

Design Quarter Fourways

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.

Design Quarter

FOURWAYS

Vacancy	Building	Floor
642m ²	DQ 6	Ground Floor
<i>*Sub-divisible to 401m & 241m</i>		
905m ²	DQ 1	Ground Floor
<i>*Sub-divisible to 577m & 327m</i>		
Gross rental		R170/m²

- 4 Star Green Rating
- Full back up power and water
- Signage opportunity for full wing occupancy
- Access to DQ retail precinct
- 24 hour onsite security
- Roof Deck on DQ 1





Overview

Design Quarter Office Park is well positioned in a sought-after location in Fourways, just behind the Design Quarter Shopping precinct. The office park is easily accessed from Leslie Avenue, off William Nicol Drive and in close proximity to the N1 highway and other arterial roads. There are a variety of top-quality restaurants, shops and banking facilities within walking distance from the property.

The office building design includes:

- Four A-grade office buildings with ample parking, situated in well maintained and secure mixed-use development
- Deep recesses, overhangs and balconies create shadow lines protecting the extensive use of glass on the facades
- Contemporary architecture with modern interiors and high spec finishes
- Various pockets of space and layouts to suit tenant size requirements
- Backup power, fiber, wheelchair friendly and 24-hour security

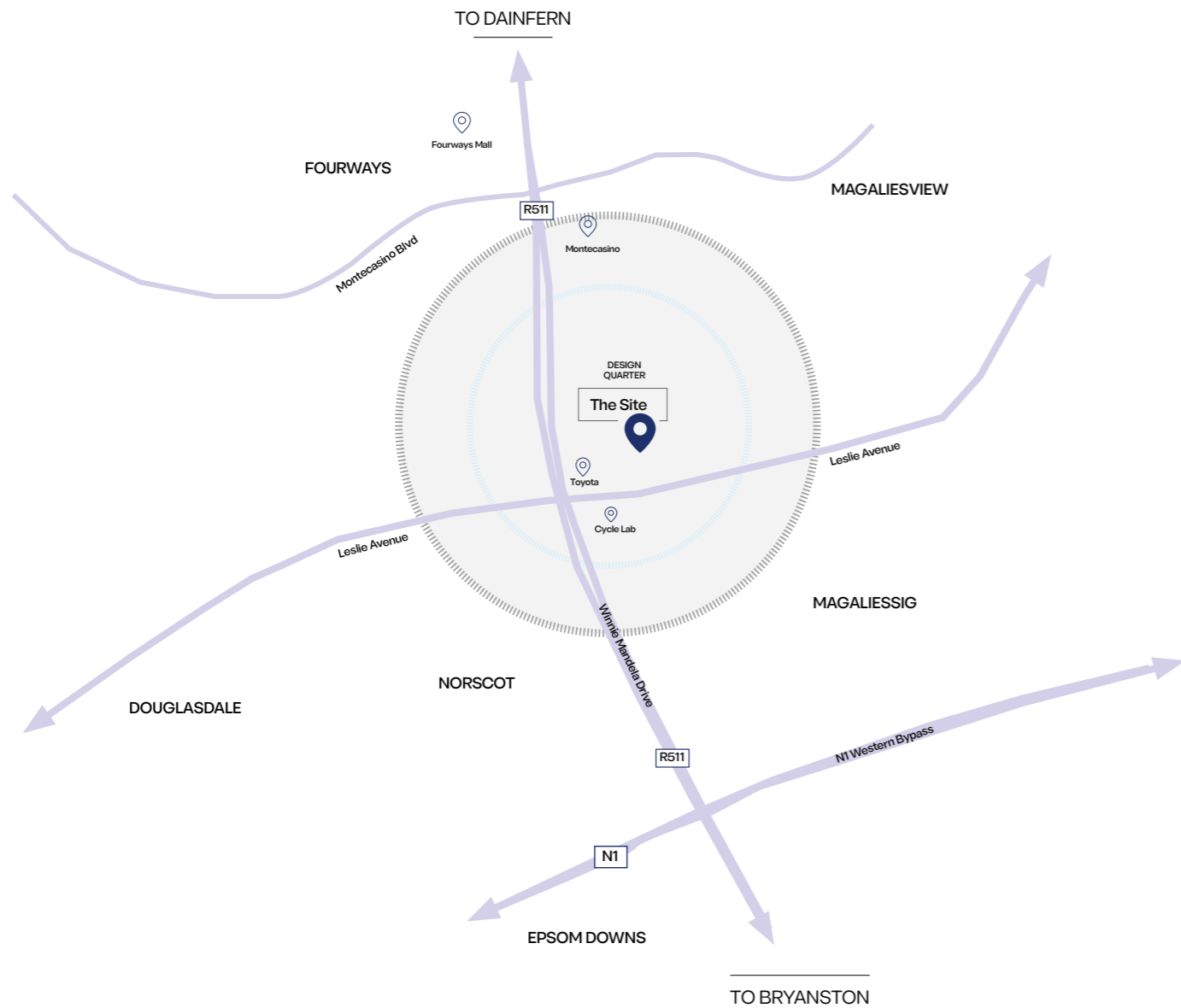
Design Quarter is leading the way

Design Quarter is leading the way as it upgrades and repositions itself as a niche lifestyle centre focused on home, dining, leisure and convenience.

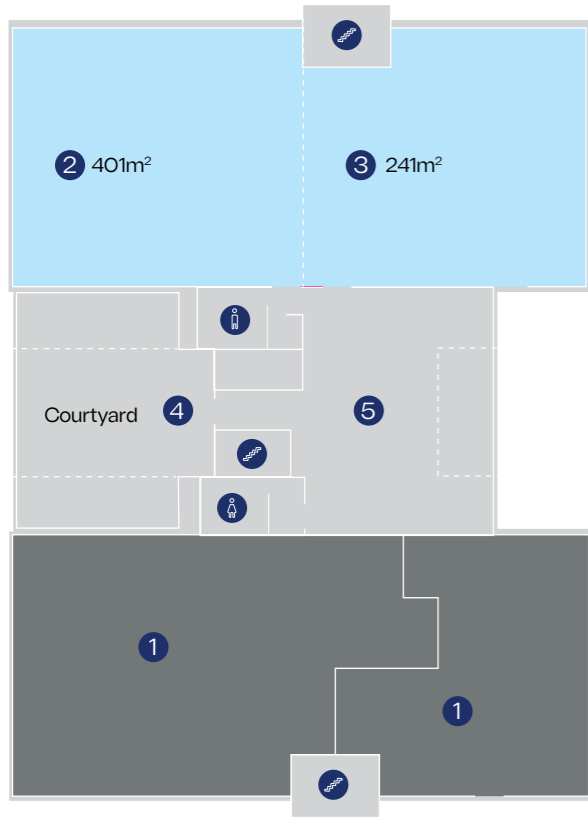
The expansion to a more holistic offering is going to provide customers with a shopping experience that is convenient, accessible, safe and enjoyable.



Locality map



DQ 6 | Ground floor



Key

- ① Tenant spaces
- ② Vacant space
- ③ Vacant space
- ④ Courtyard
- ⑤ Reception

Leasable Area 642m²

*Sub-divisible to 401m² & 241m²

DQ 1 | Ground floor



Key

- ① Tenant space
- ② Vacant space
- ③ Vacant space
- ④ Courtyard
- ⑤ Reception

Leasable Area 905m²

*Sub-divisible to 577m & 327m



Let's connect

Simon King
ASSET MANAGER

083 318 1254
simon.king@burstone.com

Dennis Helyar
LEASING

083 604 0535
dennis.helyar@burstone.com

burstone.com

This brochure is issued by Burstone (Pty) Ltd, as manager of Burstone Fund Limited. The information contained in this document has not been independently verified. Accordingly, no representation or warranty express or implied, is being made or given as to the accuracy or completeness of the information or opinions and no responsibility is accepted for any such information or opinions. The information contained in this document is subject to completion, revision, verification and amendment without notice. This document is confidential and may not be reproduced (in whole or in part) or be disclosed to any third party without the prior written consent of Burstone Proprietary Limited. Burstone Fund Limited, a company incorporated in South Africa with registration number 2008/O11366/O6, is a South African Real Estate Investment Trust (REIT), which is listed on the Johannesburg Stock Exchange (JSE) in the Real Estate Holdings and Development sector. It is not collective investment scheme in terms of the Collective Investment Schemes Control Act No. 45 of 2002

Let's connect

Simon King
ASSET MANAGER

083 318 1254
simon.king@burstone.com

Dennis Helyar
LEASING

083 604 0535
dennis.helyar@burstone.com

burstone.com

This brochure is issued by Burstone Group Limited. The information contained in this document has not been independently verified. Accordingly, no representation or warranty express or implied, is being made or given as to the accuracy or completeness of the information or opinions and no responsibility is accepted for any such information or opinions. The information contained in this document is subject to completion, revision, verification and amendment without notice. This document is confidential and may not be reproduced (in whole or in part) or be disclosed to any third party without the prior written consent of Burstone Group Limited. Burstone Group Limited, a company incorporated in South Africa, registration number 1947/025753/07.