

## Vacancy schedule Cape Commercial

APRIL 2019

Building	Premises	Identification	Rentable Area (m <sup>2</sup> )	Net Rent	Esc	Op Costs / m <sup>2</sup>	Esc	Rates / m <sup>2</sup>	Esc	Gross / m <sup>2</sup> (ex VAT)	Parking	Contacts
<b>CENTURY CITY AND NORTHERN SUBURBS</b>												
<b>Bridge Park</b>												
Sable Road	Fully let											Leasing Mngr: Philippa van Ryneveld 673 8464/ 072 8801084
Century City												Viewing : Philippa van Ryneveld 673 8464/ 072 8801084
<b>Centennial Place Century City</b>												
Century Boulevard	2nd floor, East Block	Available Immediately	792.00	R 106.47	9%	R 30.00	9%	R 13.53	Pro Rata	R 150.00	Avg parking ratio of 4 bays / 100m <sup>2</sup>	Leasing Mngr: Philippa van Ryneveld 673 8464/ 072 8801084
Century City	1st floor, East Block	Available Immediately	1197.00	R 106.47	9%	R 30.00	9%	R 13.53	Pro Rata	R 150.00	Covered parking R1,200.00 per bay	Viewing : Philippa van Ryneveld 673 8464/ 072 8801084
	1st floor, East Block	Available 1 June 2019	359.00	R 106.47	9%	R 30.00	9%	R 13.53	Pro Rata	R 150.00	Open parking at R850.00	
	2nd Floor, West Block	Available 1 May 2019	2307.00	R 106.47	9%	R 30.00	9%	R 13.53	Pro Rata	R 150.00		
<b>The Estuaries</b>												
Century Boulevard	Block E (Ground Floor)	Available immediately	682.00	R 97.08	9%	R 30.00	9%	R 22.92	Pro Rata	R 150.00	21 basement bays at R1100.00 per bay	Leasing Mngr : Bart Niemczynski 673 8455 / 083 5581142
Century City											5 open bays at R800.00 per bay	Viewing : Bart Niemczynski 673 8455 / 083 5581142
	Block E (First Floor)	Available immediately	716.00	R 97.08	9%	R 30.00	9%	R 22.92	Pro Rata	R 150.00	42 basement bays at R1100.00 per bay	Leasing Mngr : Bart Niemczynski 673 8455 / 083 5581142
											10 open bays at R800.00 per bay	Viewing : Bart Niemczynski 673 8455 / 083 5581142
<b>Belvedere Office Park</b>												
Bella Rosa Road	Block E (Ground Floor)	Available 1 December 2019	484.00	R 105.84	9%	R 30.00	9%	R 14.16	Pro Rata	R 150.00	10 basement bays at R950.00 per bay	Leasing Mngr: Philippa van Ryneveld 673 8464/ 072 8801084
Bellville											10 open bays at R750.00 per bay	Viewing : Philippa van Ryneveld 673 8464/ 072 8801084
	Block E (First Floor)	Available 1 December 2019	501.00	R 105.84	9%	R 30.00	9%	R 14.16	Pro Rata	R 150.00	10 basement bays at R950.00 per bay	
											10 open bays at R750.00 per bay	
<b>Tygerberg Park</b>												
163 Uys Krige Drive	Drakenzicht	Available Immediately	1821.00	R 111.07	9%	R 30.00	9%	R 13.93	Pro Rata	R 155.00	54 Covered Bays at R900.00 each	Viewing : Bart Niemczynski 673 8455 / 083 5581142
Platteklouf											25 open bays at R600.00 each	Leasing Mngr : Bart Niemczynski 673 8455 / 083 5581142
	1st Floor, Ontec House	Available Immediately	913.00	R 121.07	9%	R 30.00	9%	R 13.93	Pro Rata	R 165.00	32 Basement Bays at R1000.00 each	Leasing Mngr: Philippa van Ryneveld 673 8464/ 072 8801084
											6 open bays at R800.00 each	Viewing : Philippa van Ryneveld 673 8464/ 072 8801084
<b>Willowbridge Place</b>												
Carl Cronje Drive	Fully let											Leasing Mngr: Philippa van Ryneveld 673 8464/ 072 8801084
Tyger Valley												Viewing : Philippa van Ryneveld 673 8464/ 072 8801084
<b>SOUTHERN SUBURBS</b>												
<b>River Park</b>												
<b>Liesbeek Parkway</b>												
	Birkdale 1 ,2nd floor left & right wing - possibility for a	Available immediately	850.00	R 121.36	9%	R 39.58	9%	R 19.06	Pro Rata	R 180.00	32 basement bays at R1500.00 each	Leasing Mngr : Dirk Bronner 673 8430/082 5706450
Mowbray	sub-let from Maitland (left wing 413m <sup>2</sup> , right wing 437m <sup>2</sup> )	(rental by negotiation )									8 open bays at R895.00 each	Viewing : Dirk Bronner 673 8430/082 5706450
	Birkdale 2, 2nd floor middle wing	Available 1 November 2019	304.00	R 125.66	9%	R 33.76	9%	R 20.58	Pro Rata	R 180.00	6 Basement bays at R1600.00 each	Leasing Mngr : Dirk Bronner 673 8430/082 5706450
												Viewing : Dirk Bronner 673 8430/082 5706450
	Birkdale 1, Ground floor right wing	Available 1 June 2019	165.00	R 117.40	9%	R 47.02	9%	R 20.58	Pro Rata	R 185.00	6 Basement bays at R1600.00 each	Leasing Mngr : Dirk Bronner 673 8430/082 5706450
											2 open bays at R955.00 each	Viewing : Dirk Bronner 673 8430/082 5706450
<b>Golf Park</b>												
Raapenburg Road	Golf Park 2 - 3rd Floor	Available 1 July 2019	462.00	R 115.52	9%	R 30.00	9%	R 14.48	Pro Rata	R 160.00	5 basement bays at R1000.00 each	Leasing Mngr: Philippa van Ryneveld 673 8464/ 072 8801084
Mowbray											16 open bays at R750.00 each	Viewing : Philippa van Ryneveld 673 8464/ 072 8801084
	Golf Park 2 - 3rd Floor	Available immediately	31.00	R 115.52	9%	R 30.00	9%	R 14.48	Pro Rata	R 160.00	1 basement bays at R1000.00 each	Leasing Mngr: Philippa van Ryneveld 673 8464/ 072 8801084
											1 open bays at R750.00 each	Viewing : Philippa van Ryneveld 673 8464/ 072 8801084
<b>Belmont Office Park</b>												
<b>Belmont Road</b>												
Rondebosch	Fully let											Leasing Manager: Dirk Bronner 673 8430 / 082 570 6450
The Albion												Viewing : Dirk Bronner 673 8430 / 082 570 6450
183 Main Road	Fully let											Leasing : Dirk Bronner 673 8430 / 082 570 6450
Rondebosch												Viewing : Dirk Bronner 673 8430 / 082 570 6450
<b>The Oval</b>												
1 Oakdale Road, Newlands	Gr floor, Coronation House(Tenanted One thousand and one Voices)	Available immediately	272.00	R 199.96	8%	R 42.76	9%	R 22.04	Pro Rata	R 264.76	7 basement bays at R1738.78 each	Leasing : Dirk Bronner 673 8430 / 082 570 6450
											2 open bays at R1010.92 each	Viewing : Dirk Bronner 673 8430 / 082 570 6450
<b>Newlands On Main</b>												

Vacancy schedule Cape Commercial

APRIL 2019

Building	Premises	Identification	Rentable Area (m <sup>2</sup> )	Net Rent	Esc	Op Costs / m <sup>2</sup>	Esc	Rates / m <sup>2</sup>	Esc	Gross / m <sup>2</sup> (ex VAT)	Parking	Contacts
Main Road	2nd floor, Mariendahl House, South wing	Available 1 August 2019	352.00	R 130.36	9%	R 45.00	9%	R 14.64	Pro Rata	R 190.00	10 basement bays at R1,550 per /bay	Leasing Mngr : Dirk Bronner 673 8430/082 5706450
	4th floor, Letterstedt House, North wing	Available immediately	89.00	R 126.65	9%	R 48.71	9%	R 14.64	Pro Rata	R 190.00	2 basement bays at R1,550 per /bay	Viewing : Dirk Bronner 673 8430 / 082 570 6450
Paramount Place												
Cnr Main Road and Protea Road	Fully let											Leasing Mngr : Dirk Bronner 673 8430/082 5706450
Claremont												Viewing : Dirk Bronner 673 8430/082 5706450
MontClare Place												
Main Road	Fully let											Leasing Mngr : Dirk Bronner 673 8430/082 5706450
Claremont												Viewing : Dirk Bronner 673 8430/082 5706450
200 On Main												
Main Road	Fully let											Leasing Mngr : Dirk Bronner 673 8430/082 5706450
Claremont												Viewing : Dirk Bronner 673 8430/082 5706450

DISCLAIMER: PLEASE NOTE THAT RENTALS QUOTED EXCLUDE VAT.

**GROWTHPOINT LEASING MANDATE - OFFICE SECTOR TERMS AND CONDITIONS**

The vacancy schedule is made available by Growthpoint Management Services

- a) you have voluntarily given your consent, and agreed to be legally bound to the terms and conditions below; and
- b) you are the legally competent, and authorised representative of the broker company.

**TERMS AND CONDITIONS**

- 1 You must be the "effective cause" of the transaction in order for commission to become due and payable to you. To prove that you were the "effective cause" of the transaction, it must be established that your efforts were the decisive factor that triggered the transaction, or were overridingly important in the conclusion of the transaction. The evidence of your efforts would be an approved offer and a signed lease, obtained by yourself or through your broker company.
- 2 Commissions are paid at 100% of the tariff, as indicated below:
  - 2.1. Commission shall be calculated as a percentage of the gross rental of the transaction. For the purpose of the foregoing "gross rental" shall be the sum of the Basic Rental, Operating Costs and Parking Rental, escalated as per the agreed escalation rate, together
  - 2.2. Commission payable on monthly leases and leases up to 12 months will be equal to 1 month's gross rental, adjusted on a pro rata basis for a 12 month period;
  - 2.3. Commission payable on any lease that is more than 12 months will be as follows:
    - 2.3.1. 5% on the first 2 year's gross rental;
    - 2.3.2. 2.5% on the next 3 year's gross rental;
    - 2.3.3. 1.5% on the next 3 years' gross rental; and
    - 2.3.4. 1% on the balance.
- 3 Payment of commissions will always be at the discretion of Growthpoint, and payment will only be processed once:
  - 3.1. both the landlord and the tenant have duly signed the lease; and
  - 3.2. the first months' rental, any Tenant Installation Overrun (if applicable), the agreed deposit and/or bank guarantee and any other monies payable by the tenant prior to occupatoin, have been received, to the satisfaction of Growthpoint, acting in its sole
  - 3.3. a legally valid tax invoice in respect of the commission has been received by Growthpoint.
- 4 No commissions will be payable:
  - 4.1. in respect of lease renewals; and / or
  - 4.2. in the event that the tenant occupies additional space within the same lease premises or property; and / or
  - 4.3. in respect of unknown escalations.
- 5 You agree to substantially adhere to rentals, tenant installation allowances, and / or any other terms as set out in the latest vacancy schedule. Should you advertise any of the lease premises on the vacancy schedule verbally, in writing, or in any electronic format
- 6 No exclusive or sole mandates are given. Growthpoint reserves the right to amend, withdraw, and /or terminate, its mandate to the broker at any time, acting in its sole discretion, and also reserves its right to:
  - 6.1. withdraw any / all of the lease premises listed in the vacancy schedule, from the mandate; and/or
  - 6.2. adjust the rentals and related charges, from time to time.