

Design Quarter Fourways





Unlock the potential of space

A space is more than its surface area and walls; it's a canvas for human experience. More than structure and aesthetics, spaces enable connections and inspire. Spaces engage us; they are sensory and invite interaction. They draw us in and influence our wellbeing. Spaces hold history. They can be imagined and reimaged. At Investec Property, we don't just look at how a space is, but at how it can be and what it can bring to people's lives.

We see the value it holds and the opportunities it presents.

We see the potential of space.

Location

We get the fundamentals right. Everything we've achieved is built on the understanding that location is strategic. Once we have the right location and understand the context of the space, we begin to imagine how we can repurpose it to its full potential. Then, we create a sought-after environment that both complements and adds to its surrounds. It's how we develop quality assets that hold value and deliver attractive long-term returns.

Relation

We engage with our stakeholders and tenants to understand their requirements now, and we anticipate how these might change in future. From this knowledge, we evolve spaces so that they work optimally for our occupiers. We also prioritise the preservation of sound covenants to ensure low vacancies. By valuing and investing in human connections, we maximise long-term wealth creation and extract value for our stakeholders.

Innovation

We innovate to realise the potential of space and collaborate with new partners, shifting the emphasis from assets to experiences that meet our clients' needs.

Design Quarter, Gauteng

17 959m² of prime office space and retail

Vacancy	Building	Floor
275m ²	DQ 1	First Floor
665m ²	DQ 1	First Floor
456m ²	DQ 3	First Floor
164m ²	DQ 3	Ground Floor
452m ²	DQ 6	Second Floor
Gross rental		R155/m ²

- 4* Green Rating
- Full back up power and water
- Signage opportunity
- Access to DQ retail precinct





Overview

Design Quarter Office Park is well positioned in a sought-after location in Fourways, just behind the Design Quarter Shopping precinct. The office park is easily accessed from Leslie Avenue, off William Nicol Drive and in close proximity to the N1 highway and other arterial roads. There are a variety of top-quality restaurants, shops and banking facilities within walking distance from the property.

The office building design includes:

- Four A-grade office buildings with ample parking, situated in well maintained and secure mixed-use development
- Deep recesses, overhangs and balconies create shadow lines protecting the extensive use of glass on the facades
- Contemporary architecture with modern interiors and high spec finishes
- Various pockets of space and layouts to suit tenant size requirements
- Backup power, fiber, wheelchair friendly and 24-hour security

Design Quarter is leading the way

Design Quarter is leading the way as it upgrades and repositions itself as a niche lifestyle centre focused on home, dining, leisure and convenience.

The expansion to a more holistic offering is going to provide customers with a shopping experience that is convenient, accessible, safe and enjoyable.

Design and décor have always underpinned the Design Quarter's offering, and this category is expanding. Cielo, one of South Africa's leading online furniture and homeware retailers, recently launched their flagship 1 300m² store at Design Quarter. @home will be growing, making the Design Quarter iteration the largest outlet within the group's Gauteng collection. European high-end kitchen manufacturer Fabri, Iconomy Design Experience and the relocation of Mr Price Home complete the substantial category offering.

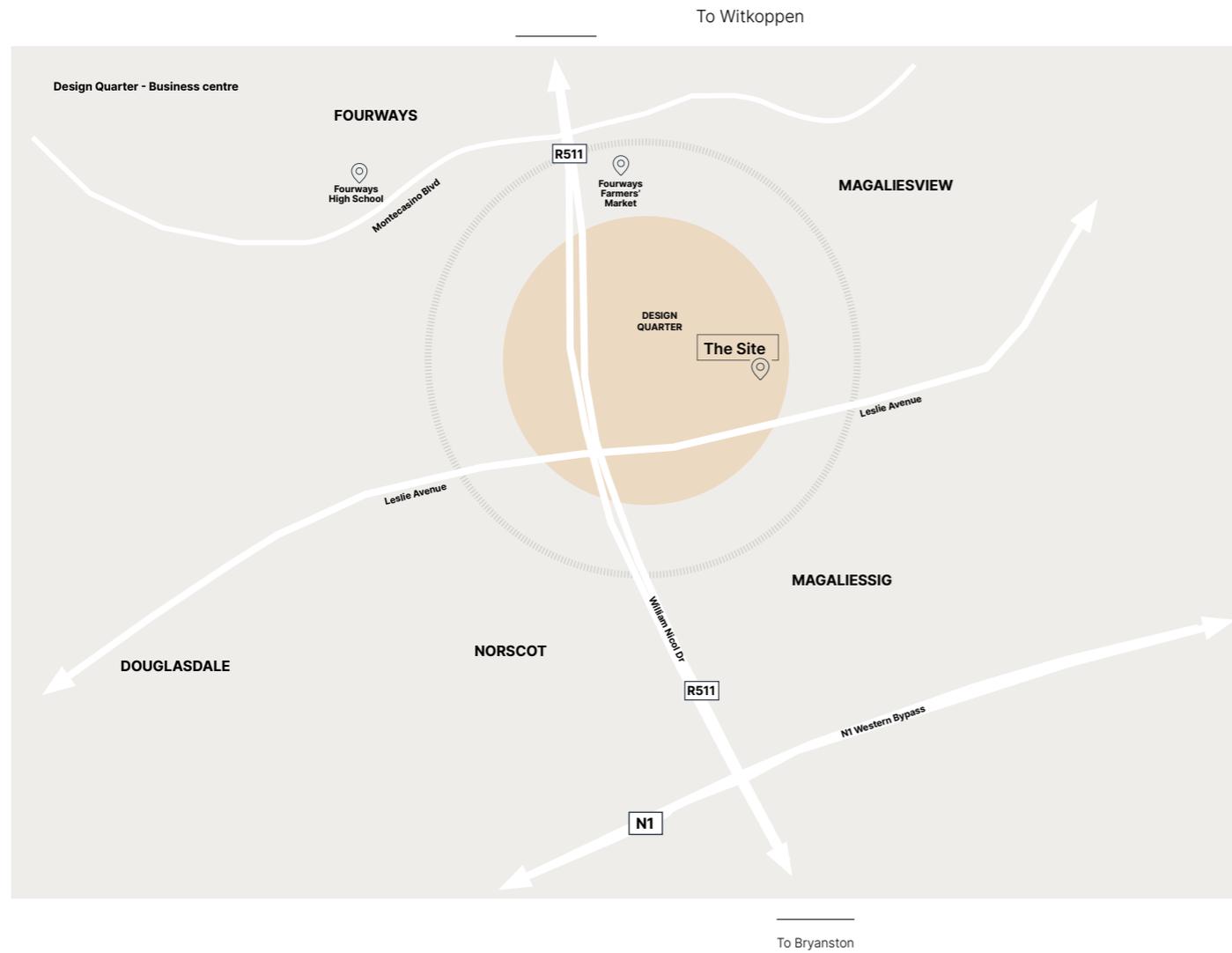
Dining options have raised their status on Design Quarter's menu. The reconfiguration has facilitated the creation of a Food Hall. The double-volume industrial design concept will create a buzzing food area that spills out onto an outdoor piazza strategically positioned alongside sporting offering, The Golfers Club and TREK Bikes.

Convenience retailers will include a new concept Checkers' grocery store, Checkers' Liquor and Checkers' new pet store concept, Pet Science, along with a pharmacy offering.

The redevelopment is taking place in phases with the first due for completion in the second half of 2022 and the project scheduled for completion during 2023



Locality Map



DQ 1 | First Floor

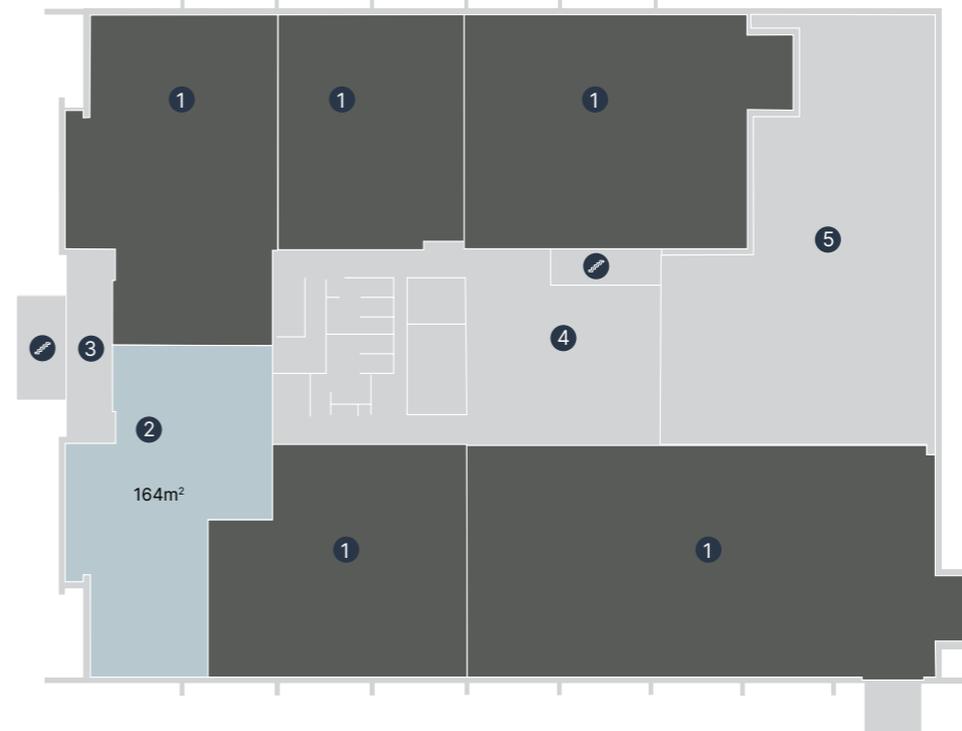


Key

- 1 Tenant spaces
- 2 Vacant space
- 3 Balcony
- 4 Common Area

Leasable Area 665m² & 275m²

DQ 3 | Ground Floor



Key

- 1 Tenant spaces
- 2 Vacant space
- 3 Patio
- 4 Reception
- 5 Basement Bays

Leasable Area 164m²

DQ 3 | First Floor



Key

- 1 Tenant spaces
- 2 Vacant space
- 3 Balcony
- 4 Common Area

Leasable Area 456m²

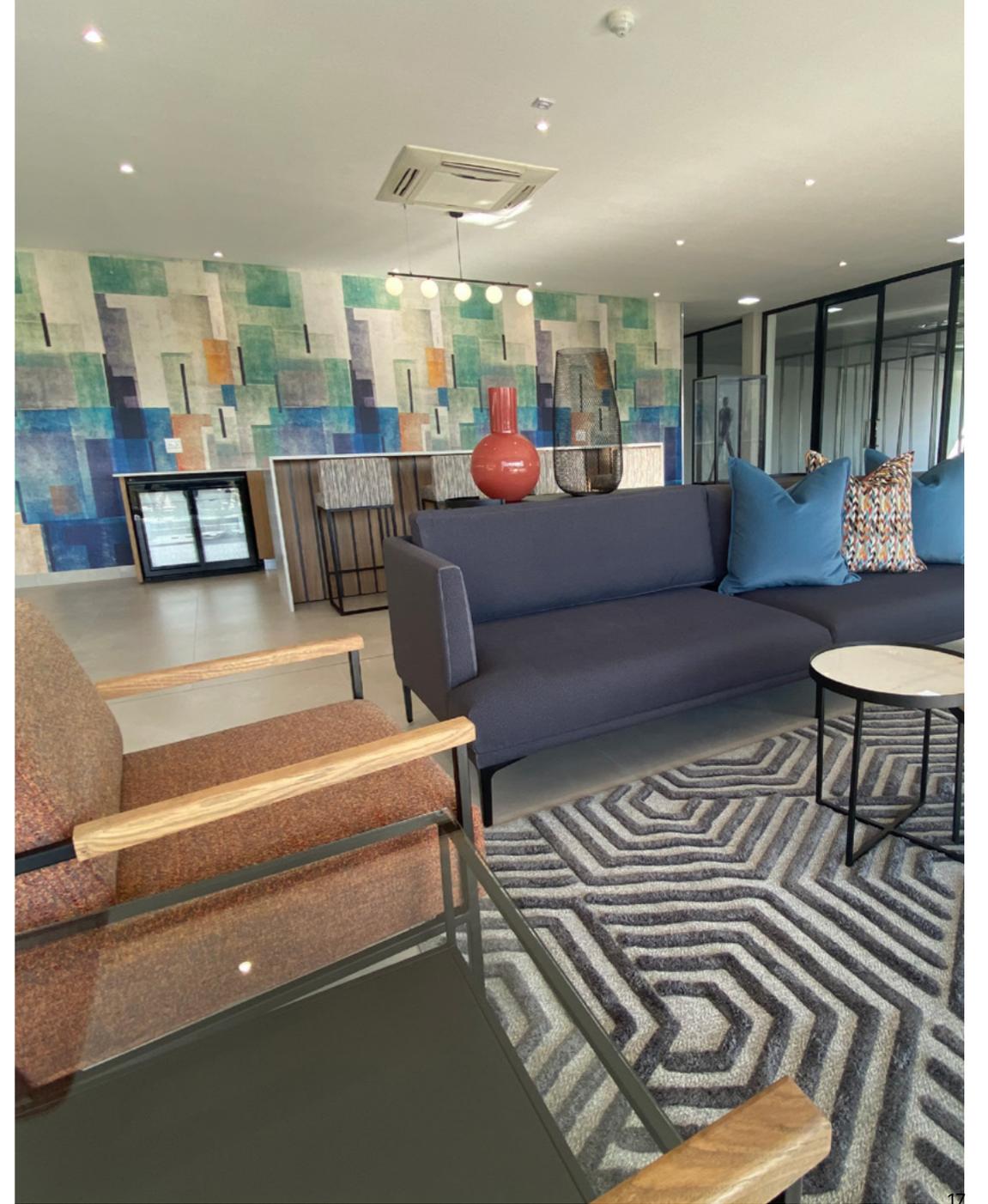
DQ 6 | Second Floor



Key

- 1 Tenant spaces
- 2 Vacant space
- 3 Balcony
- 4 Common Area

Leasable Area 452m²



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