



AFRICA'S FIRST
GREEN CITY
IN THE MAKING

For more information contact:

THYS GREEFF

T: (012) 361 7758 C: 083 452 7940

E: thys@menlynmaine.co.za

Apr-15

PEGASUS BUILDING - REGUS BUILDING

AREA DESCRIPTION	GROSS LETTABLE AREA (SQM)	NETT RENTAL p/SQM	BALCONIES	RENTAL p/SQM Balconies	OPS COST p/SQM	BASEMENT PARKING	AVAILABILITY
3rd Floor	414.47	R 148.00	0	R 95.00	R 25.00	Yes	Under Offer
The space was sub-divided and both sections are currently under offer							

PEGASUS BUILDING - PHASE 2

AREA DESCRIPTION	GROSS LETTABLE AREA (SQM)	NETT RENTAL p/SQM	BALCONIES	RENTAL p/SQM Balconies	OPS COST p/SQM	BASEMENT PARKING	AVAILABILITY
Ground Floor	572.31	R 165.00	50	R 110.00	R 25.00	Yes	Under Offer
First Floor	1166.67	R 165.00	61	R 110.00	R 25.00	Yes	Under Offer
Third Floor	1064.93	R 165.00	156	R110,00	R25,00	Yes	Oct-15

General Comments:

Excluded from quoted rates are VAT and all Municipal Cost

There is a TI allowance payable by the landlord

All offer subject to MMIH Board Approval



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CENTRAL SQUARE OFFICE BUILDING - WEST TOWER

AREA DESCRIPTION	GROSS LETTABLE AREA (SQM)	NETT RENTAL p/SQM	BALCONIES	RENTAL p/SQM Balconies	OPS COST p/SQM	BASEMENT PARKING	AVAILABILITY
Eight Levels	13411	R 185.00	TBC	R 110.00	R 30.00	Yes	Nov-16
Average per floor	1916	R 185.00	TBC	R 110.00	R 30.00	Yes	Nov-16
Smallest pocket per floor	425	R 185.00	TBC	R 110.00	R 30.00	Yes	Nov-16

INDUS BUILDING

AREA DESCRIPTION	GROSS LETTABLE AREA (SQM)	NETT RENTAL p/SQM	BALCONIES	RENTAL p/SQM BALCONIES	OPS COST p/SQM	BASEMENT PARKING	AVAILABILITY
Building Indus	8500	On inquiry	TBC	TBC	TBC	TBC	Tenant driven
Average per floor	1500	On inquiry	TBC	TBC	TBC	TBC	Tenant driven





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ORION BUILDING

AREA DESCRIPTION	GROSS LETTABLE AREA (SQM)	NETT RENTAL p/SQM	BALCONIES	RENTAL p/SQM Balconies	OPS COST p/SQM	BASEMENT PARKING	AVAILABILITY
Ground Floor	309	R 170.00	Yes	R 110.00	R 25.00	Yes	Tenant Driven
1st Floor	1287	R 170.00	Yes	R 110.00	R 25.00	Yes	
2nd Floor	1223	R 170.00	Yes	R 110.00	R 25.00	Yes	
3rd Floor	1294	R 170.00	Yes	R 110.00	R 25.00	Yes	

