



# 1 Protea Place, 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.

# 1 Protea Place

SANDTON

|                                       |              |
|---------------------------------------|--------------|
| Vacancy                               | Office space |
| 779m²                                 | Second Floor |
| 1727m²                                | Third Floor  |
| Third Floor sub-divisible from c.800m |              |
| Gross Rental                          | R170/m²      |

- Premium grade building
- 4 Star Green Rating
- Backup generator and water
- Coffee Barista and full day Eatery
- Auditorium and meeting room facilities





## Overview

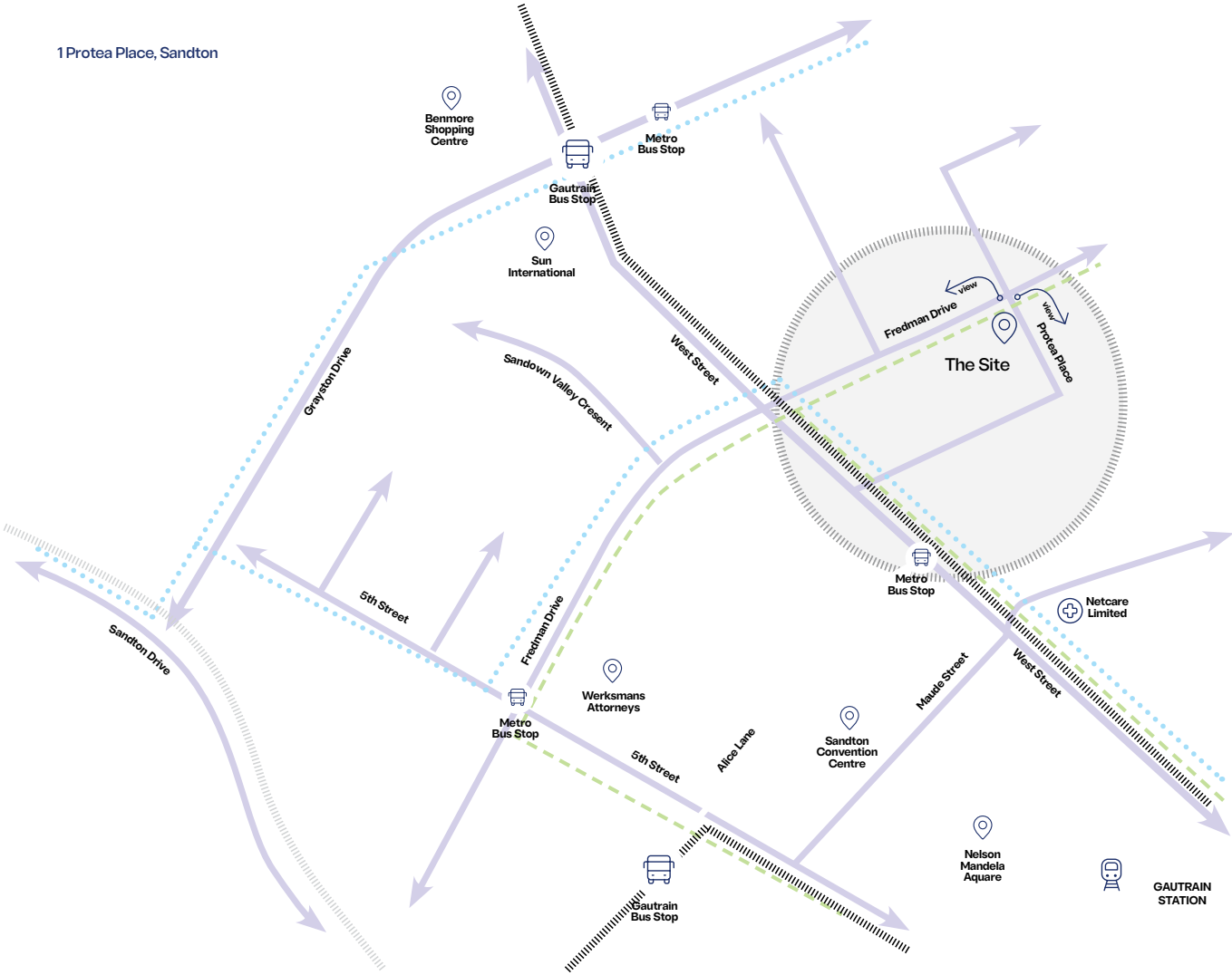
1 Protea Place is characterised by its cutting-edge design and sculptural form, partnered with superior building technologies. This modern premium grade office comprises of nine office levels and seven underground basement parking levels. There is 24-hour security, access control and a canteen.

The premises have two towers and a central atrium which receives an abundance of natural lighting due to the modern glass architecture. The dark blue glazed eastern atrium wall opens up over an impressive water feature and landscaped garden, which forms part of the pedestrian entrance into the building.

With high street exposure to passing commuters and convenient location in the Sandton CBD near the Gautrain Station, Sandton City and Benmore Gardens Shopping Centre.



Locality map





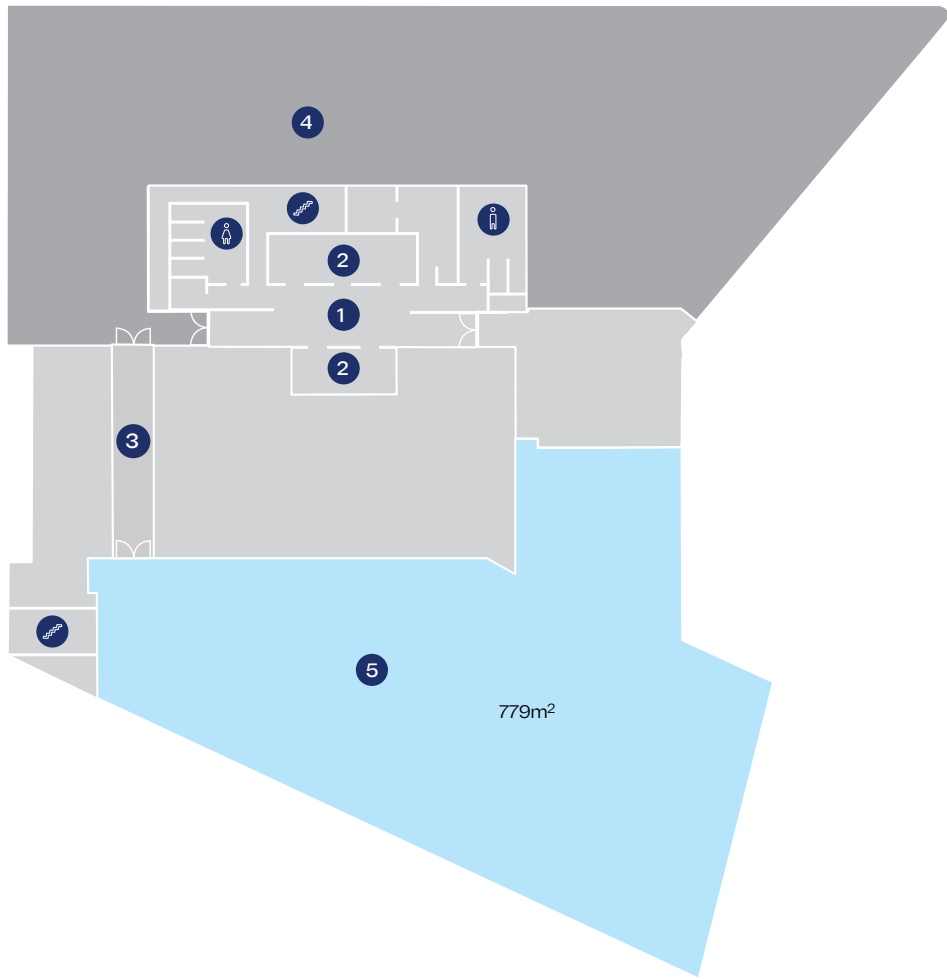
## Office Internals



## Coffee Barista & Eatery



Second floor

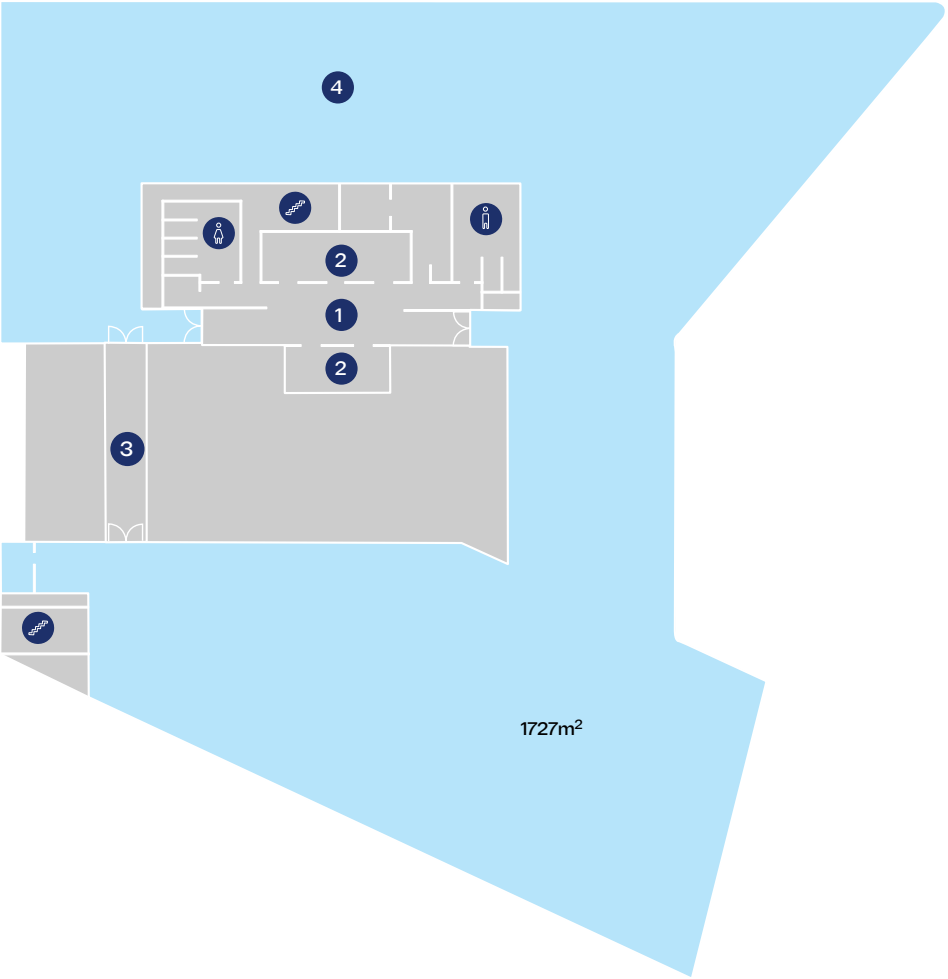


Key

- 1 Lobby
- 2 Lift
- 3 Linking Bridge
- 4 Tenant
- 5 Vacant Space
- Female Toilets
- Male Toilets
- Stairs

Leasable Area 779m²

Third floor



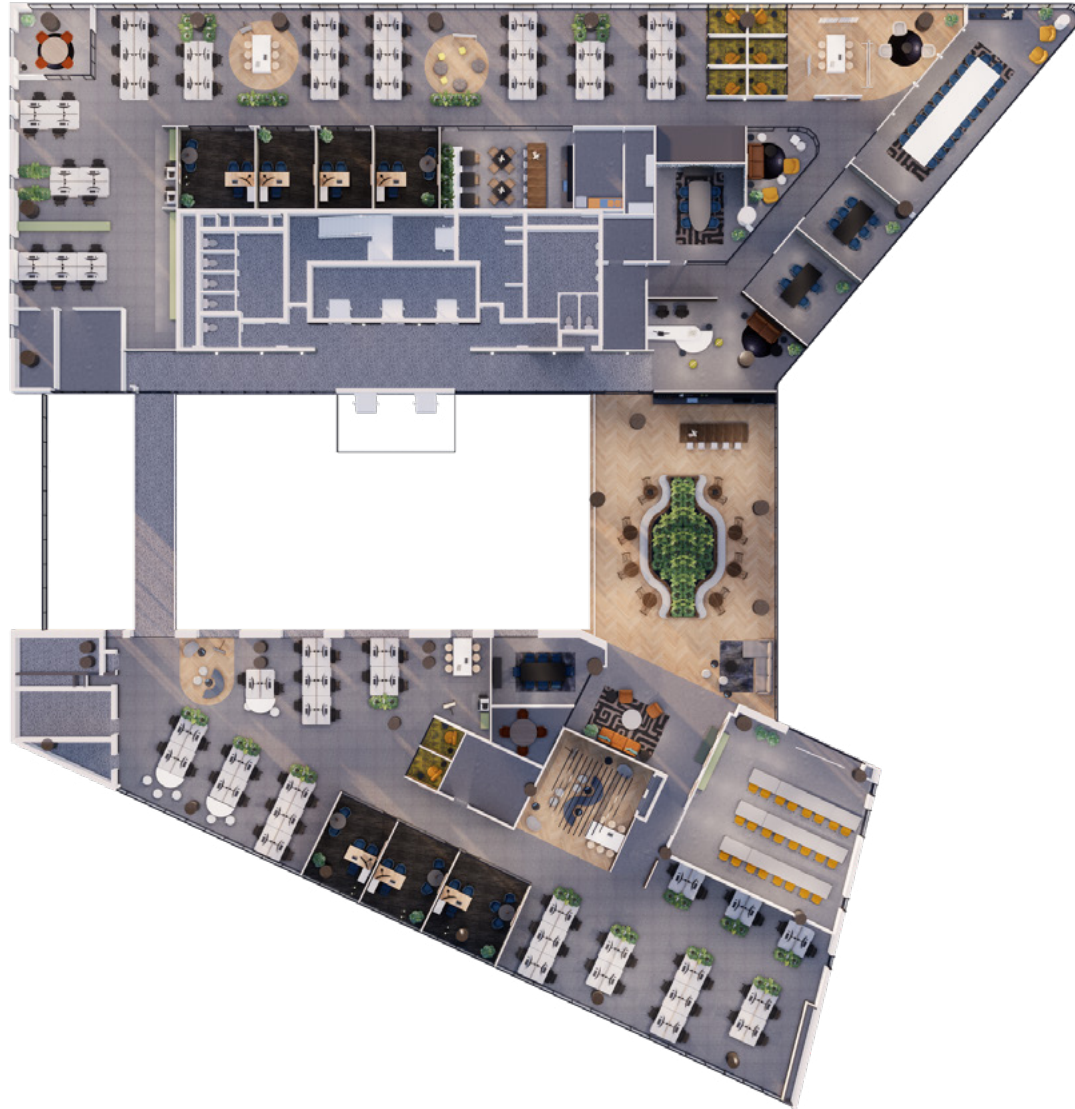
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Leasable Area 1727m²



## Conceptual floorplan







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# Let's connect

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