

## JUNXION PARK

TO LET	Unit / Layout	Useable Area	Office GRA m <sup>2</sup>	Parking bays (3.4 bays per 100m <sup>2</sup> ) @ R1,500 per basement, R850 Open	Rental @ R285/m <sup>2</sup> excl.VAT	TI Allowance /m <sup>2</sup> (From White Box)
<b>Office Block 1</b>						
Ground Floor	Gr Floor	728	857	29	<b>R244,245</b>	<b>R1,375.00</b>
First Floor	1st Floor	943	1167	40	<b>R332,595</b>	<b>R1,375.00</b>
<b>Second Floor</b>	<b>2nd Floor</b>	<b>984</b>	<b>1176</b>	<b>40</b>		<b>LET</b>
<b>Third Floor</b>	<b>3rd Floor</b>	<b>1002</b>	<b>1179</b>	<b>40</b>		<b>LET</b>
<b>Fourth Floor</b>	<b>4th Floor</b>	<b>912</b>	<b>1073</b>	<b>36</b>		<b>LET</b>
<b>TOTAL</b>	<b>REMAINDER BUILDING</b>	<b>2024</b>	<b>69</b>	<b>69</b>	<b>R576,840.00</b>	<b>R1,375.00</b>

TO LET	Unit / Layout	Useable Area	Office GRA m <sup>2</sup>	Parking bays (3.4 bays per 100m <sup>2</sup> ) @ R1,500 per basement, R850 Open	Rental @ R285/m <sup>2</sup> excl.VAT	TI Allowance /m <sup>2</sup>
<b>Office Block 2</b>						
<b>Ground Floor</b>	<b>Gr Floor</b>	<b>925</b>	<b>1107</b>	<b>38</b>		<b>LET</b>
<b>First Floor</b>	<b>1st Floor</b>	<b>1021</b>	<b>1221</b>	<b>42</b>		<b>LET</b>
<b>Second Floor</b>	<b>2nd Floor</b>	<b>901</b>	<b>1078</b>	<b>37</b>		<b>LET</b>
<b>TOTAL</b>	<b>ENTIRE BUILDING</b>		<b>3406</b>	<b>116</b>		<b>LET</b>

TO LET	Unit / Layout	Useable Area	Office GRA m <sup>2</sup>	Parking bays (3.4 bays per 100m <sup>2</sup> ) @ R1,500 per basement, R850 Open	Rental @ R285/m <sup>2</sup> excl.VAT	TI Allowance /m <sup>2</sup> (From White Box)
<b>Office Block 3</b>						
Ground Floor	Gr Floor	988	1134	39	<b>UNDER OFFER</b>	<b>R1,225.00</b>
First Floor	1st Floor	991	1137	39	<b>UNDER OFFER</b>	<b>R1,225.00</b>
<b>TOTAL</b>	<b>ENTIRE BUILDING</b>		<b>2271</b>	<b>77</b>	<b>R647,235.00</b>	<b>R1,225.00</b>

TO LET	Unit / Layout	Useable Area	Office GRA m <sup>2</sup>	Parking bays (3.4 bays per 100m <sup>2</sup> ) @ R1,500 per basement, R850 Open	Rental @ R300/m <sup>2</sup> excl.VAT	TI Allowance /m <sup>2</sup> (From White Box)
<b>Restaurant Block 4</b>						
<b>Ground Floor</b>	<b>Gr Floor</b>	<b>220</b>	<b>259</b>	<b>9</b>		<b>LET</b>
<b>TOTAL</b>	<b>ENTIRE BUILDING</b>		<b>259</b>	<b>9</b>	<b>R77,700.00</b>	<b>LET</b>