



**OFFICES, SEMI-SERVICED SUITES & RETAIL  
SPACE IN:**

**SANDTON**



**P-GRADE MIXED USE BUILDING**

**AREA / SIZE:**

From  $\pm 181\text{m}^2$  to  $995\text{m}^2$

**BUILDING NAME:**

Alice Lane 3

**LOCATION:**

11 Alice Lane

**PRICE:**

Offices – R220/m<sup>2</sup> gross ex VAT

Retail – From R285/m<sup>2</sup> gross ex VAT

Semi-Serviced offices available -

All Inclusive rental includes monthly utilities, use of reception area, kitchen and two meeting rooms.

**PARKING BAYS:**

Ratio - 5 bays per 100m<sup>2</sup>

Price - R 1,100.00 ex VAT per basement bay

**TENANT INSTALLATION ALLOWANCE:**

**SPACE2SPEC INCENTIVE**

5-Year lease - the Tenant will be entitled to utilise the value of 50% (fifty percent) of the Rental payable in respect of the first two years of the lease period.

3-Year Lease - the Tenant will be entitled to utilise the value of 30% (thirty percent) of the Rental payable in respect of the first two years of the lease period





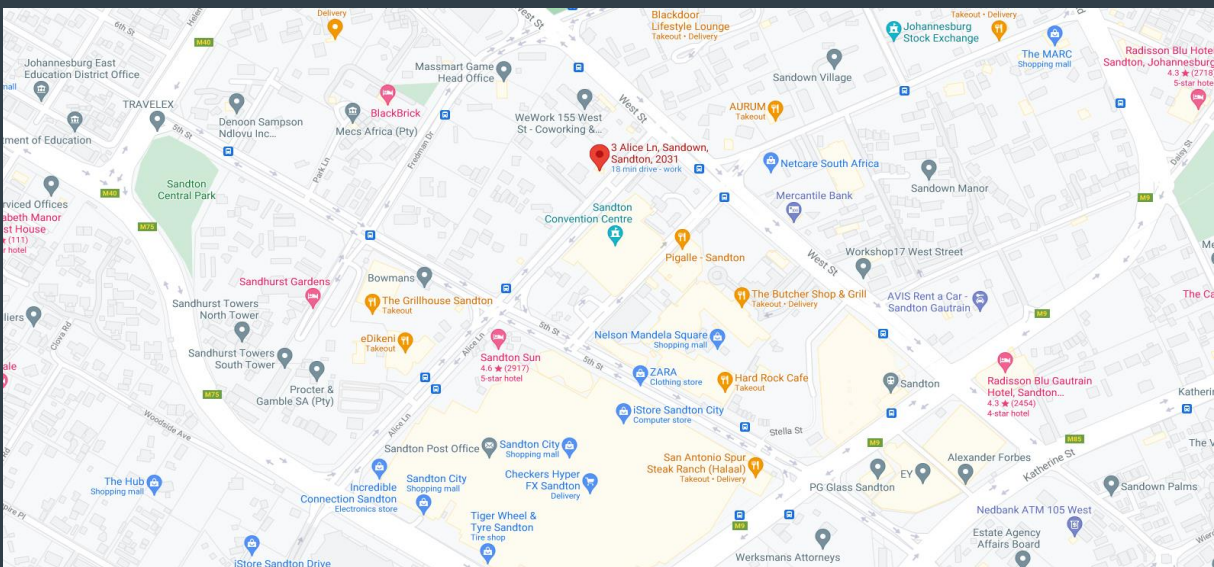
## P-GRADE MIXED USE BUILDING

Alice Lane 3 is a state-of-the-art building offering high-quality finishes throughout. The building has a beautiful, modern glass façade with stylish architecture present throughout the common areas.

This building has a 4-Star green star rating. There is a back up generator, as well as standby water supply available.

The building boasts a beautifully landscaped lifestyle piazza with astounding facilities, trendy restaurants and professional meeting areas.

Established blue-chip tenants occupy space within the building.



## WORLD-CLASS ACCESSIBLE AMENITIES

- Gautrain Station
- Johannesburg Stock Exchange
- Nelson Mandela Square
- Virgin 'Classic Collection' gym
- Sandton Central Park
- Sandton City Mall
- Sandton Convention Centre
- The Sands
- The Place



# ABOUT US

**OfficePlace** is the sister company to API Property Group.

API Property Group has been operating in the industrial nodes of Johannesburg since 1984 and is the largest brokerage in its field in South Africa.

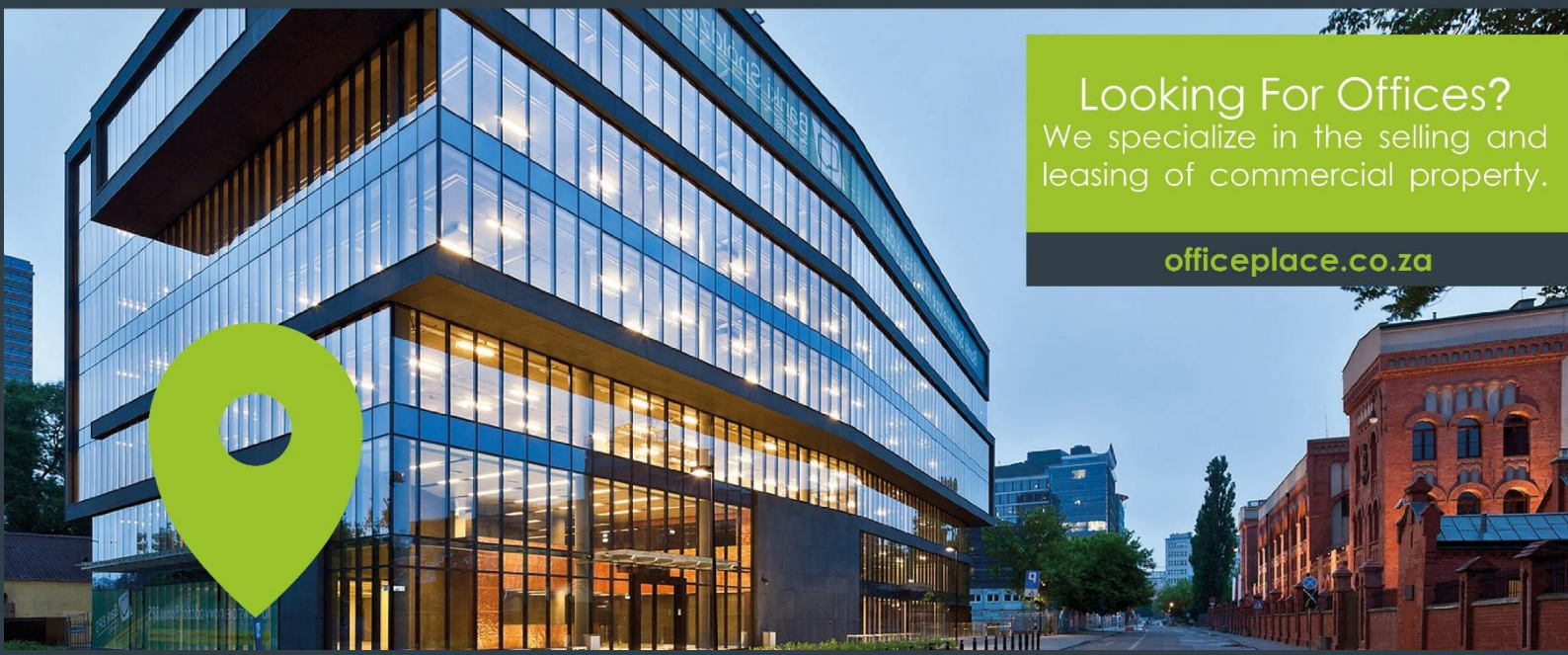
## 35+ years experience

OfficePlace delivers in depth and professional service to all of our clients with the procurement of the most suitable commercial space for their business. Our dedicated brokers assist clients with the requisite information and advice, ie;

- Location
- Budget
- Spatial requirements
- Fit out and moving costs

Through our experience and expertise we provide a full turnkey service to each of our respective clients. As market leaders we pride ourselves in fostering relationships with all landlords and provide the most extensive portfolio of available commercial space to lease or purchase.

## A few of our valued clients



Looking For Offices?  
We specialize in the selling and leasing of commercial property.

[officeplace.co.za](http://officeplace.co.za)



# CONTACT US



## JOHANNESBURG

Tel: 011 234 1144  
Fax: 011 234 1177

### API House

85 Wessel Road  
Rivonia

## PRETORIA

Tel: 012 644 0522  
Fax: 086 554 9934

### Eco Fusion Office Park

1004 Teak Close, Highveld  
Centurion

## CAPE TOWN

Tel: 021 911 2906  
Fax: 021 911 2908

### De Tijger Office Park

Cnr McIntyre & Hannes Louw  
Drive, Parow



  
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COMMERCIAL PROPERTY SPECIALISTS

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**Ben Hatchwell**

Sandton CBD

**Director & Principal**

[ben@officeplace.co.za](mailto:ben@officeplace.co.za)

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011 234 1144

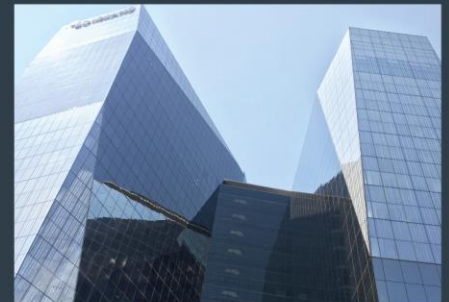
API House, 85 Wessel Road, Rivonia

**Sandown . Parkmore  
Sandhurst  
Wierda valley  
Chislehurst  
Morningside  
Strathavon  
Atholl Gardens**

Sandton is commonly known as Johannesburg's premier business destination and is home to the richest square mile in Africa. Sandton's CBD houses the Johannesburg Stock Exchange, local and international banks, as well as the Sandton Law Chambers and many of Africa's most prominent law firms. The Sandton central commercial node is centrally located and has some of the most lucrative commercial properties and offices within South Africa. There are also affordable rental rates and incentives on offer for Tenants within many buildings. Sandton houses the flagship Gautrain Station on West Street/Rivonia Road which has direct passenger rail access to OR Tambo International Airport as well as Pretoria, Rosebank and Park station.

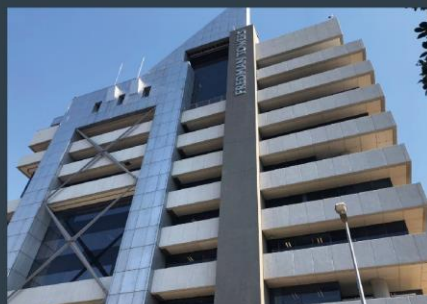
AAA Grade - P Grade: R200/m<sup>2</sup> +

GROSS rental excl parking, utilities, and VAT



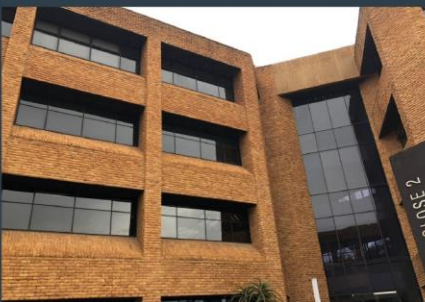
B Grade – A Grade: R130/m<sup>2</sup> - R200/m<sup>2</sup>

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C Grade: R95/m<sup>2</sup> - R130m<sup>2</sup>

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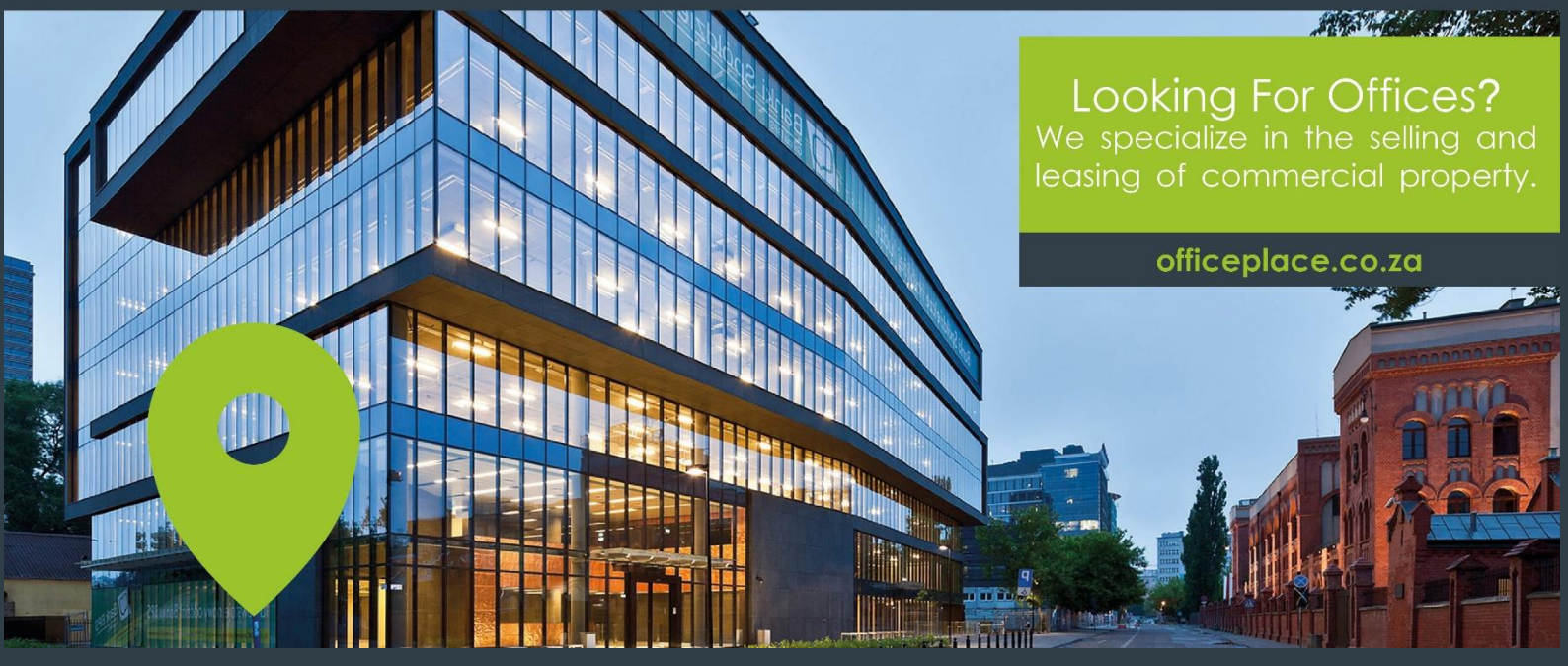
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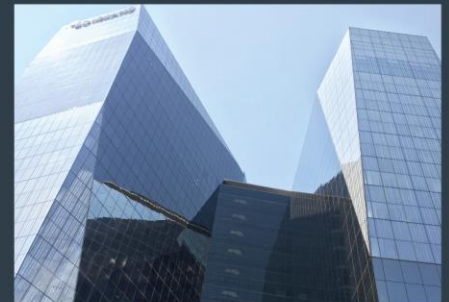
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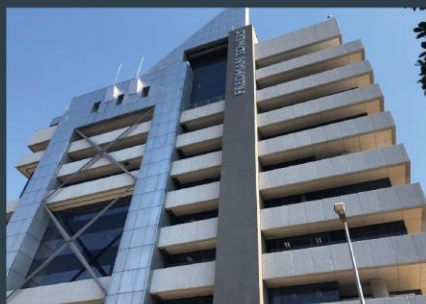
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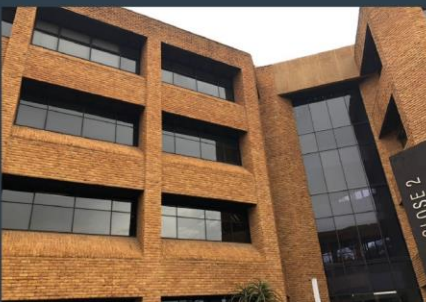
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