



TBWA

3 Sandown Valley Crescent Sandton

Transform potential

 **Burstone**
REAL ESTATE PARTNERS

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
1075m ²	South	First Floor
1066m ²	South	Third Floor (<i>Sub-divisible</i>)
417m ²	North	Second Floor
Gross rental		R140/m ²
216m ²	North	Third Floor (Suite)
451m ²	North	Third Floor (Suite)
Gross rental		R155/m ²

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



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.

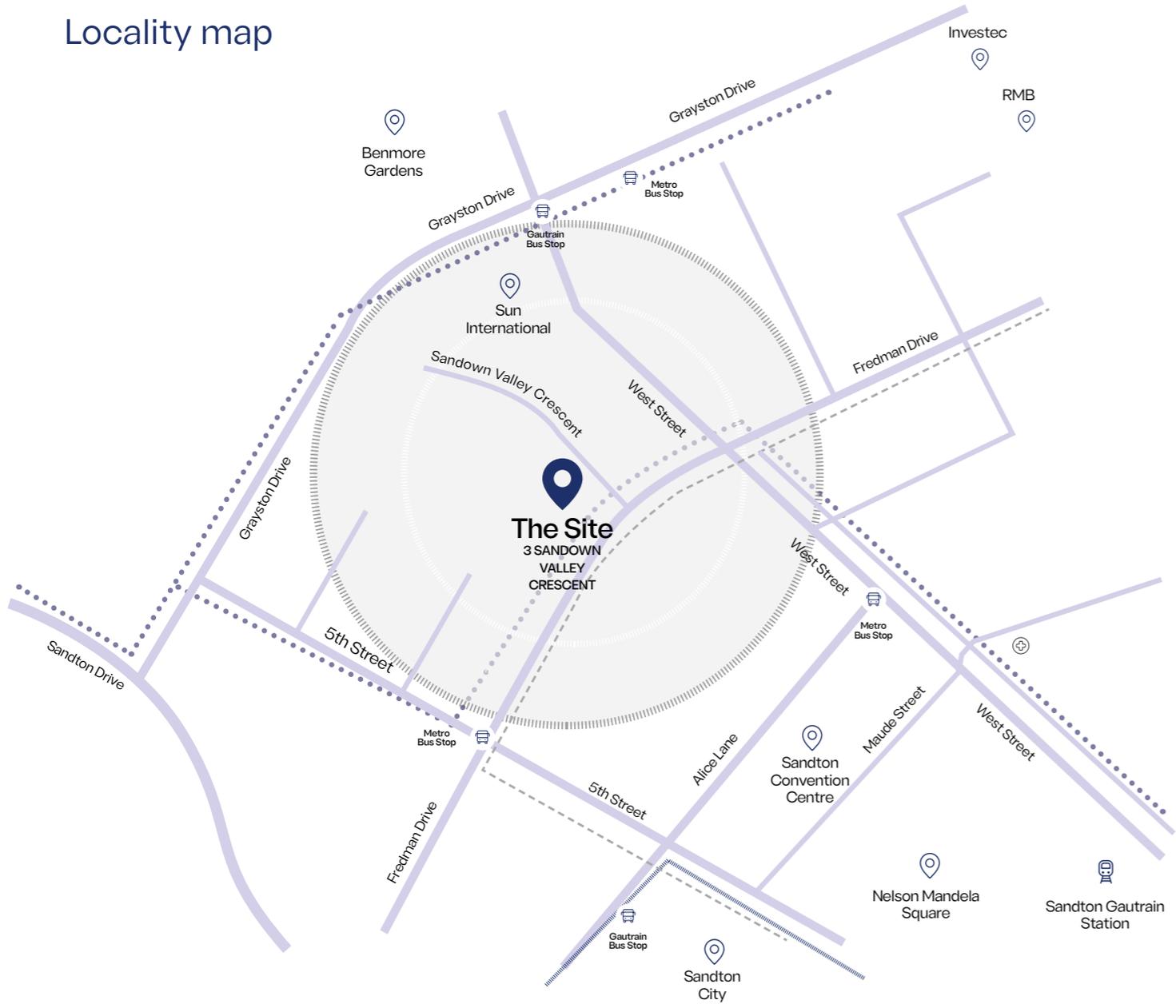
Floorplate design allows for flexibility in accommodating small to large occupancies with sizeable footprints, creating good efficiencies.

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

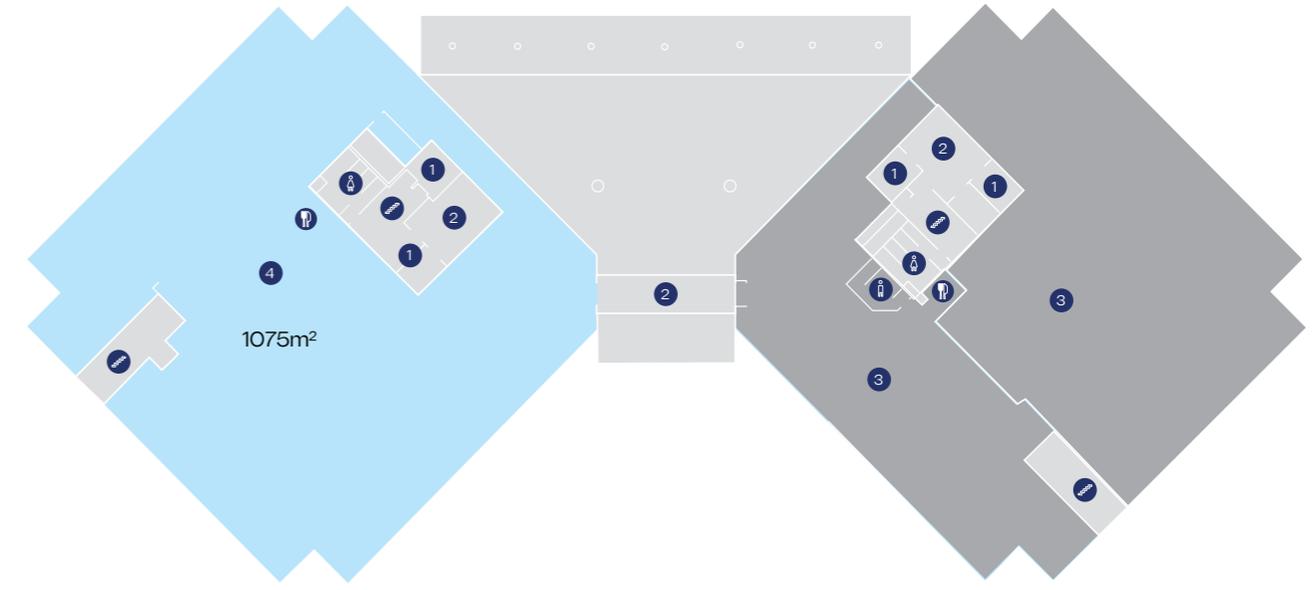


First floor (upgraded full fit out)

Key

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

Leasable Area 1075m²

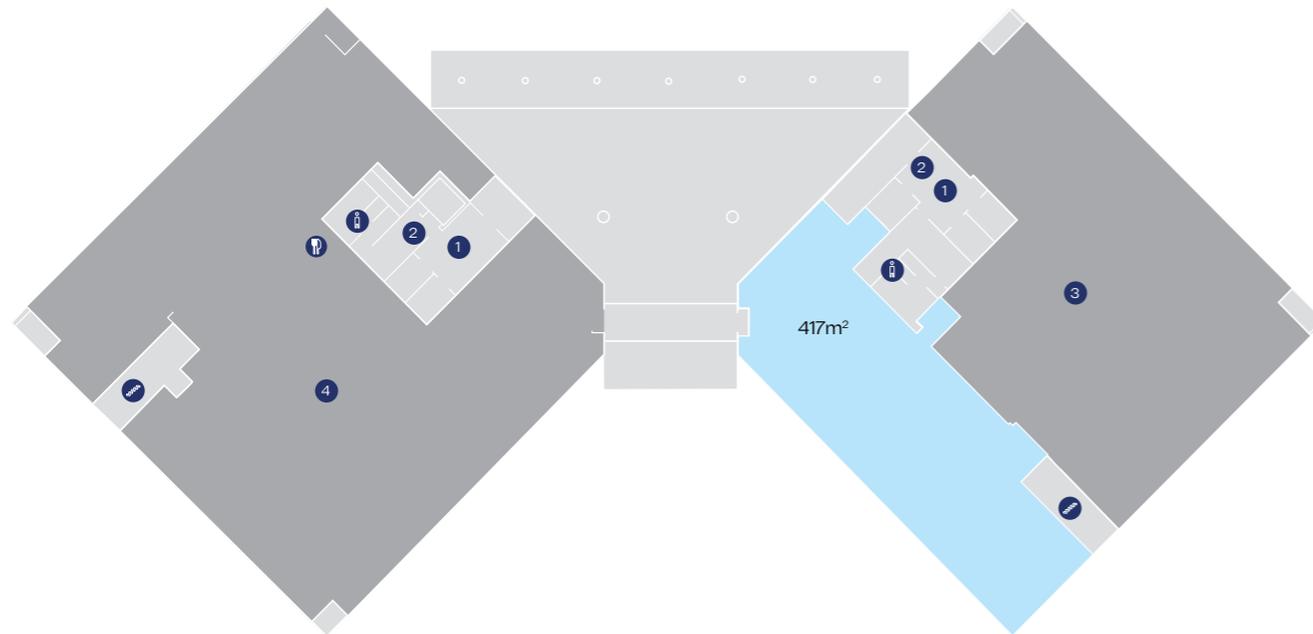


Second floor

Key

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

Leasable Area 417m²

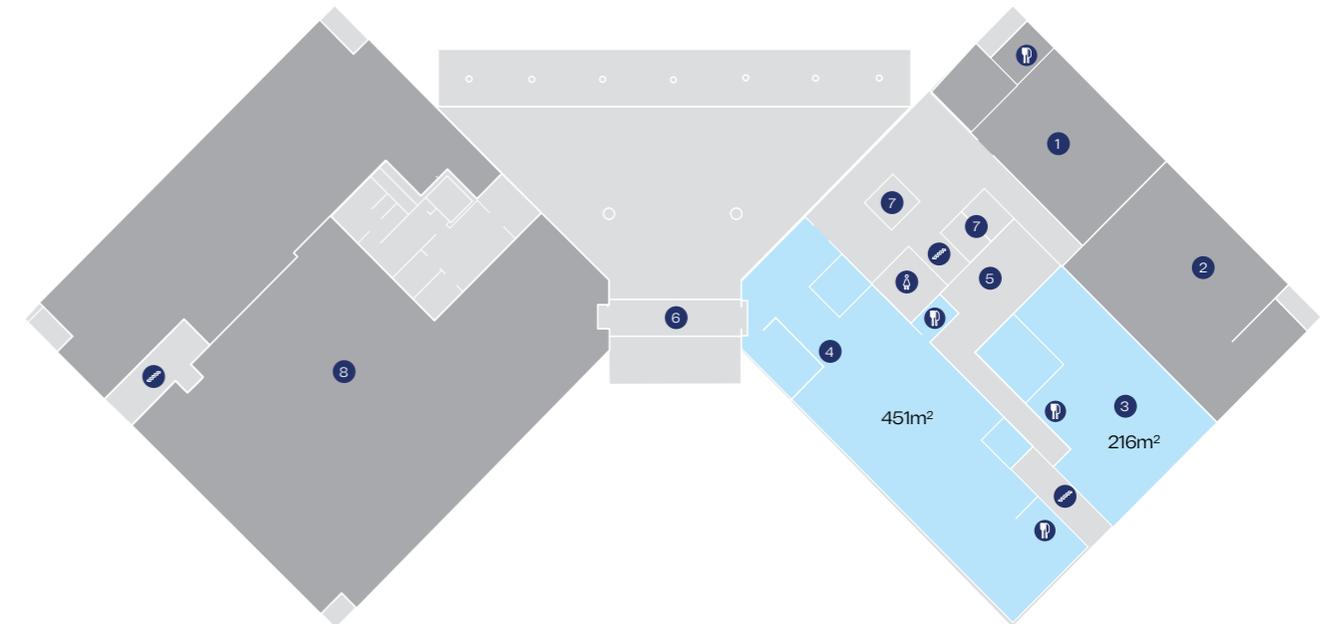


Third floor | Suites

Key

- 1 Tenanted
- 2 Tenanted
- 3 Vacant
- 4 Vacant
- 5 Common Area
- 6 Walking bridge link
- 7 Lift
- 8 Tenanted

Leasable Area 667m²



3 Sandown Valley Suites | Suite 3-216m



Communal Workspaces



First Floor 1075m² upgrade | Conceptual Layout



ISO view



Full Day Eatery & Coffee Bar with outside seating area



Reception & seating area





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