

192 on Bram Randburg





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.

192 on Bram, Randburg

Building GLA	14 500m ²	
Leased floors	4th to 9th floors	
Available floors	First	1 337m ²
	Second	1 167m ²
	Third	1 363m ²
Gross rental	R105.00/m	

- Canteen and gym facilities
- Full backup generator and water
- Immediate access to public transport infrastructure
- High exposure and branding opportunity
- Large floor plates for maximum efficiencies
- Fibre connectivity





Overview

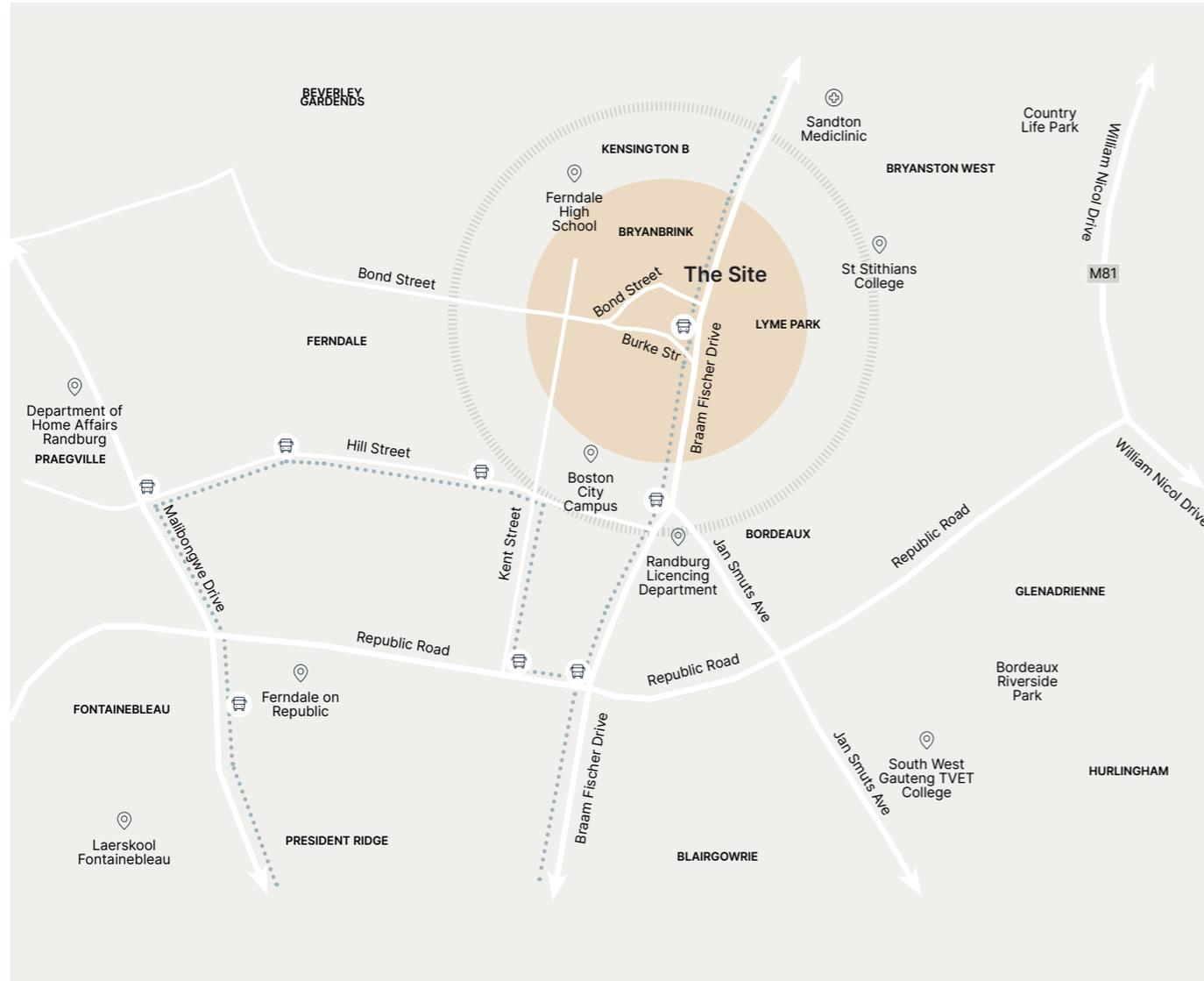
192 on Bram's strategic location in this sought-after environment has been designed to create a sense of space. The internal space is further enhanced by the exceptional views of the Sandton skyline.

The building's positioning allows for significant signage and branding opportunities for tenants and has a floorplate design which allows for flexibility in accommodating small to large occupancies. There is access to a communal canteen and a gym facility.

This prime location is close to various modes of public transport and the 14 500m² of office space sits atop a multilevel parking podium.

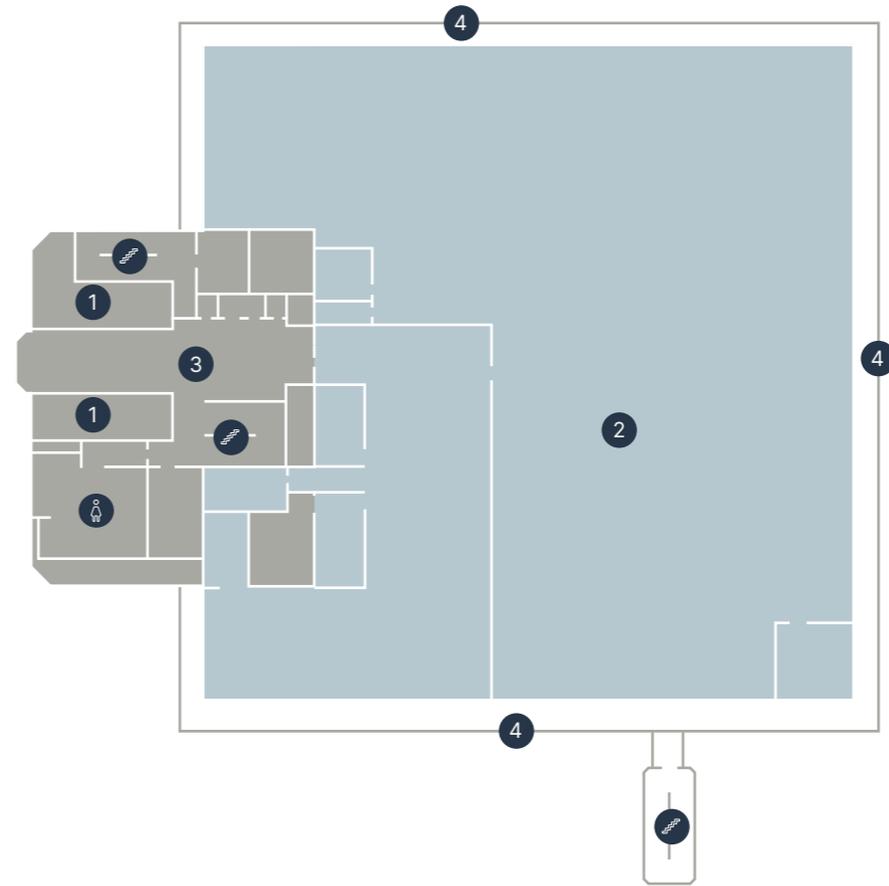
Full redundancy measures are in place with a back-up generator and water supply.

Locality map





Typical floor plan

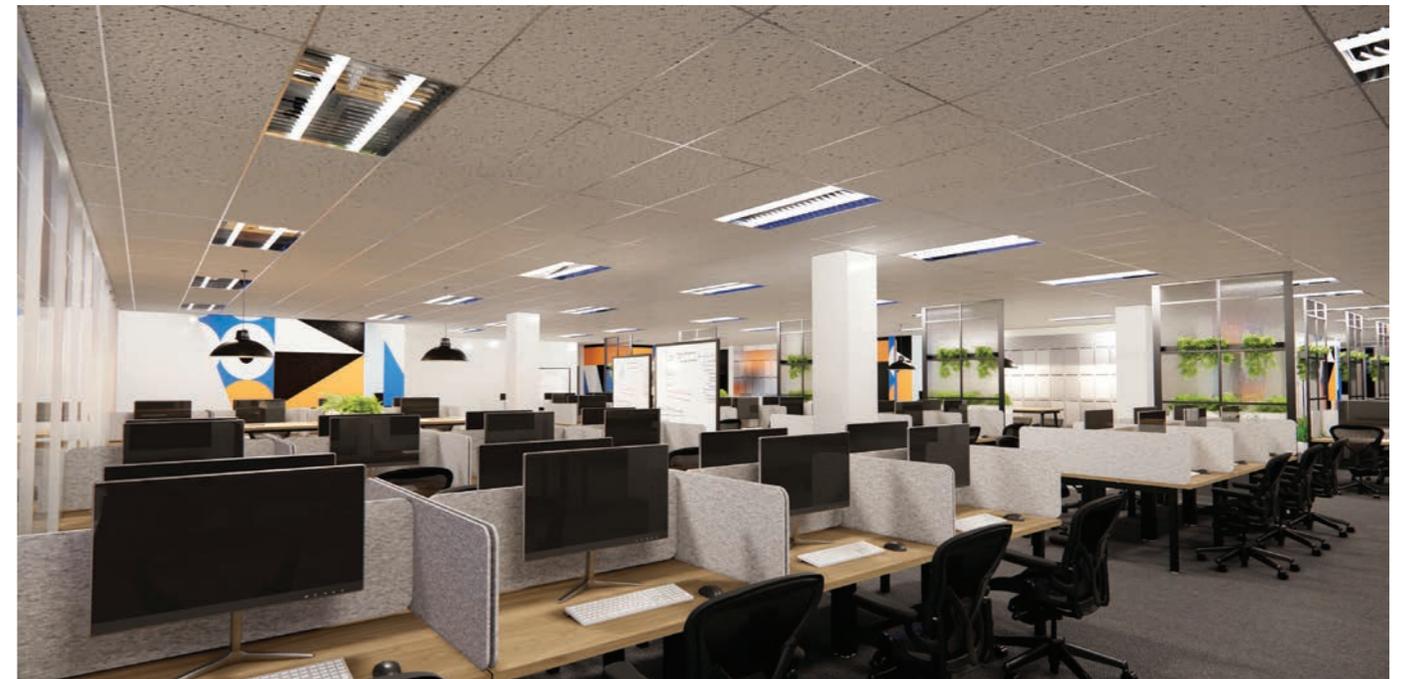
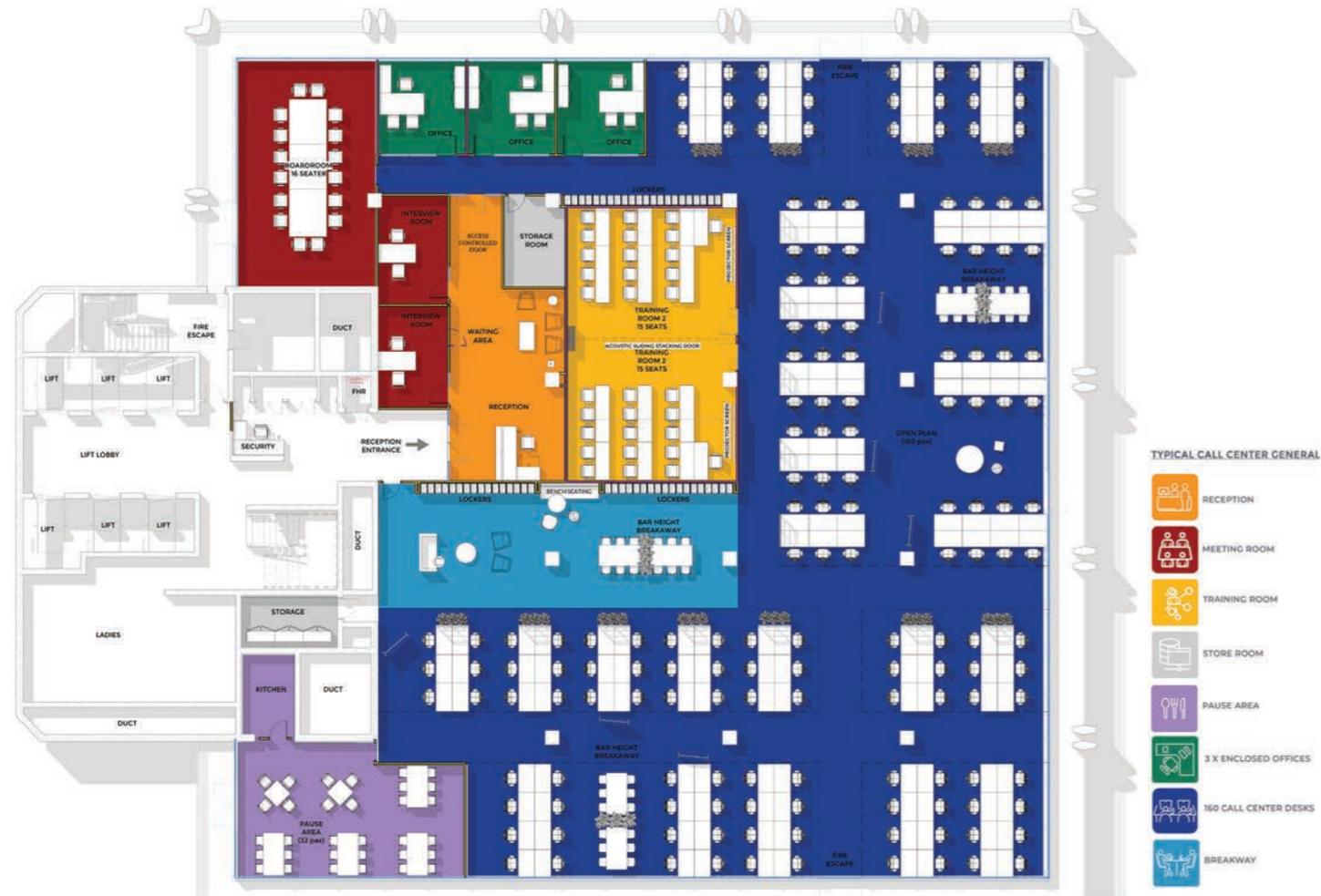


Key

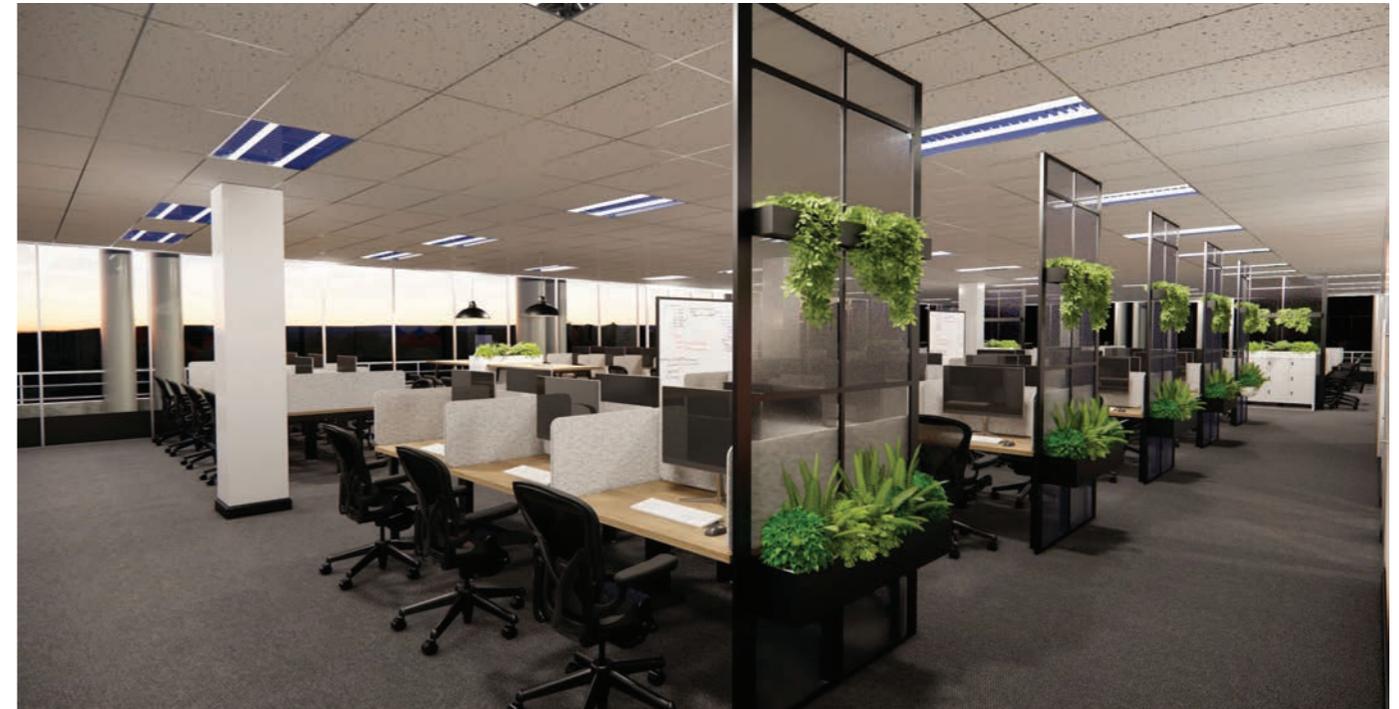
- 1 Lifts
- 2 Vacant
- 3 Common area
- 4 Terrace

Total rentable area c.1 350m per floor

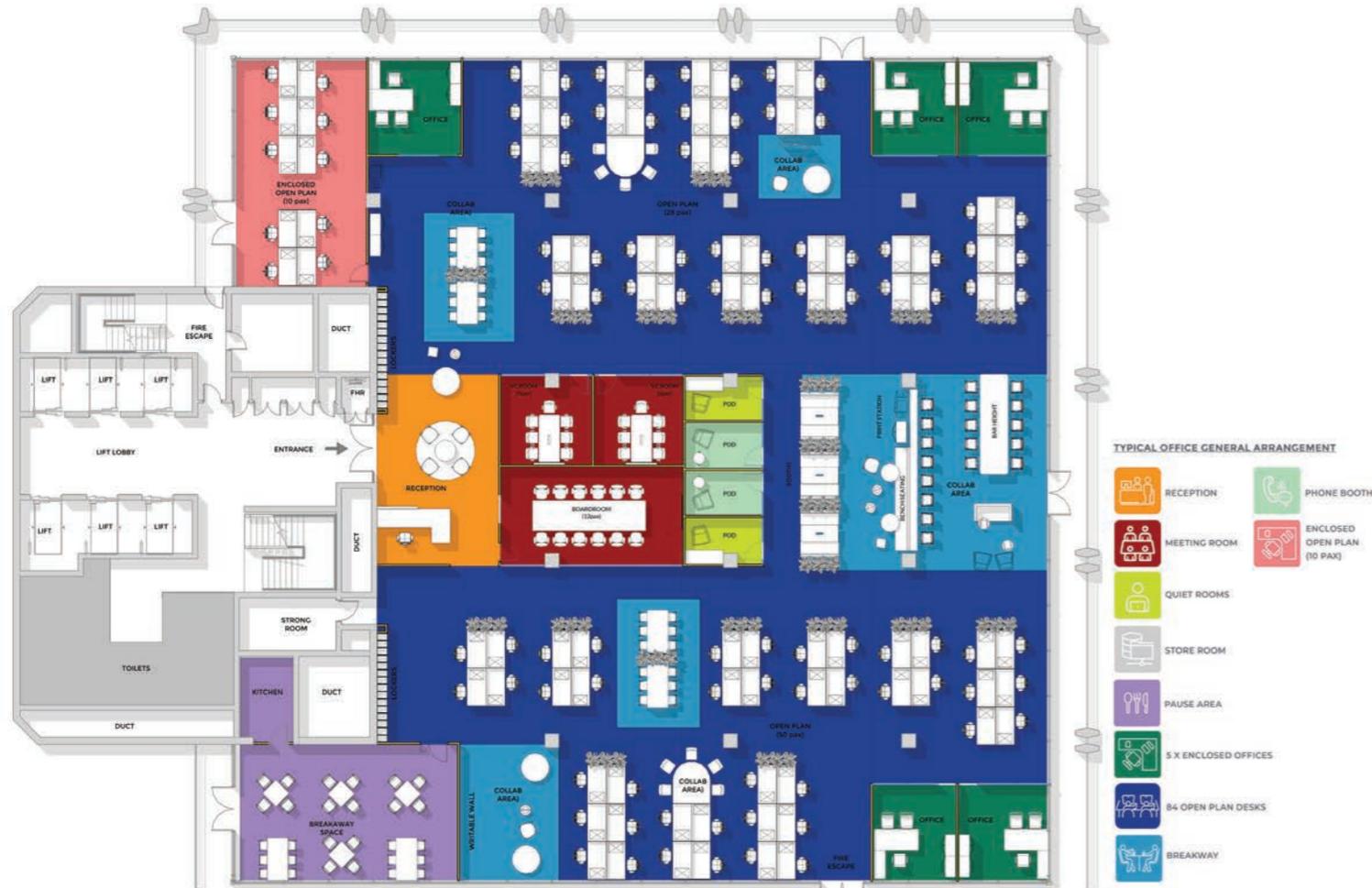
Typical call center layout



Typical call center layout



Typical office layout



Typical office layout



Communal areas



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