



# 60 MAIN STREET

MARSHALLS TOWN, JOHANNESBURG

OWNER: THE JOHANNESBURG LAND COMPANY (PTY)LTD.

*70 Fox Street, 12<sup>TH</sup> Floor*

*Marshalls Town*

*Johannesburg*

*2107*

website: [www.jhbland.com](http://www.jhbland.com)



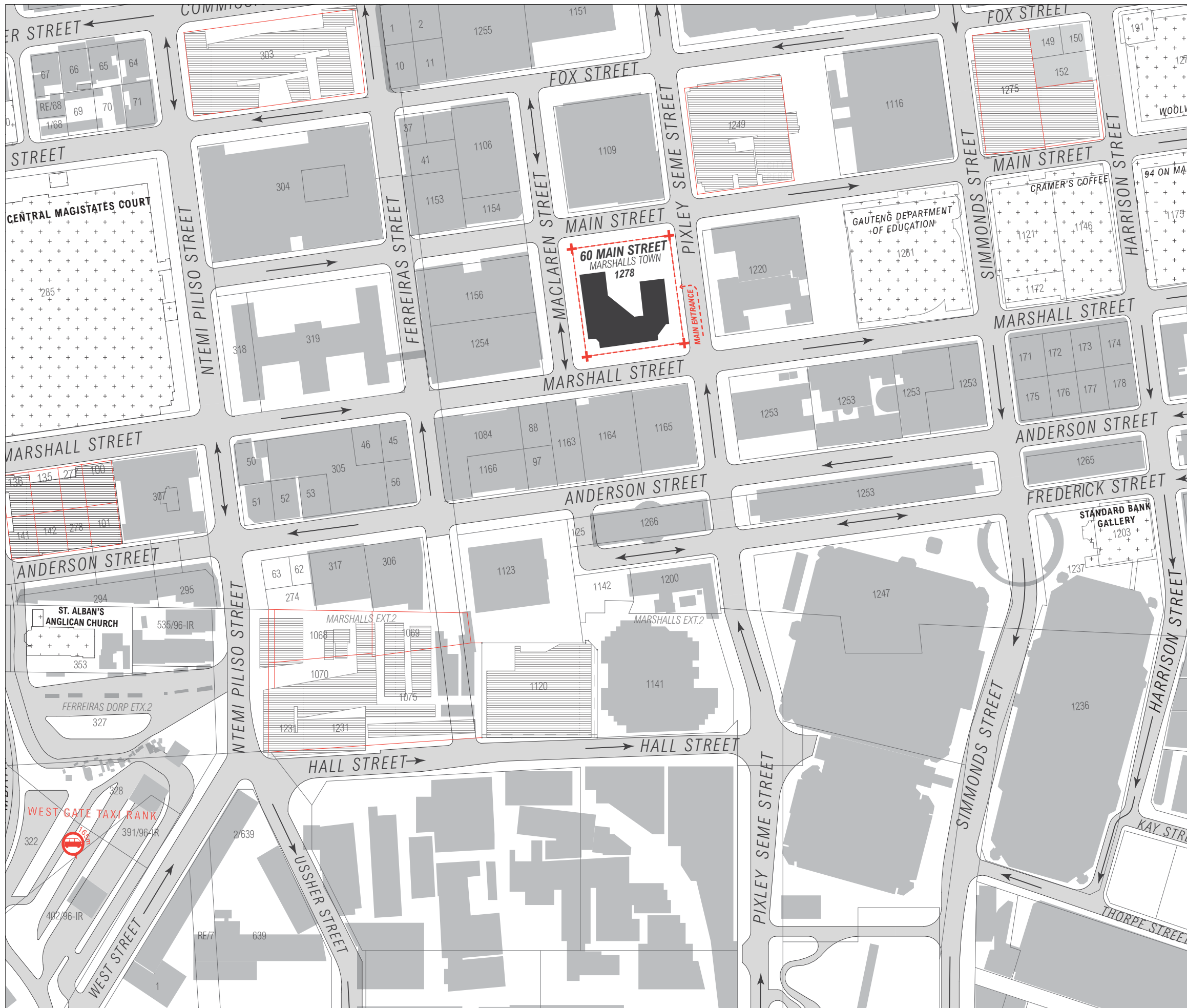




**FLOOR PLATE SIZES:**  
Ground Floor: FLOOR PLATE - **1009,00m<sup>2</sup>**  
Floor 1: FLOOR PLATE - **1046,28m<sup>2</sup>**  
Floor 2: FLOOR PLATE - **1062,94m<sup>2</sup>**  
Floor 3: FLOOR PLATE - **1068,11m<sup>2</sup>**  
Floor 4: FLOOR PLATE - **1074,27m<sup>2</sup>**  
Floor 5: FLOOR PLATE - **1074,27m<sup>2</sup>**  
Floor 6: FLOOR PLATE - **1058,88m<sup>2</sup>**  
**The GLA is 7393,76m<sup>2</sup>**  
**Number of leasable Parking Bays: 600 Bays**

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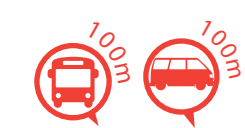
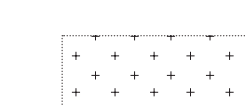

## 1. LOCALITY + GENERAL INFORMATION

The 60 Main Street building is located on an entire city block, bordered by Main Street; Maclaren Street; Pixley Seme Street and Marshall Street. The main pedestrian entrance is off Main Street. The Basement parking ingress is off Pixley Seme Street and the egress is off Maclaren Street. The building is situated within the South Western Improvement District [SWID], which offers additional security and cleaning services rendered by the private sector.

The building is in close proximity to the main transport nodes within the central business district, including: West Gate [bus & taxi routes and ranks], Rea Vaya/BRT and the Gandhi Square Metrobus station. It is also situated close to main transport routes such as the M1 [De Villiers Graaff highway] linking the north and south of Johannesburg, and the M2 [Francois Oberholzer Freeway] linking east and west.

Other attractions and amenities within the vicinity of the building include: The Rand Club, The Standard Bank Gallery, The Reef Hotel and a variety of Fast Food Chains, Coffee Shops and General Stores.

### LEGEND:

-  MAIN TRANSPORT ROUTES
-  REA VAYA/BRT ROUTES
-  JOBURG METROBUS
-  PROXIMITY OF NEAREST REA VAYA BUS STOP & TAXI RANKS FROM 60 MAIN STREET
-  SITES OF SIGNIFICANCE & HERITAGE SITES
-  JHB LAND OWNED PROPERTIES





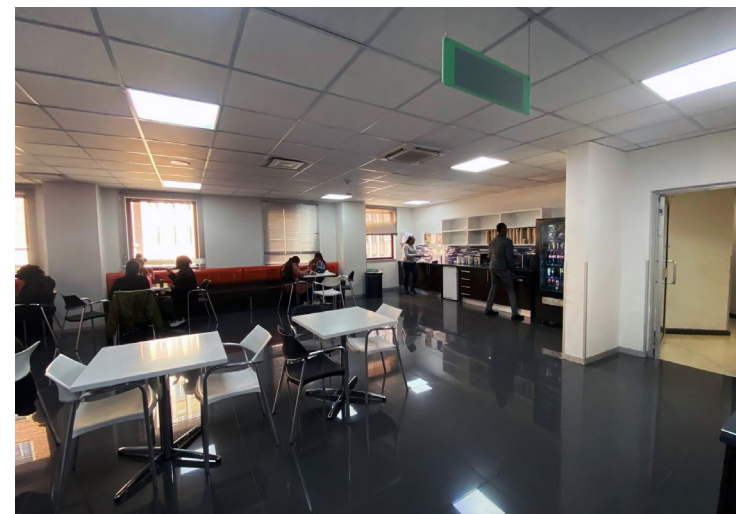
## 2. BUILDING FEATURES

### FEATURES

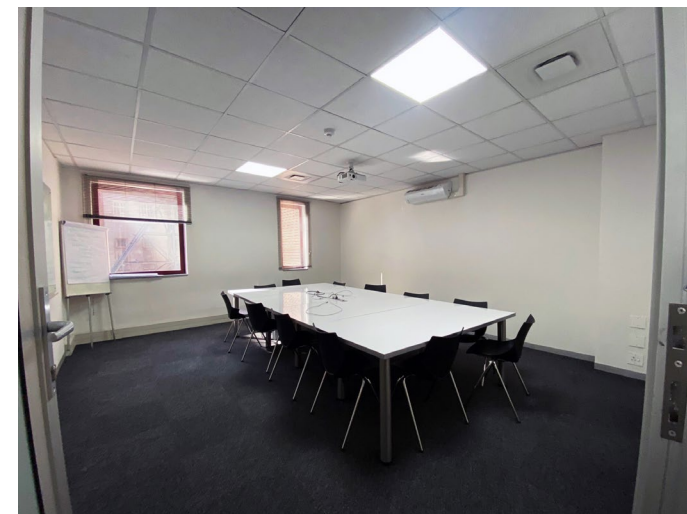
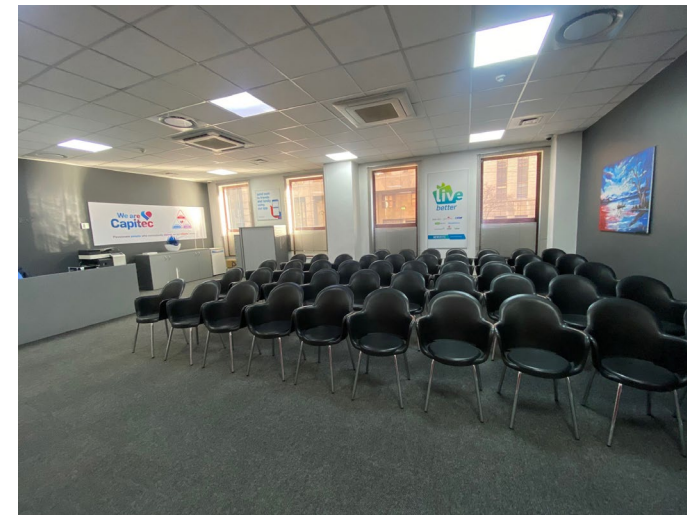
60 Main Street is a 6 storey building. The Ground floor measures at approximately 1177m<sup>2</sup>. Floors 1-6 vary in size, between 1154m<sup>2</sup> and 1213m<sup>2</sup>.



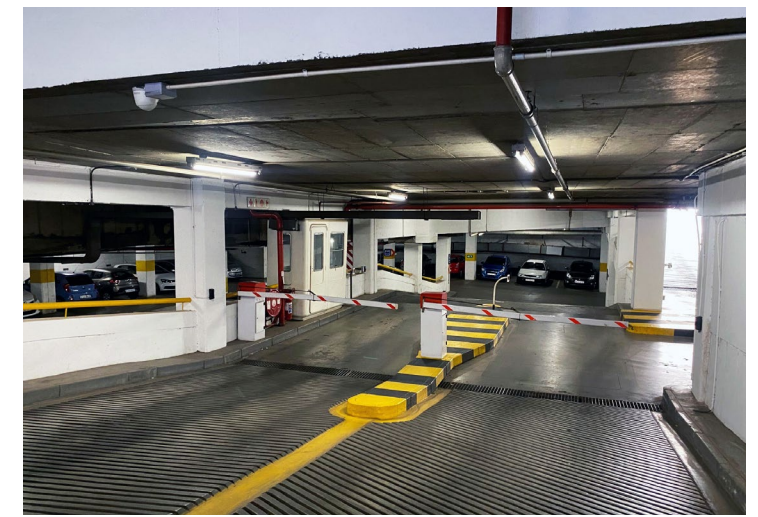
Each floor houses a Kitchen with an adjoining Pause area. Each pause area can seat between 24-30 people.



The ground floor reception and waiting area can seat approximately 40 people. This space is adaptable and may also be used for talks or lecture/training purposes.



There are 5 Basement parking levels at providing a total of 600 parking bays on site.





### 3. TECHNICAL INFORMATION

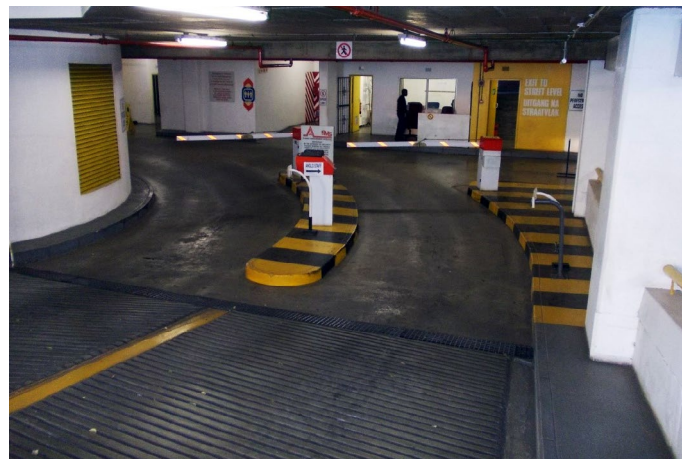
#### POWER SUPPLY:

3 Phase power is reticulated up to distribution boards situated within the central core on each floor. The power is then distributed across the floors via power skirting situated along the base of the perimeter walls. 146VA/m<sup>2</sup> or 0.22Amps/phase/m<sup>2</sup>

#### EMERGENCY POWER:

Emergency power is provided to all lighting and power outlets, as well as 69% of the central air-conditioning system during an outage [heating excluded]. 24VA/m<sup>2</sup> or 0.04Amps/phase/m<sup>2</sup>

*Images showing: 1)Generator, 2) 1st Basement entrance.*



#### LIFT CAPACITY:

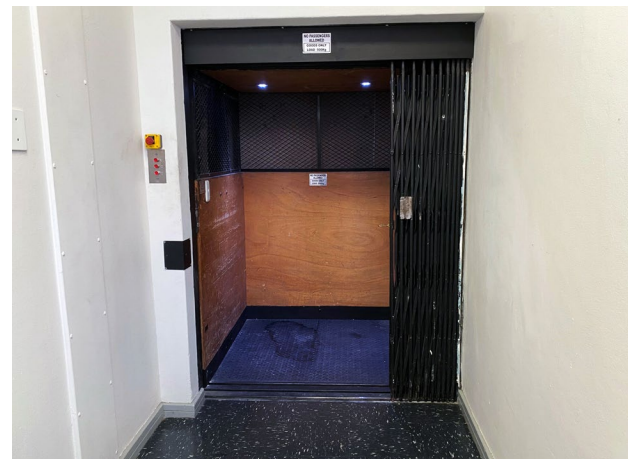
There are two lift banks, each consisting of 3 passenger lifts respectively, serving all floors. Two shuttle lifts serve the basement parking levels from ground floor. Lift "A" [One of the passenger lifts] also serves as the dedicated goods lift.

A goods hoist operates from the ground floor to basement level 1.

#### CAPACITIES PER LIFT:

Passenger: 1050kg[13] Goods: 1050kg[13]

*Images showing: 1)Passenger Lift Bank, 2) Goods Hoist*



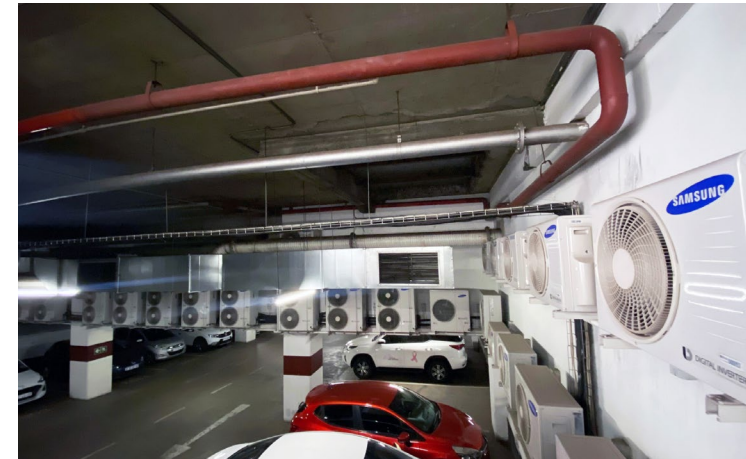
#### AIR CONDITIONING:

Cooling is generated by ceiling mounted cassette units strategically placed throughout each floor.

#### POTABLE WATER:

Water is pressure fed into the building directly to all water points.

*Images showing: 1)Air-conditioning condensers in 1<sup>st</sup> Basement, 2) Fire booster on the exterior of the building*



#### BASIC SERVICES:

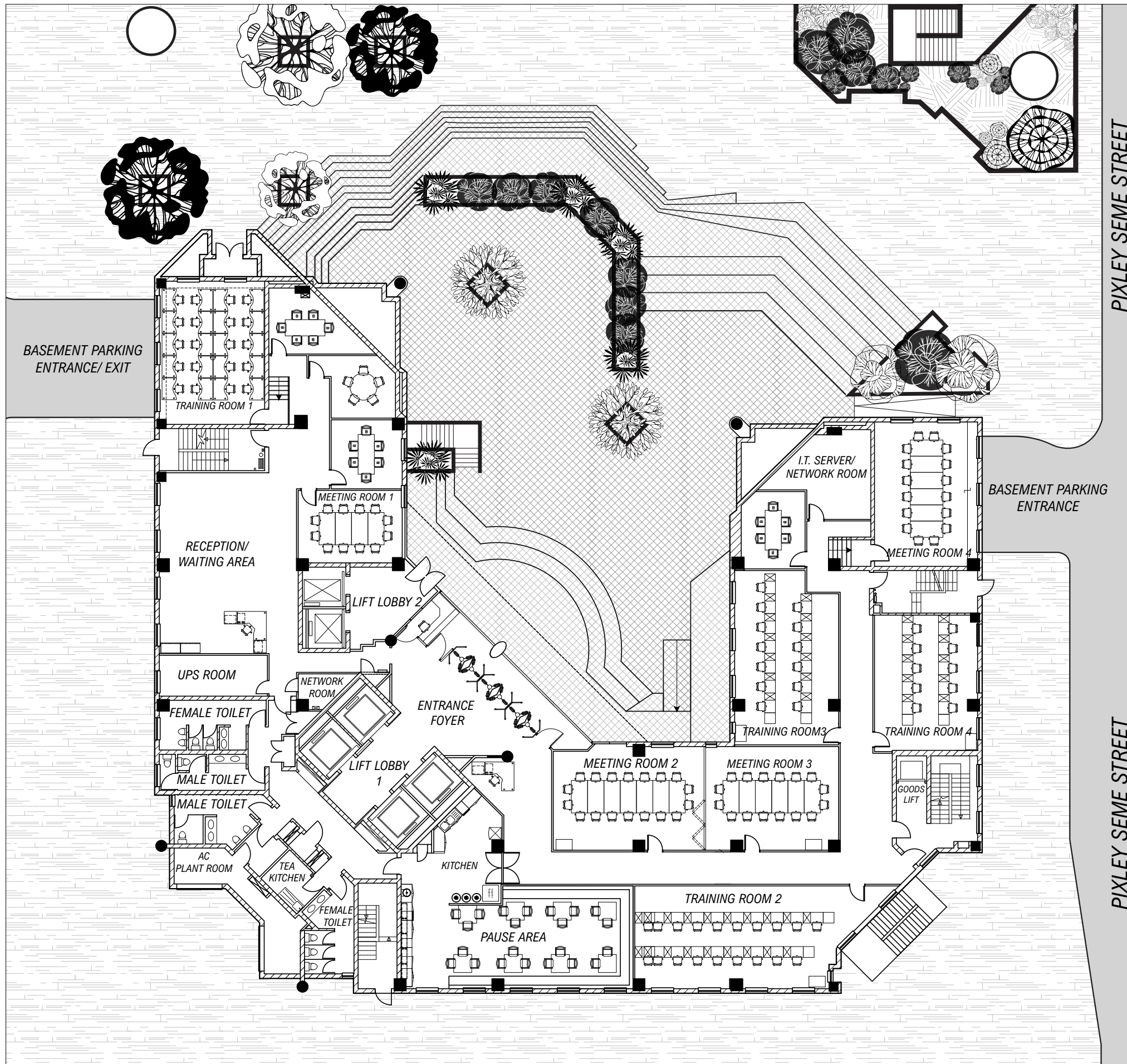
Smoke detection and a public address system are provided throughout the building and monitored by security 24/7. CCTV cameras are provided strategically on ground floor level and externally covering the access points into the building. On-site recording and monitoring takes place. Entry to the building is controlled by both 24/7 Security guards and an electronic access control system.

*Images showing: 1)Security control room in 1<sup>st</sup> Basement, 2) Access control turnstiles on Ground floor.*





4. FLOOR PLANS

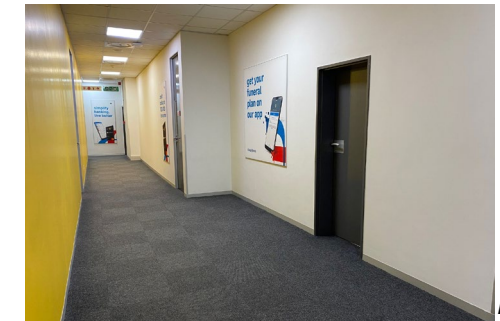


GROUND FLOOR PLAN

PLEASE NOTE: All furniture indicated on plans and photographs are only representational.



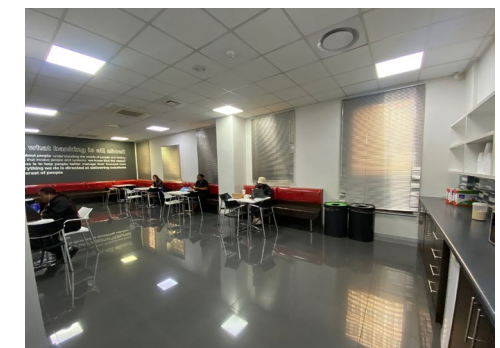
RECEPTION/  
WAITING AREA



PASSAGE AREA 1

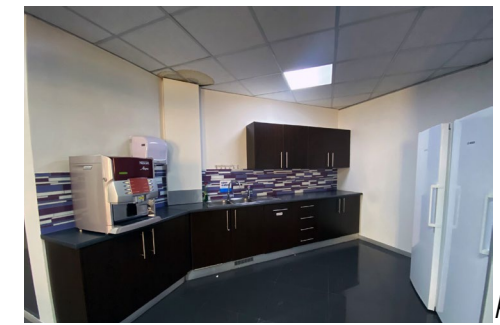
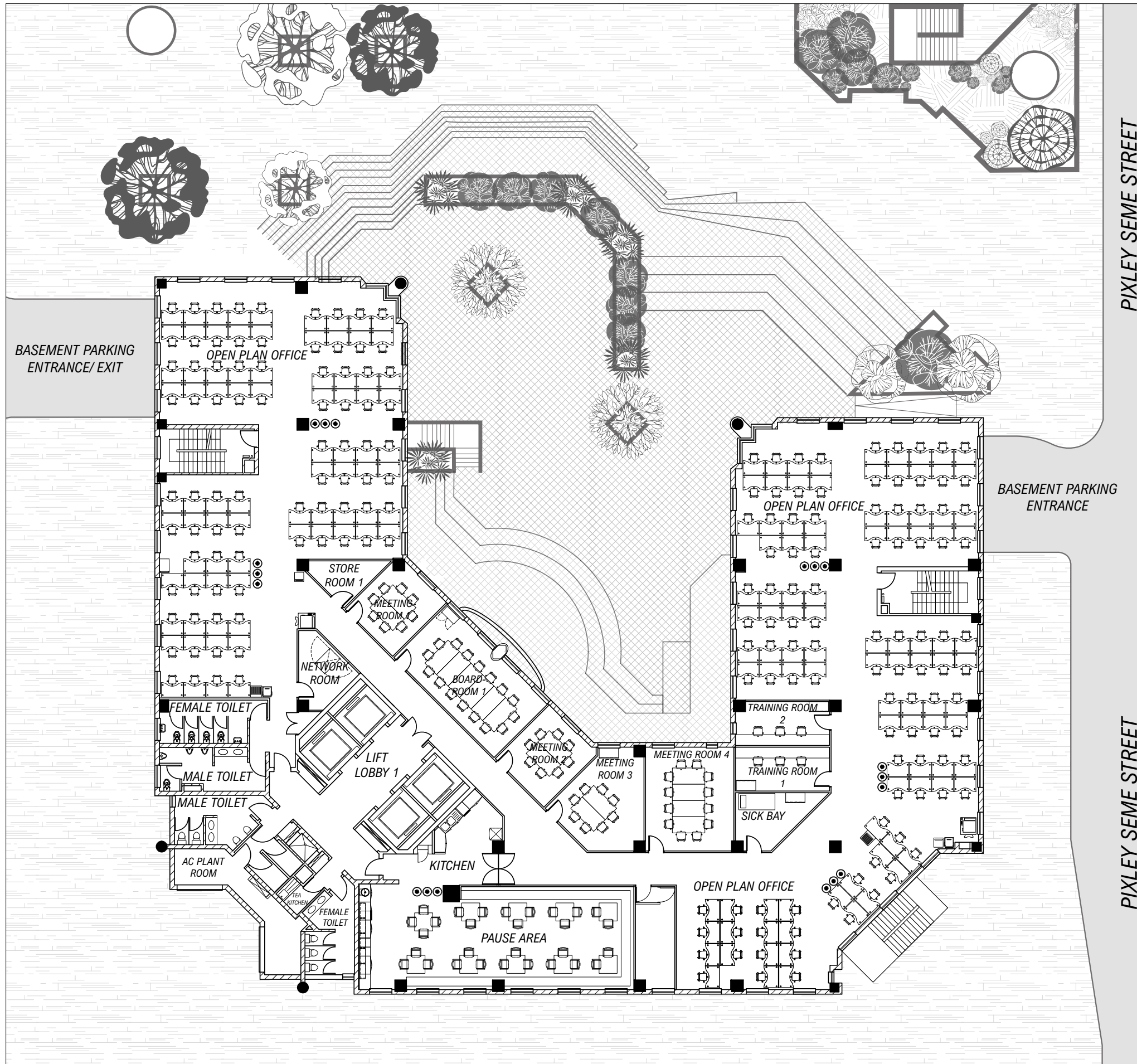


KITCHEN



PAUSE AREA

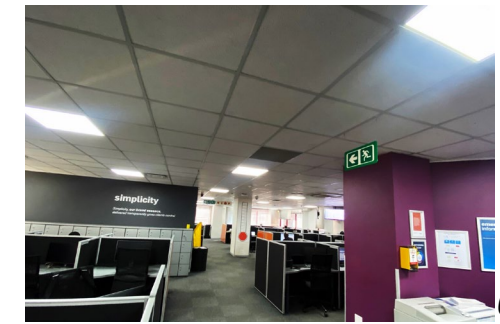




KITCHEN



PAUSE AREA



OPEN PLAN OFFICE



LIFT LOBBY 1