



# 4 Sandown Valley Crescent Sandton

Transform potential



## 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 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.

# 4 Sandown Valley Crescent

SANDTON

Vacancy	Wing	Floor
815m <sup>2</sup>	South	Fourth Floor
Gross rental		R165/m <sup>2</sup>

- Ti Amo Coffee & Eatery
- Communal meeting rooms and workspace areas with VC capability
- High speed fibre connectivity
- 4-star Greenstar rating
- Back up generator and water
- Shower and change room facilities with bike racks
- Burstone Gautrain Bus Service



## Overview

This building comprises 11 000 square meters of office space that sits atop a 4 level parking podium. This gives the building a commanding presence, which is reinforced by the distinctive V-shaped columns on the West Street ground floor edge.

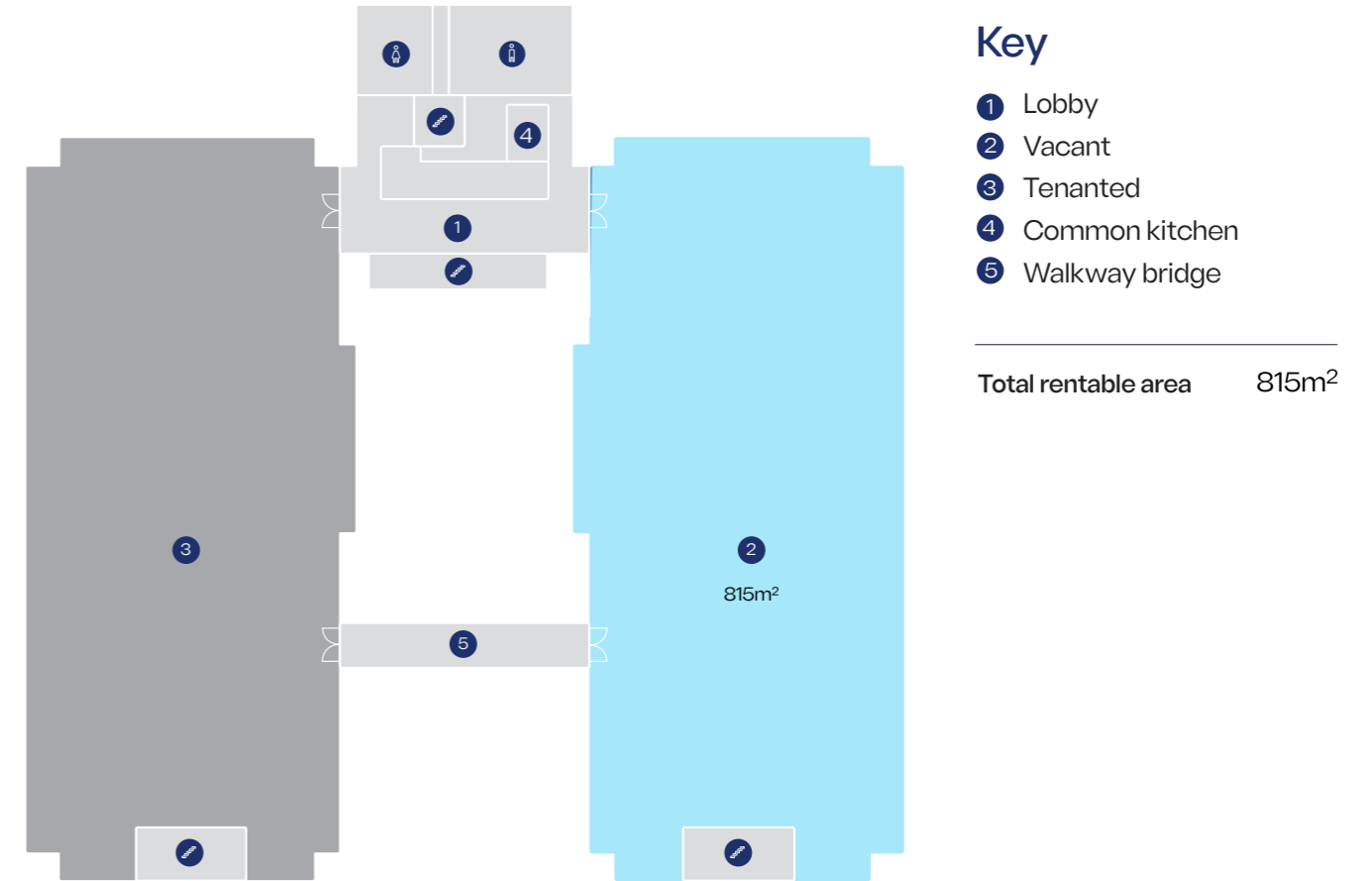
The communal spaces are completed by new meeting room and workspace areas, along with a new Seattle Coffee Bar, which are for the exclusive use of the tenants.

The linking bridges between the floor plates allow for flexibility and ease of orientation for day-to-day circulation. With a coffee bar that is committed to providing a plentiful mix of nutritious food choices and glass surfaces that are designed to capture the dramatic Joburg sky, this is the perfect multifunctional space for your business.

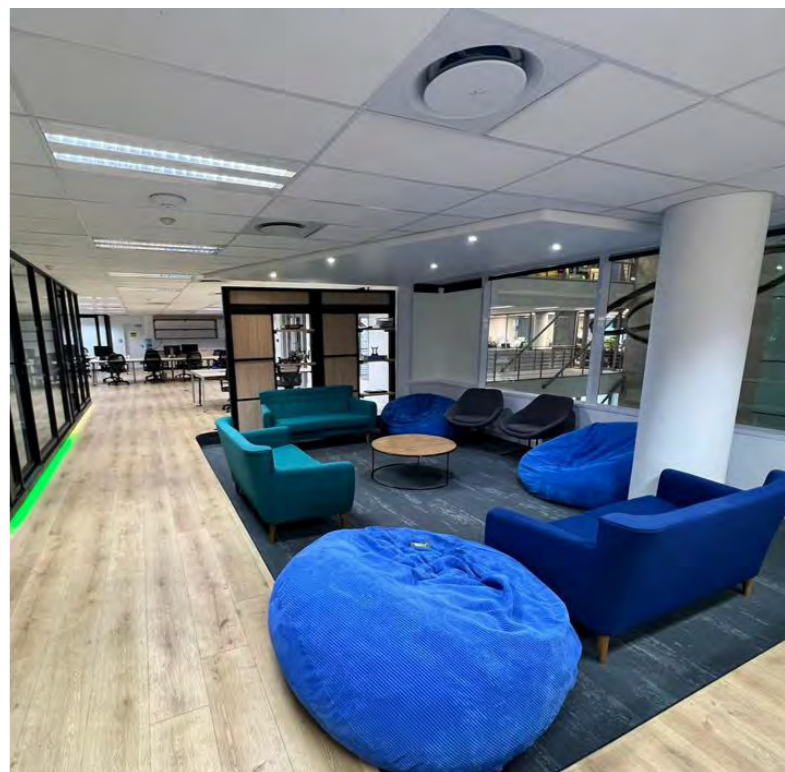
# Locality map



# Fourth floor



4th Floor internal pictures



# Ti Amo Coffee & Eatery



## Showers and Bike Racks



## Communal lounge





# Let's connect

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