



192 on Bram, Randburg

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 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

Vacancy	Floor
1232m ²	2nd Floor
Gross rental	R110.00/m ²

- Fresh Cafe eatery and seating area
- Full backup generator and water, including borehole
- Immediate access to public transport infrastructure
- Large floor plates for maximum efficiencies
- Gym facilities
- Fibre connectivity



Overview

192 Bram Fischer'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.

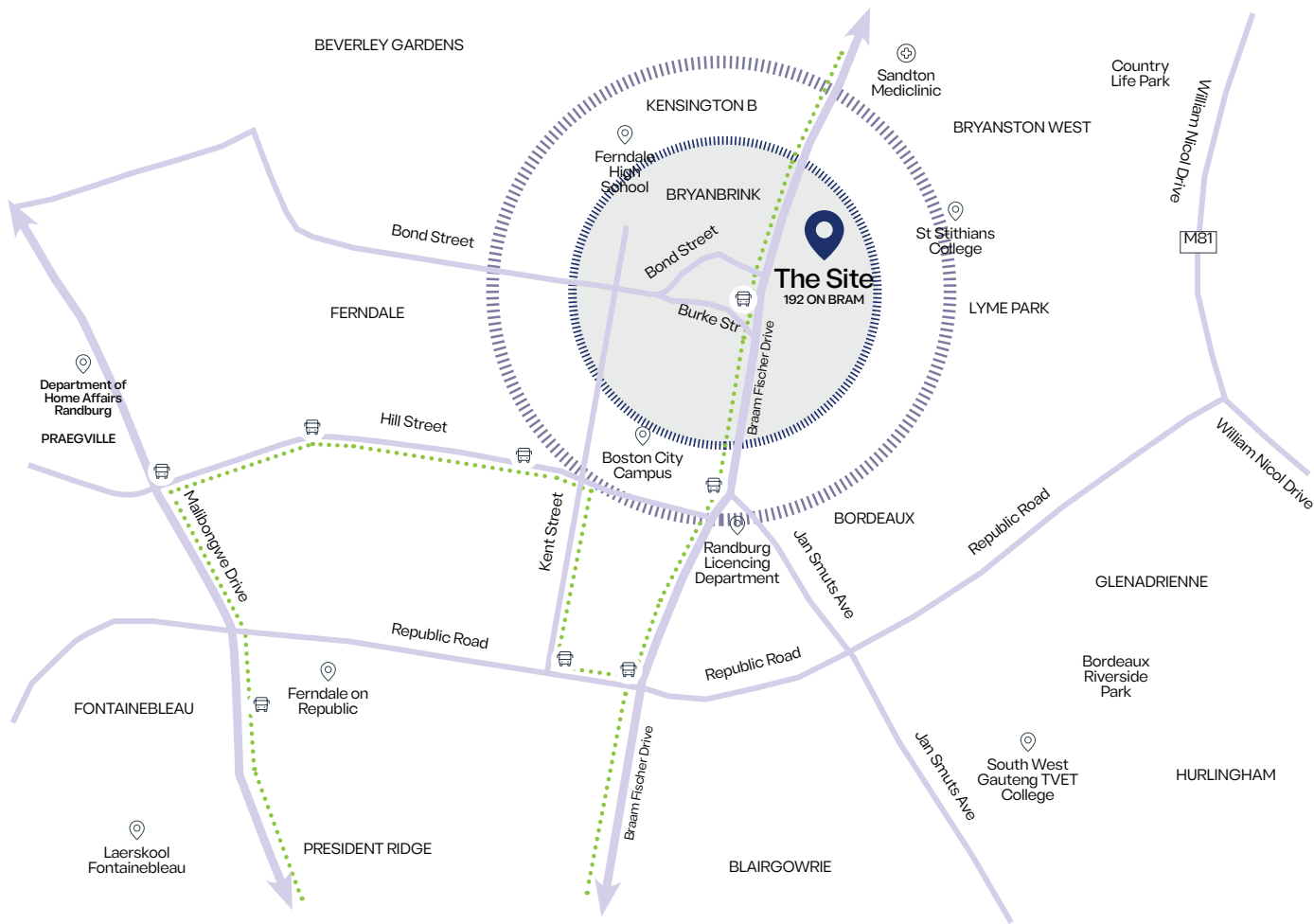
The building's positioning allows for significant signage and branding opportunities for tenants and has a floorplate design which allows for flexibility in accommodating small to large occupancies. There is access to a communal canteen and meeting room areas.

This prime location is close to various modes of public transport and the 15 500m² of office space sits atop a multilevel parking podium.

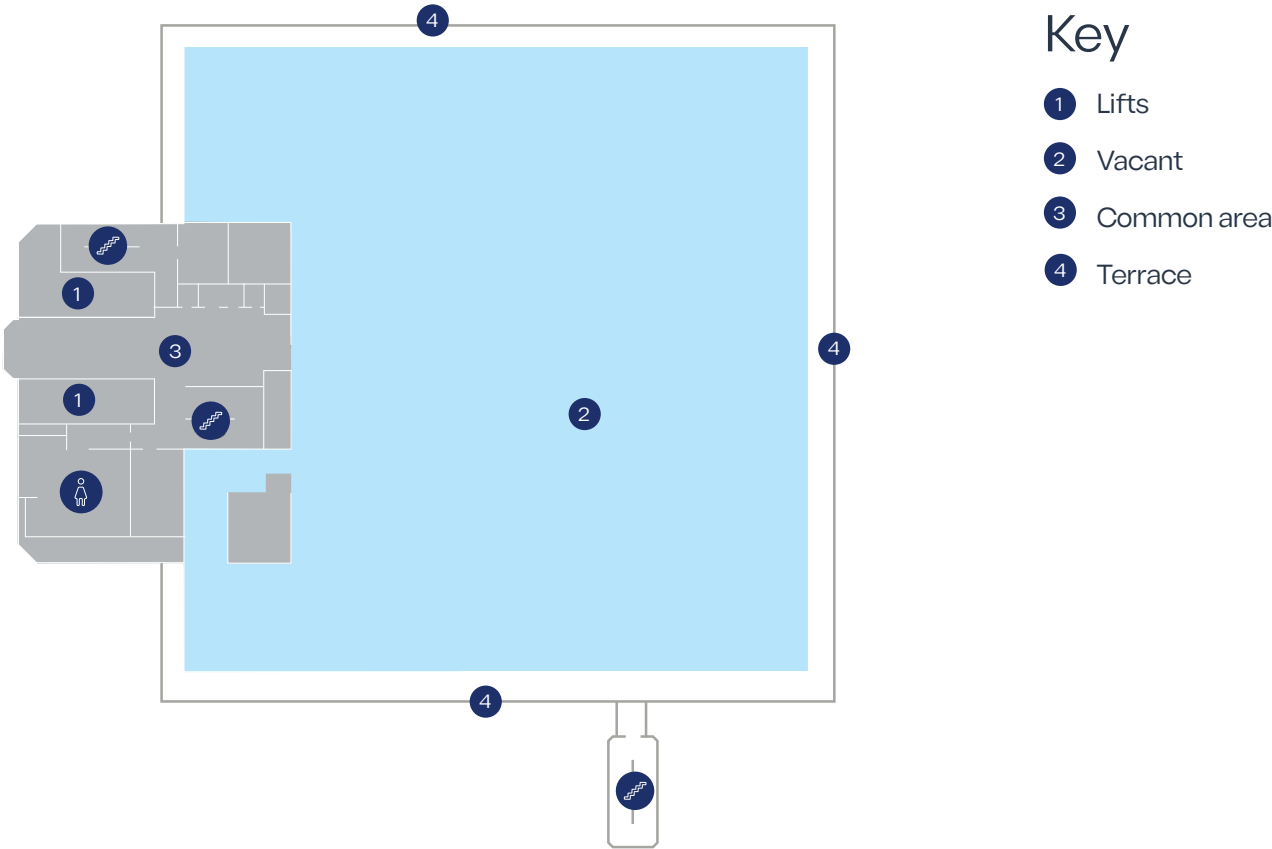
Full redundancy measures are in place with a back-up generator and water supply.

The building is serviced by a full day eatery as well as a gym facility.

Locality map



Typical floorplan



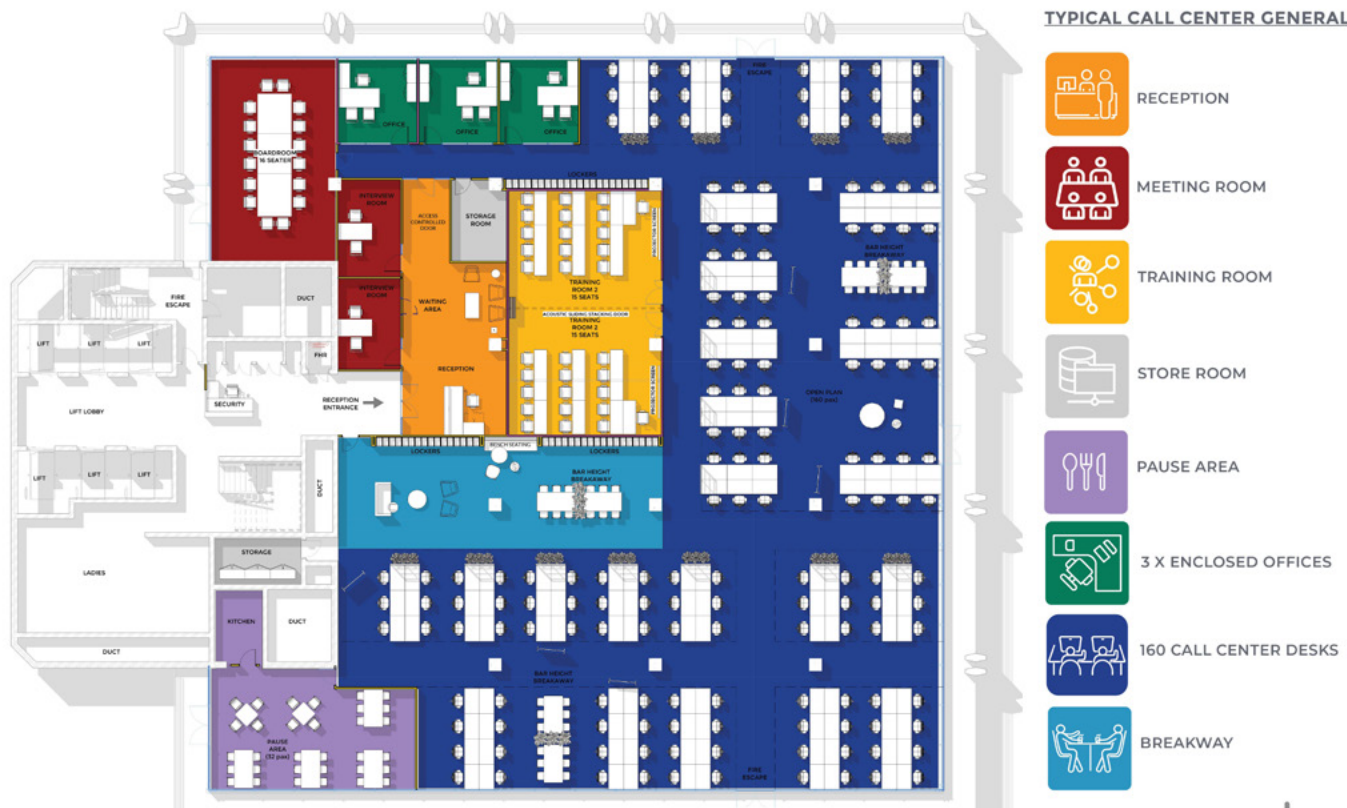
Fresh Cafe eatery, and gym



2nd floor of 1232m² with new fit out and 140 workstations



Conceptual call centre layout







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