

# 3 Sandown Valley Crescent Sandton

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.

# 3 Sandown Valley Crescent

SANDTON

Vacancy	Wing	Floor
417m <sup>2</sup>	North	Second Floor
Gross rental		R140/m <sup>2</sup>
<b>Suites (fully fitted)</b>		
451m <sup>2</sup>	North	Third Floor (available immediately)
214m <sup>2</sup>	South	Third Floor
230m <sup>2</sup>	South	Third Floor
224m <sup>2</sup>	South	Third Floor
194m <sup>2</sup>	South	Third Floor
202m <sup>2</sup>	South	Third Floor
* South wing suites available from 1 September 2026		
Gross rental		R165/m <sup>2</sup>

- Back up generator and water
- Full day eatery and coffee offering
- Newly refurbished common area
- Outdoor deck area
- Level 1 BBBEE landlord



## Overview

Comprising 11 400 square meters of office space above a three level parking podium. Contemporary building using a sleek glass façade, creating modern yet functional design elements.

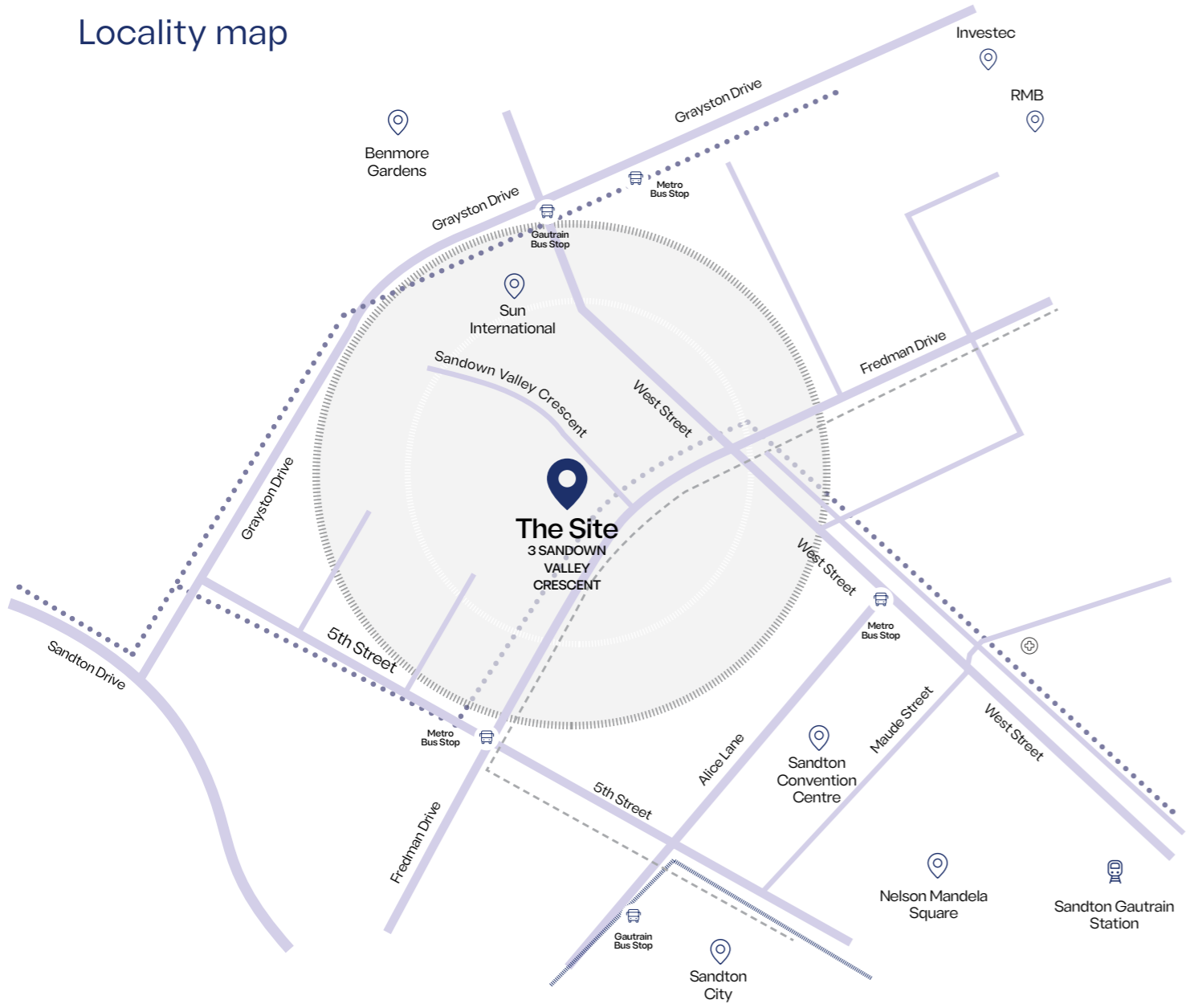
Floorplate design allows for flexibility in accommodating small to large occupancies with sizeable footprints, creating good efficiencies.

Multivolume atrium creating a sense of space and view though the building.

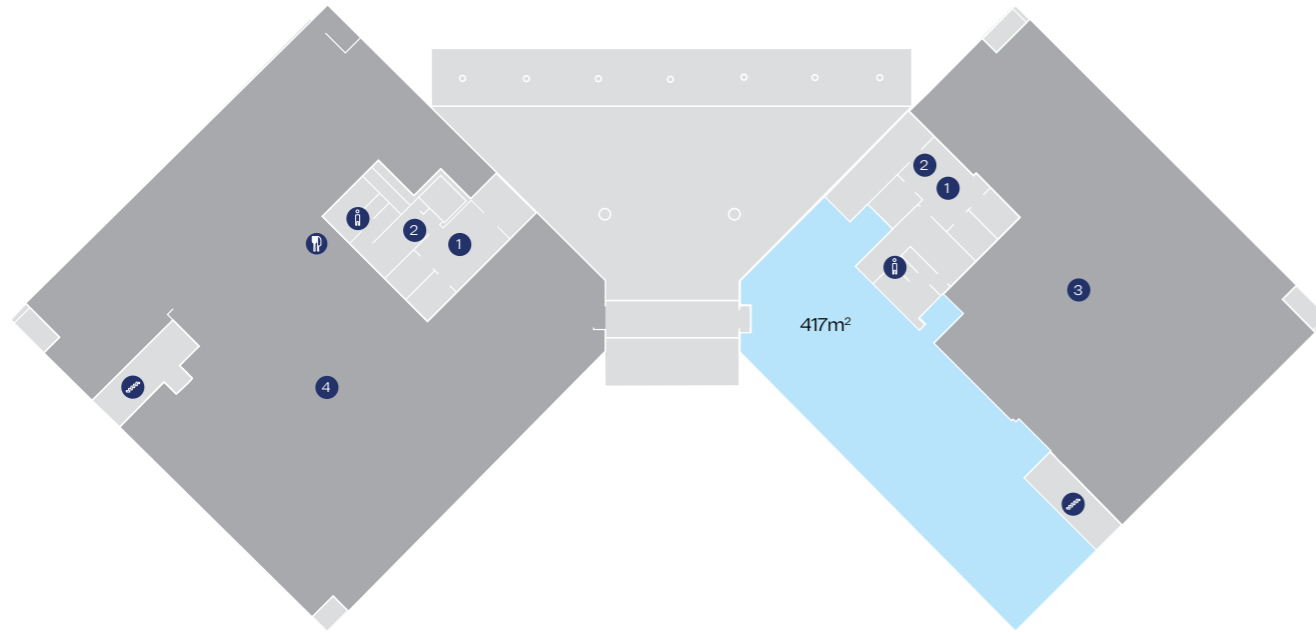
Access to a communal all-day eatery as well as coffee shop with an outside eating area.

Full redundancy measures in place with backup generator and water.

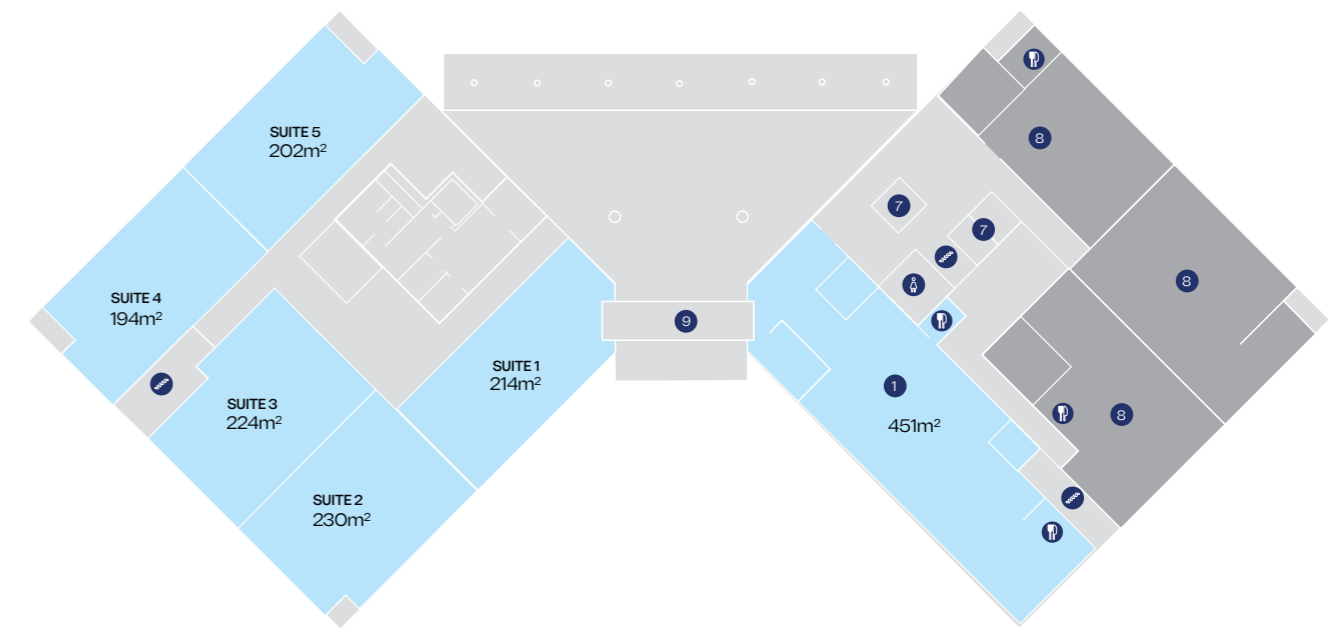
# Locality map



## Second floor



## Third Floor | Suites



- Vinyl reception and high spec carpeting
- Furnished boardroom
- Kitchenette
- LED lighting
- Electrical points

### Third Floor South Wing | Suites



### Communal Workspaces (Suites)



### Full Day Eatery & Coffee Bar with outside seating area





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