

# Design Quarter Fourways

Transform potential



## Transform potential

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 Burstone, 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

FOURWAYS

Vacancy	Building	Floor
665m <sup>2</sup>	DQ 1	First Floor
272m <sup>2</sup>	DQ 1	First Floor
308m <sup>2</sup>	DQ 6	Second Floor
Gross rental		R170/m <sup>2</sup>

- 4 Star Green Rating
- Full back up power and water
- Signage opportunity for full wing occupancy
- Access to DQ retail precinct
- 24 hour onsite security
- Roof Deck on DQ 1





## 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

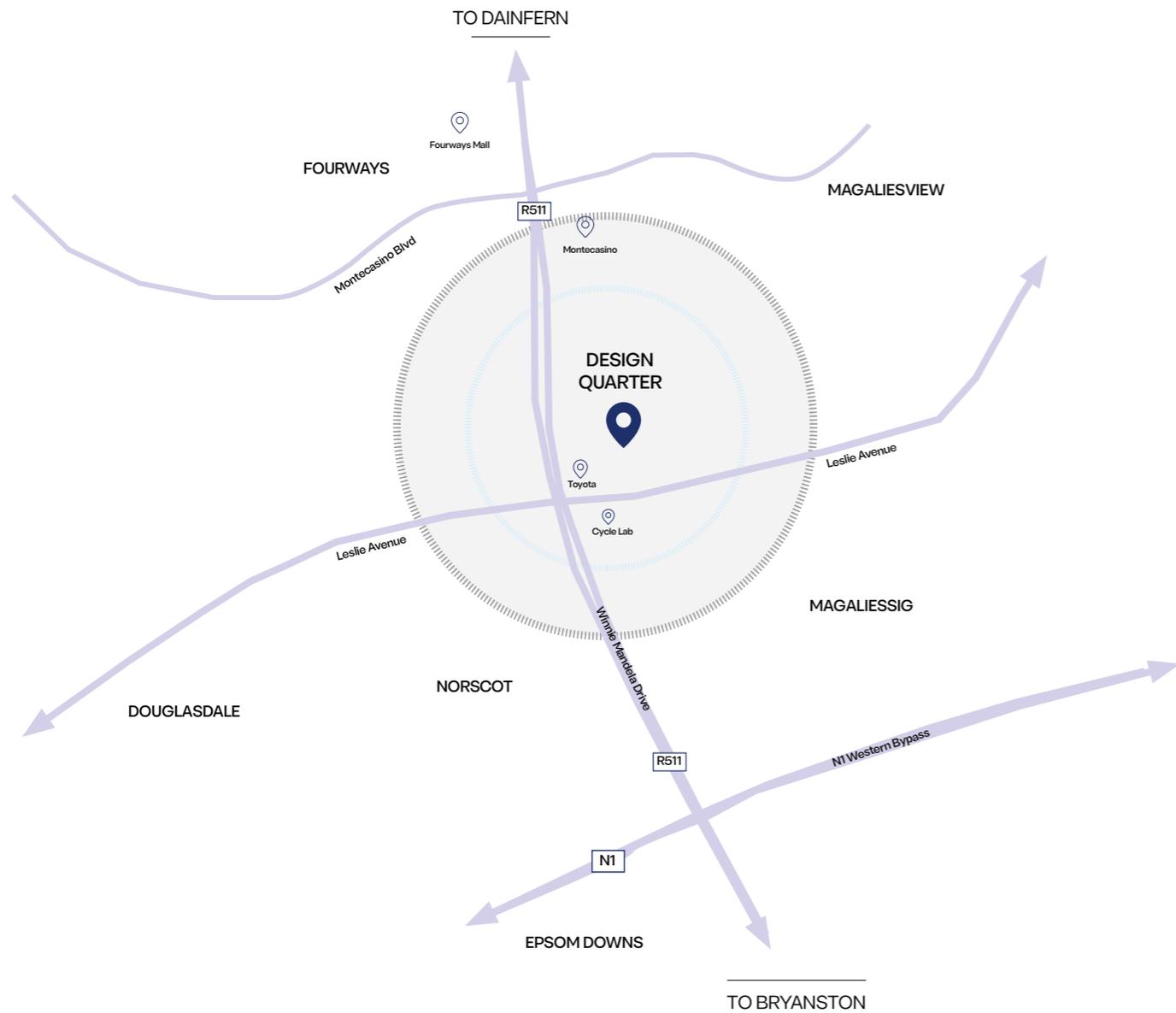
# Design Quarter is leading the way

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.



# Locality map



# DQ 1 | First floor



### Key

- ① Vacant space
- ② Vacant space
- ③ Tenant space
- ④ Balcony
- ⑤ Common area

Leasable Area 937m<sup>2</sup>

# DQ 1 | First Floor | 665m<sup>2</sup> Internals



# DQ 6 | Second Floor

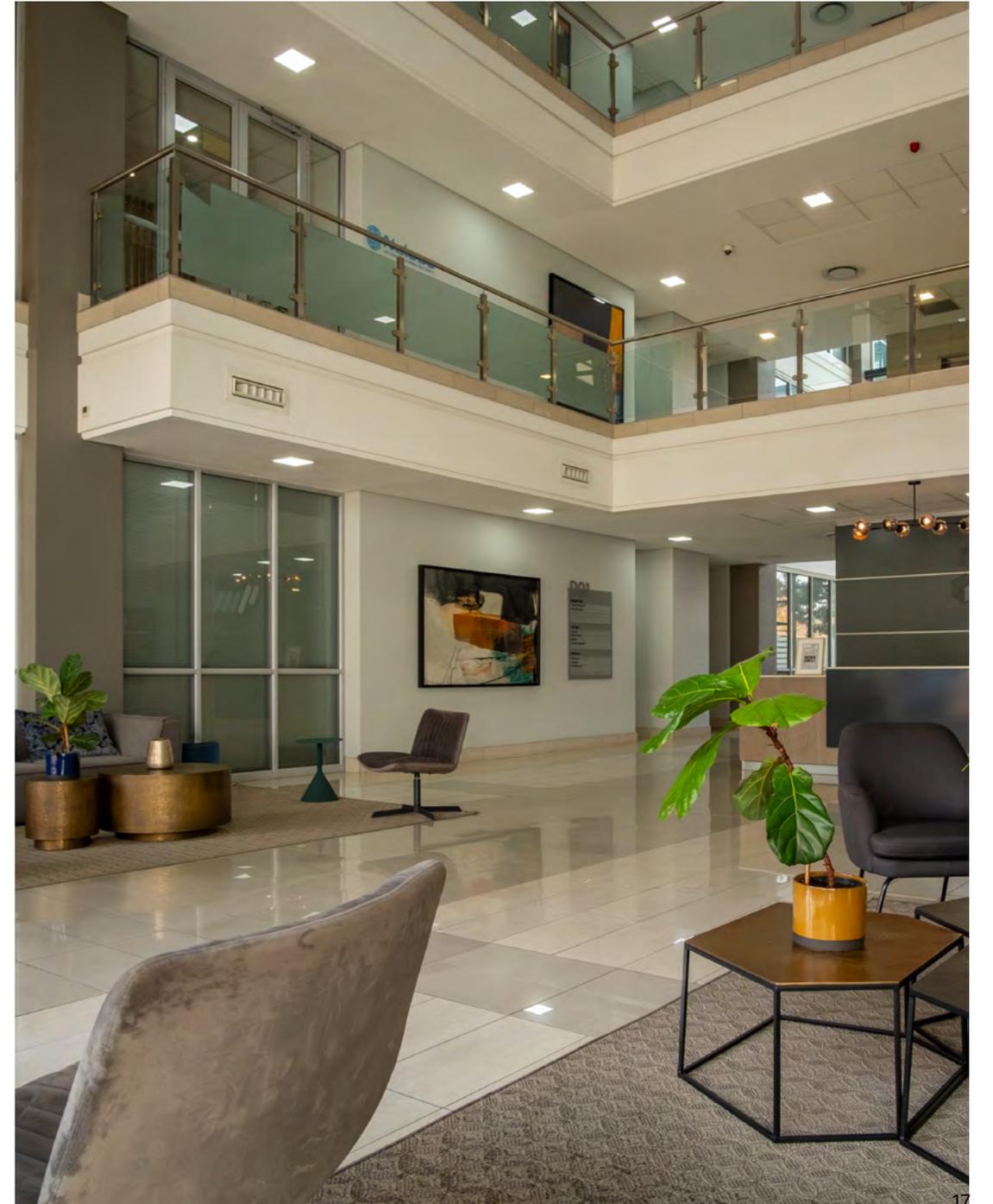


## Key

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

Leasable Area 308m<sup>2</sup>









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