



130 Gazelle Ave, Corporate Park South, Midrand

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.

130 Gazelle Ave, Corporate Park South,

MIDRAND

Vacancy

Office space

1731m²

Ground & First Floor

Gross Rental

R95/m²

- Opportunity to convert ground floor into storage component, incorporating first floor offices.
- Full exposure onto N1 Highway, with branding opportunity
- Back up generator
- Offices are fully fitted out
- Parking allocation of 4 bays/100m²
- Sub-divisible from c.900m² upwards



Overview

130 Gazelle Street is situated within Midrand's popular and secure Corporate Park South. Access to Corporate Park is convenient with the entrance located just south of the intersection between Olifantsfontein and Old Pretoria Main roads.

An important consideration for any business is its proximity to economic hubs. 130 Gazelle Street more than meets this criteria, being situated on the main arterial link between Pretoria, Sandton and the Johannesburg CBD.

We also understand how important exposure is to any business. Overlooking the N1, one of South Africa's busiest highways, 130 Gazelle Street offers your business an unsurpassed branding opportunity.

The property consists of high-quality warehousing and A-grade corporate offices. The offices measure approximately 4,630m² over two floors while the warehousing, located to the rear of the building, measures approximately 6,550m².

The available office component comprises 1731m² over two floors. The ground floor can be converted into storage, and incorporating office space onto the first floor. Ample parking is available for both staff and visitors.

There is an onsite back up generator.

Locality map



Ground floor

Key

- 1 Vacant Space
- 2 Tenanted
- 3 Common Area
- 4 Lift
- Stairs

Leasable Area 884m²

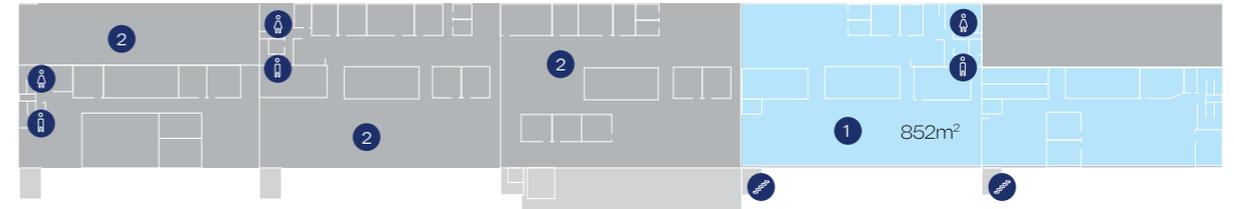


First floor

Key

- 1 Vacant Space
- 2 Tenanted
- 3 Common Area
- 4 Lift
- Stairs

Leasable Area 852m²



External pictures



Internal pictures



Let's connect

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