

GROWTHPOINT
PROPERTIES



Tygerberg Office Park Plattekloof





Tygerberg Office Park: Tranquil A-Grade office space

Tygerberg Office Park offers over 30,000m² of A-Grade office space spread over ten individual office buildings. Home to a number of blue-chip tenants, the park offers panoramic views of the peninsula in a tranquil, green environment.



Accessibility



Back-up generator



Green star rated



Energy efficient



Close to the Highway



Fibre connectivity



24hr Security

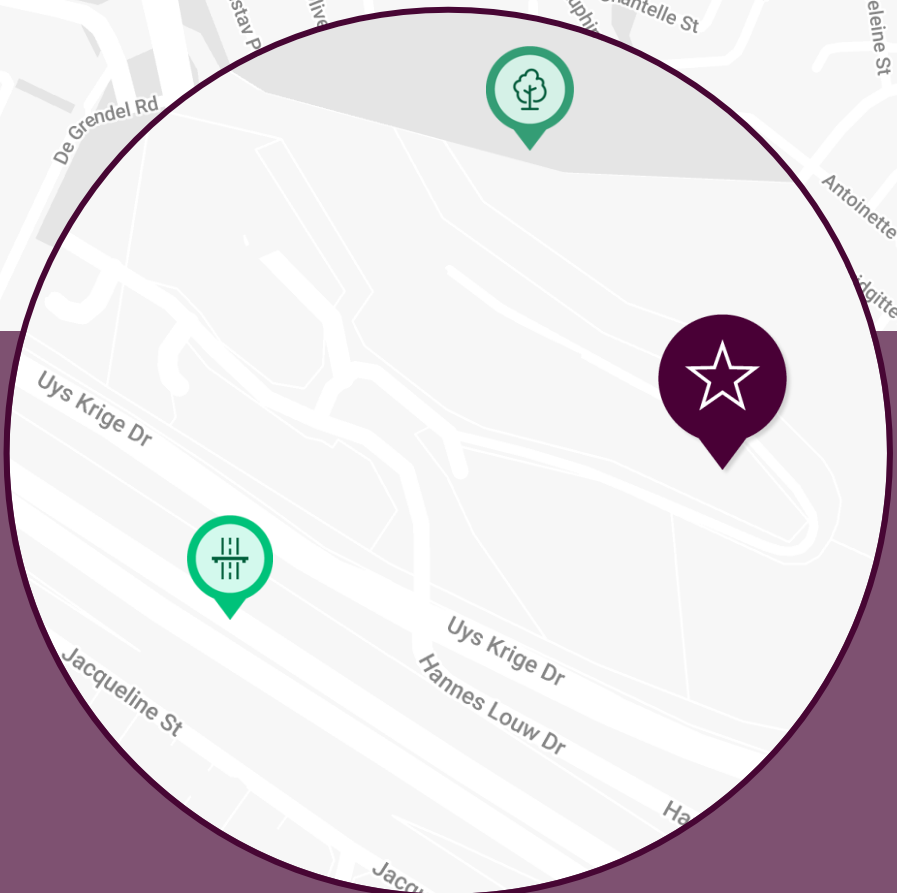
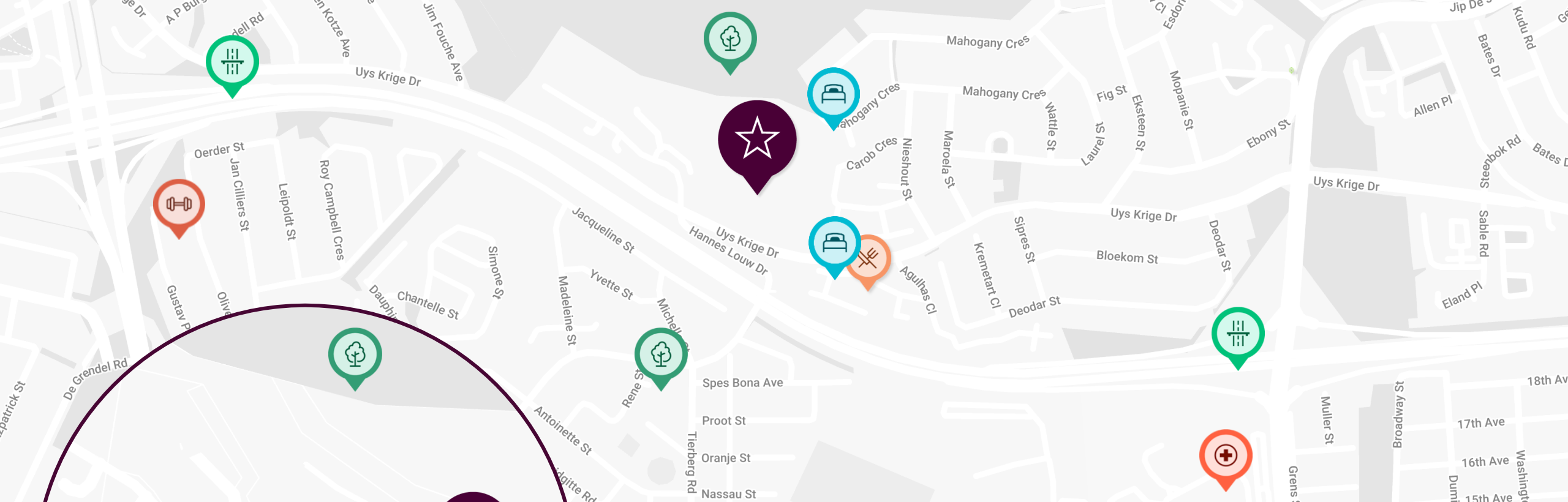


Parking available





Parks and recreation





Location

Situated at 163 Uys Krige Drive, conveniently located within easy access to the N1 highway and bordering a nature reserve in the upmarket suburb of Platteklouf. The elevation of the site allows for excellent exposure for signage.

-  Parks and recreation
-  Access to N1 Highway
-  3.2km from the train station



INTERIORS





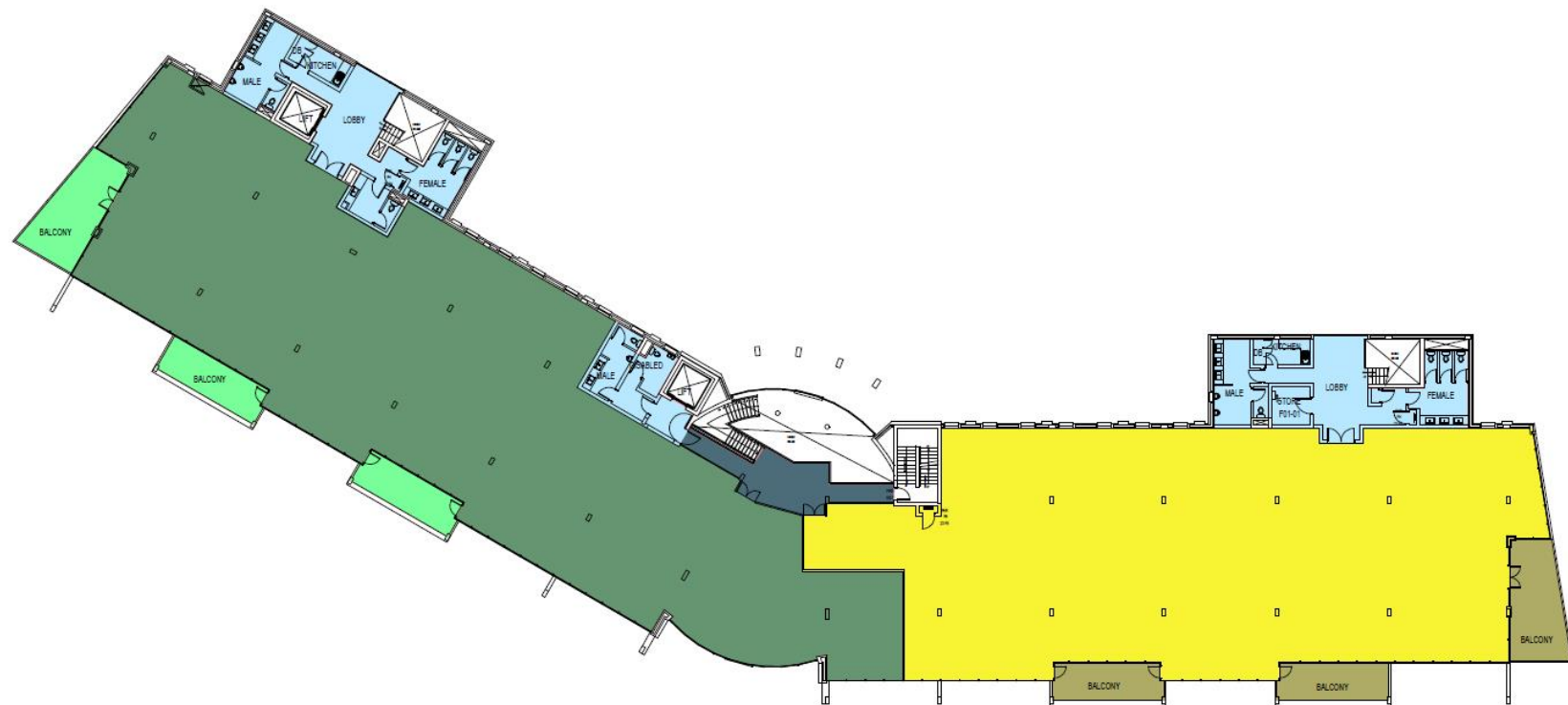
EXTERIORS

Typical Floorplan

Tygerberg Office Park,
Uys Krige Drive, Platteklouf

Spaces available

Tygerberg House - Ground Floor	430m ²
Uitzicht - First Floor	552m ²
Zeezicht - Ground Floor	397m ²
Table Bay - Second Floor	625m ²
Drakenzicht - First Floor	884m ²



Vacancies

Vacancies from 235m² to 1,900m²

Gross Rental		From R155.00/m ² to R180.00/m ²
TIA	3 year	Standard allowance equal to 3 months' rental
	5 year	Standard allowance equal to 5 months' rental

Property Charges

Parking

Parking Ratio	4/100m ²
Basement	R1,000/bay/month
Open	R800/bay/month

Levies

Storage	R80/m ²
Balcony	R80/m ²
Generator back-up	R6.31/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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assets

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Company

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Cape Town

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dividend
growth
to date



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reporting

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Contributor



+ 8 million sqm
of space



Quality portfolio diversified
across sectors
and geographies



space to thrive

GROWTHPOINT
PROPERTIES



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