

THE RIDGE

at 1 Discovery Place, Sandton

Situated on the corner of Rivonia Road and Katherine Street, 1 Discovery Place, a 6 Star Green Rated building, is a bold architectural statement at Sandton's highest point. The building encompasses carefully sculptured interior spaces intended to foster an environment of creativity, innovation and collaboration.

The expansive ground floor accommodates a host of retail amenities, a canteen, restaurants and coffee shops available for all to use.

For any enquires or to arrange a viewing please contact:

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broll

Progressive
property people

VACANCIES AND RATES

- Rentable Area**
- **4th Floor** : 614 m²
 - **2nd and 3rd Floor** : 3 500 m² subdivisible to approx. 1 600m²

Subject to final measurements

Office Rentals	R170 / m ²	Net Rental
	R 35 / m ²	Operating Costs estimate
	R 30 / m ²	Rates and Taxes estimate
	R235 / m²	Gross Rental

Parking Rentals R1 200 / basement bay

Parking Ratio 5 bays per 100sqm

TI Allowance R500 / m² of usable area for a 3 year lease
R850 / m² of usable area for a 5 year lease

All rentals / prices quoted exclude VAT; E and O E



BUILDING HIGHLIGHTS

ENERGY EFFICIENCIES

- Daylight harvesting and occupancy sensing
- CO2 based demand control of fresh air
- Automatic blinds to control glare and heat gain
- Harvesting of grey and rainwater for irrigation and flushing
- High efficiency water- and air-cooled chillers

GENERATOR AND BACKUP WATER

- Backup generator powering the entire building, including HVAC
- 1 million litre / 7 days of back up water supply

BUILDING AMENITIES

- 2 Auditoriums (90 / 200 seaters) available to rent
- Meeting rooms (4 – 24 seaters) available to rent
- A roof garden offering breakaway areas, 620m running track, a soccer and multipurpose sports courts
- Vitality Gym (memberships available)
- Seattle Coffee, Starbucks, Vida e Café and Woollies Café
- Tony Glass Speciality Tea
- The Park canteen and the Grove a la carte Restaurant
- Hair salons and a Camelot Spa
- Clicks Pharmacy
- Woolworths
- Levingers
- Various other retailers



MEETING ROOM AVAILABILITY

Meeting Rooms	Seating Capacity
PM101	17
PM102	19
PM103	10
PM104	4
PM105	18
PM106	11
PM107	11
PM108	4
PM109	4
PM110	10
PM111	24
PM112	10
PM113	18
PM114	10

AUDITORIUM AVAILABILITY

Auditoriums	Seating Capacity
Auditorium 1 <i>Cinema Style</i>	90
Auditorium 2 <i>Classroom Style</i>	200



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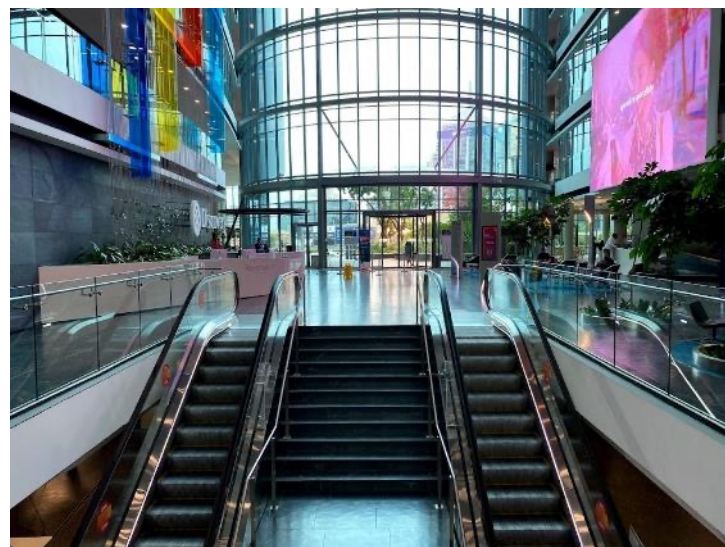
BUILDING EXTERIOR



THE RIDGE

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THE INTERIOR



CANTEEN



THE RIDGE

At 1 Discovery Place

AMENITIES | EATERIES | COFFEE



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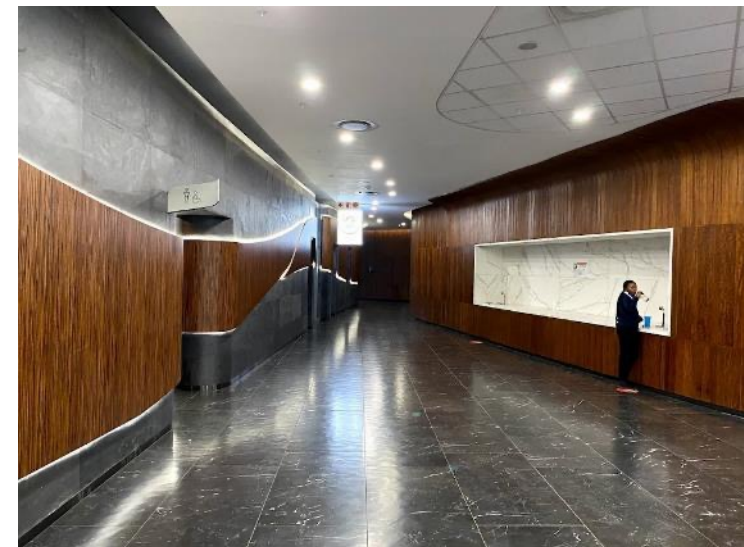
AMENITIES | EATERIES | COFFEE



THE RIDGE

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AUDITORIUMS | MEETING ROOMS



GYM



THE RIDGE

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THE ROOF



ROOF LAYOUT

