



FOR AND ON BEHALF OF
INVESTEC PROPERTY

96 Rivonia, Sandton

Transform potential

 **Burstone**
REAL ESTATE PARTNERS

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.

96 Rivonia

SANDTON

Vacancy	Office space
1236m ²	Third Floor
1827m ²	Fifth Floor
1816m ²	Sixth Floor
Gross Rental	R230/m ²

- P-Grade building with energy efficiencies
- Full back-up power and water
- Immediate access to Gautrain Station, Sandton City retail, and hotels.

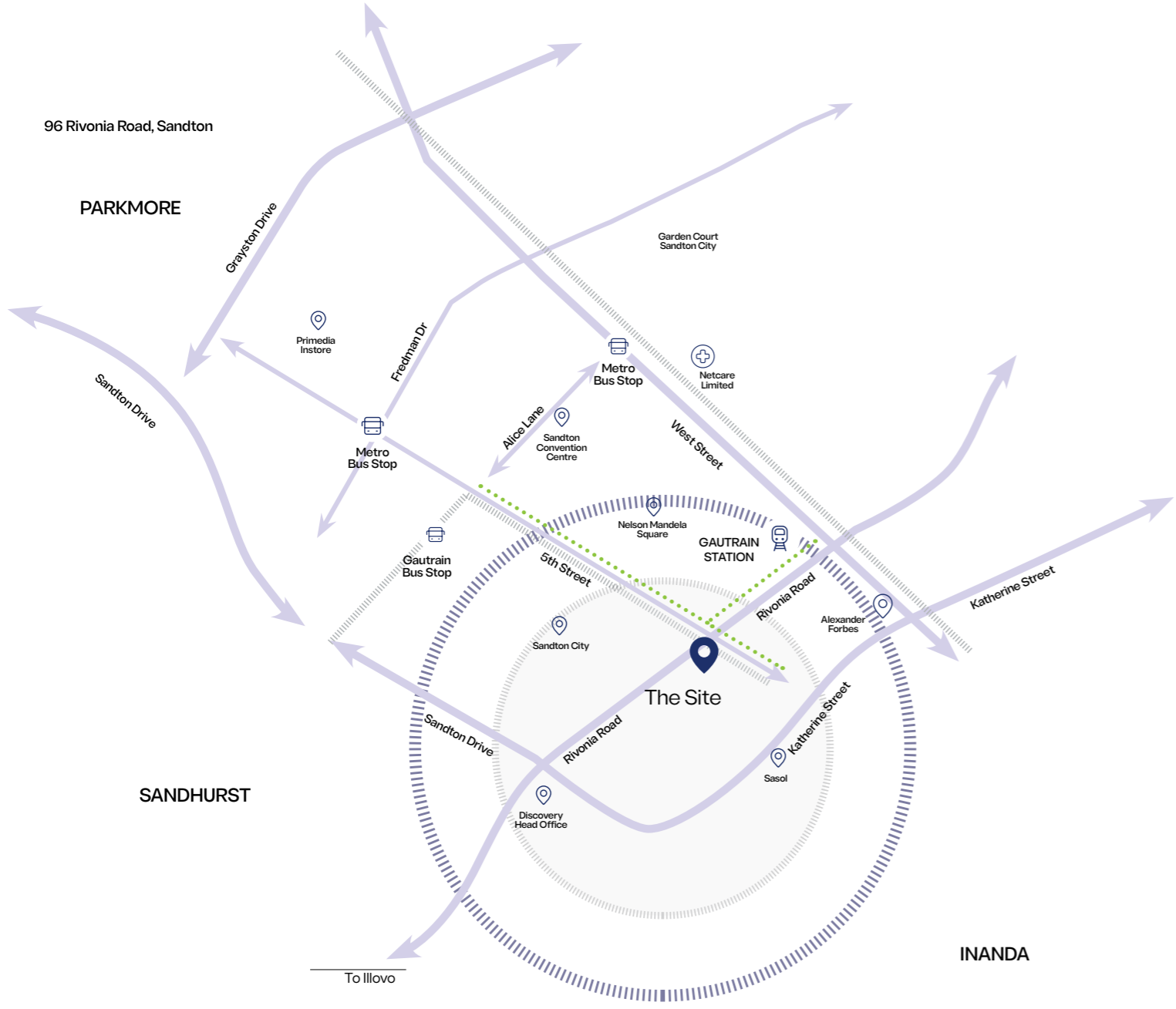


Overview

The Central is perfectly positioned in the heart of the Sandton CBD. Located on the corner of Rivonia Road and Johan Ave, the building is directly opposite Sandton City Shopping Centre and 100 metres from the Sandton Gautrain Station.

Elements of old and new architecture inspired the leading-edge design, which symbolises strategic order and balance. Innovations in energy conservation also informed the blueprint – Investec Property used green initiatives to capture natural light and promote natural ventilation. The Central has excellent finishes, great connectivity and ample parking. This hard-to-beat business environment attracted leading law firm Werksmans Attorneys, who made it their head office. Werksmans occupies 12,500m² of the 22,000m² building.

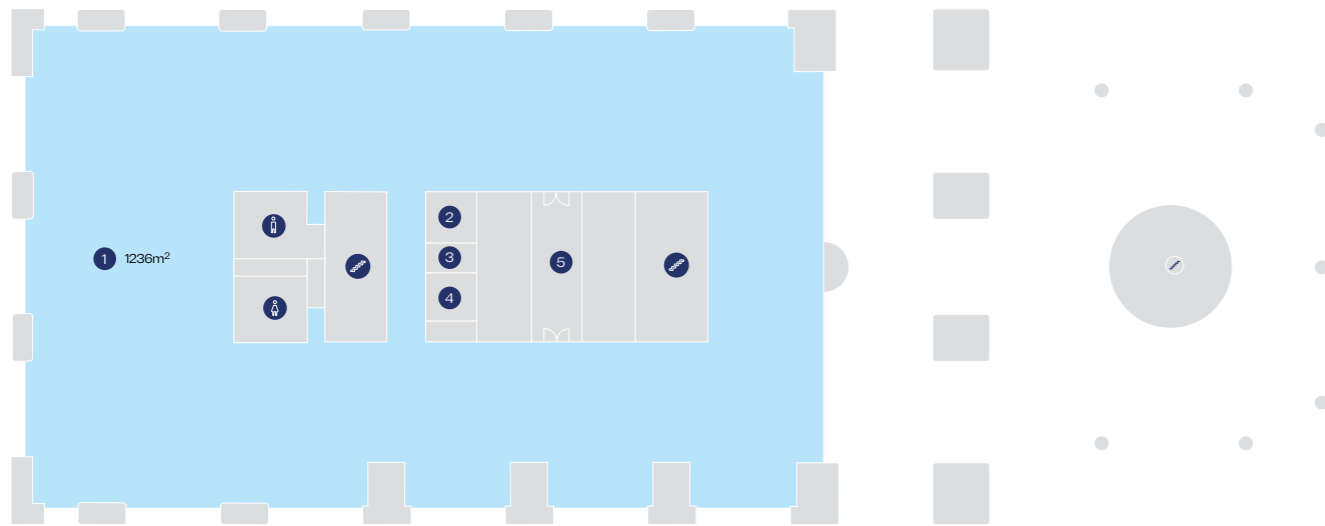
Locality map



Third floor

Key

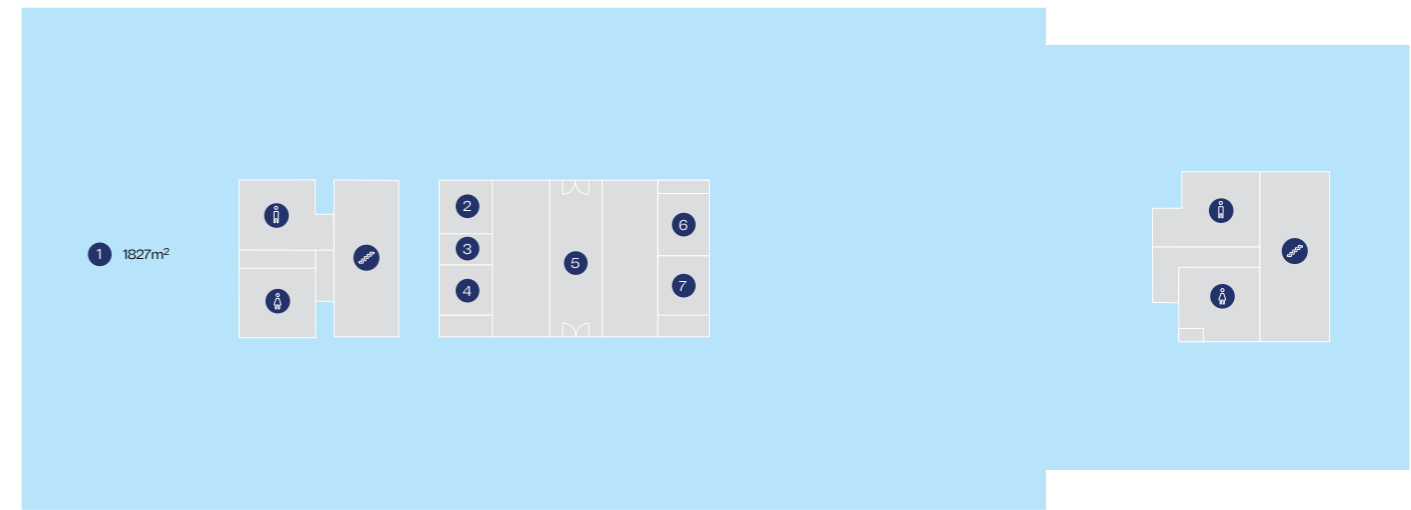
- ① Lobby
- ② Firemans Lobby
- ③ Janitor
- ④ DB Room
- ⑤ Vacant Space
- ♀ Female Toilets
- ♂ Male Toilets
- ♂ Stairs



Fifth floor

Key

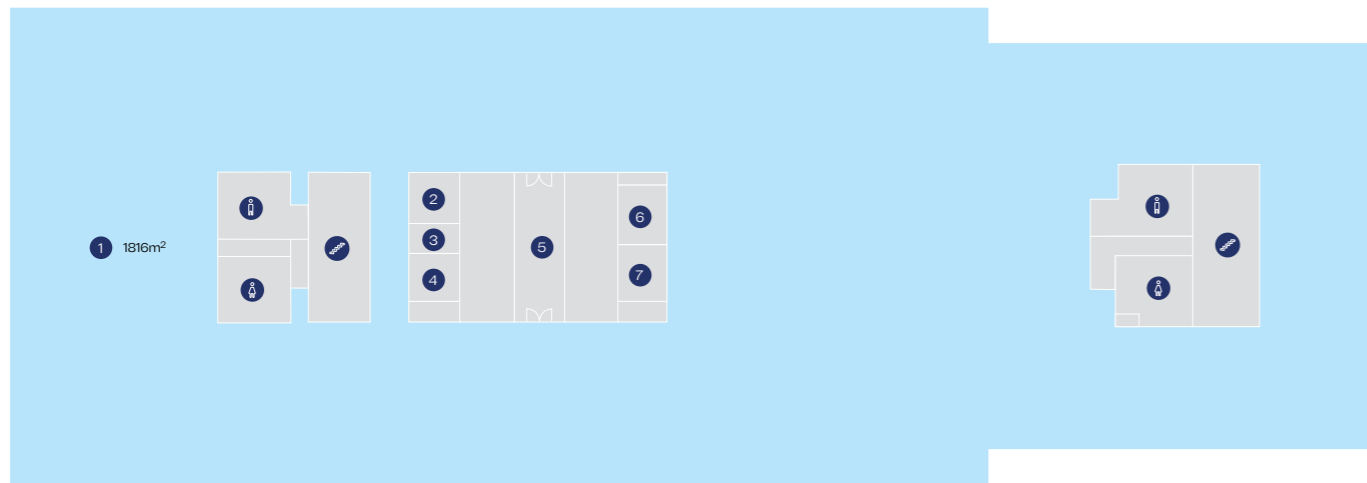
- ① Lobby
- ② Firemans Lobby
- ③ Janitor
- ④ Storeroom
- ⑤ IT Room
- ⑥ DB Room
- ⑦ Vacant Space
- ♀ Female Toilets
- ♂ Male Toilets
- ♂ Stairs



Sixth floor

Key

- ① Lobby
- ② Firemans Lobby
- ③ Janitor
- ④ Storeroom
- ⑤ IT Room
- ⑥ DB Room
- ⑦ Vacant Space
- ♀ Female Toilets
- ♂ Male Toilets
- 🚪 Stairs



Let's connect

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