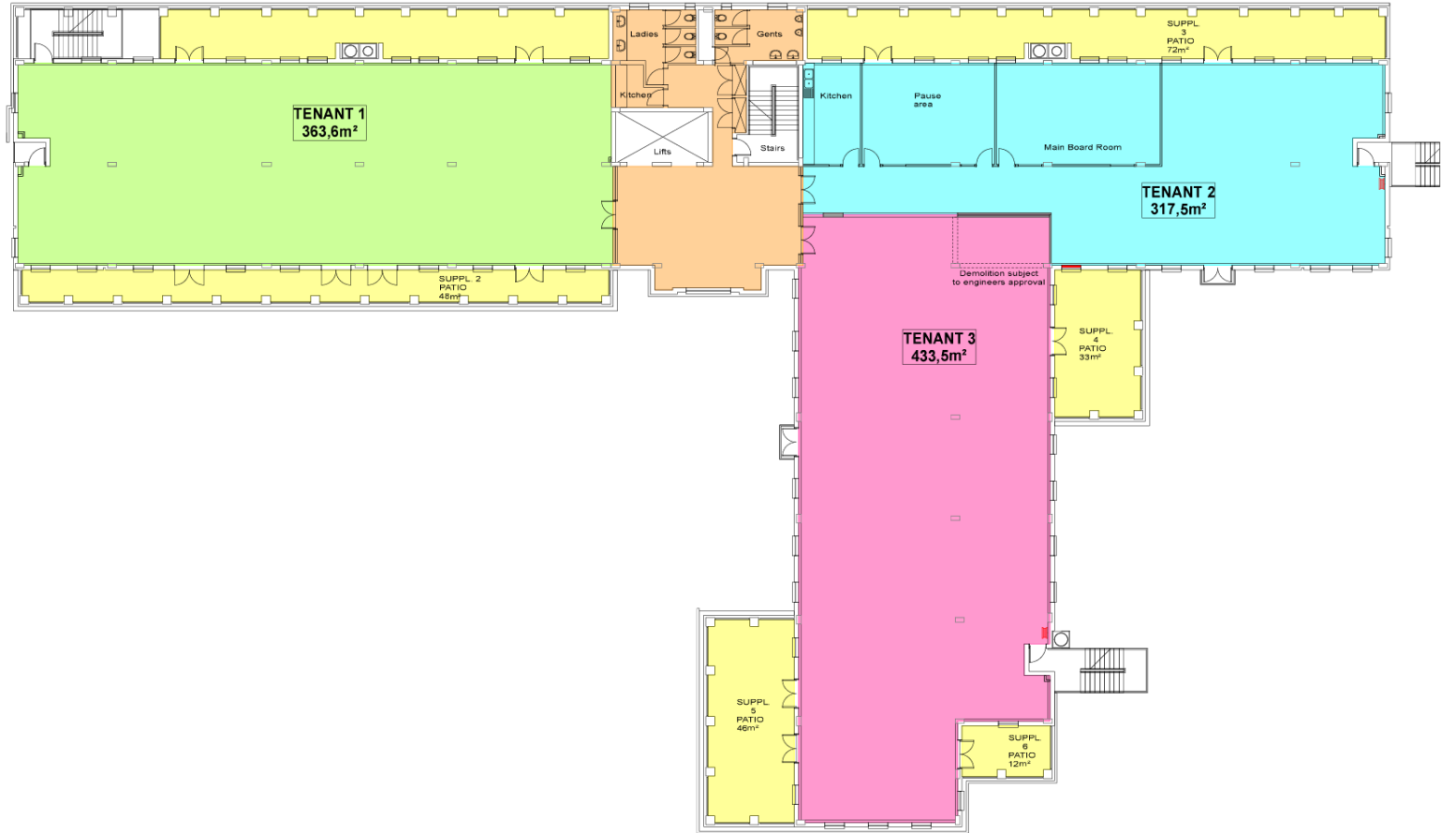
EXTERIORS



Floorplan

Menlyn Piazza
Corner Glen Manor Avenue &
Lois Avenue, Menlyn

1 st Floor A	317.50m ²
1 st Floor B	433.50m ²
2 nd Floor	363.60m ²
Ground Floor Retail A	495.00m ²
Ground Floor Retail B	336.00m ²



Vacancies

1st Floor

Size of space	433.50m ²
Gross Rental	R110.00/m ²
Net Rental	R41.00/m ²
Assessment Rates	R34.49/m ²
Operating Costs	R34.51/m ²
TIA	3 year R363,00/m ²
	5 year R660,00/m ²

Notes: Fit-out in place.

1st Floor

Size of space	317.50m ²
Gross Rental	R110.00/m ²
Net Rental	R41.00/m ²
Assessment Rates	R34.49/m ²
Operating Costs	R34.51/m ²
TIA	3 year R363,00/m ²
	5 year R660,00/m ²

Notes: White-boxed

2nd Floor

Size of space	363.60m ²
Gross Rental	R110.00/m ²
Net Rental	R41.00/m ²
Assessment Rates	R34.49/m ²
Operating Costs	R34.51/m ²
TIA	3 year R363,00/m ²
	5 year R660,00/m ²

Notes: White-boxed

Ground Floor

Size of space	495.00m ²
Gross Rental	R160.00/m ²
Net Rental	R91.00/m ²
Assessment Rates	R34.49/m ²
Operating Costs	R34.51/m ²
TIA	3 year n/a
	5 year n/a

Notes: White-boxed

Ground Floor

Size of space	336.00m ²
Gross Rental	R160.00/m ²
Net Rental	R91.00/m ²
Assessment Rates	R34.49/m ²
Operating Costs	R34.51/m ²
TIA	3 year n/a
	5 year n/a

Notes: White-boxed

Property Charges

Parking

Parking Ratio	4 bays/100m ²
Basement	R650/bay/month
Covered	R550/bay/month
Shaded	R550/bay/month
Open	R450/bay/month

Levies

Storage	R65.00/m ²
Balcony	R45.00/m ²
Generator back-up	R5.26/m ²



GROWTHPOINT PROPERTIES

Growthpoint Properties, the largest South African primary REIT listed on the JSE, is an international property company with assets in South Africa, Eastern Europe, Australia and the UK. Committed to creating space to thrive, we own and manage a diversified portfolio of over 500 property assets, locally and internationally.



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Emerging Index since
2017

Largest
South African
Primary listed
REIT

500+
buildings

178,8 BN
Group property
assets

Best corporate
governance
practice



FTSE/JSE
Top40
Company

50% Ownership of
V&A Waterfront
Cape Town

uninterrupted
dividend
growth
to date



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Responsible
Index since
2009

Transparent
reporting

Level 1
B-BBEE
Contributor



+ 8 million sqm
of space



Quality
portfolio
diversified
across sectors
and geographies



space to thrive

GROWTHPOINT
PROPERTIES



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