



# 45 COMMISSIONER STREET

FERREIRASDORP, 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)







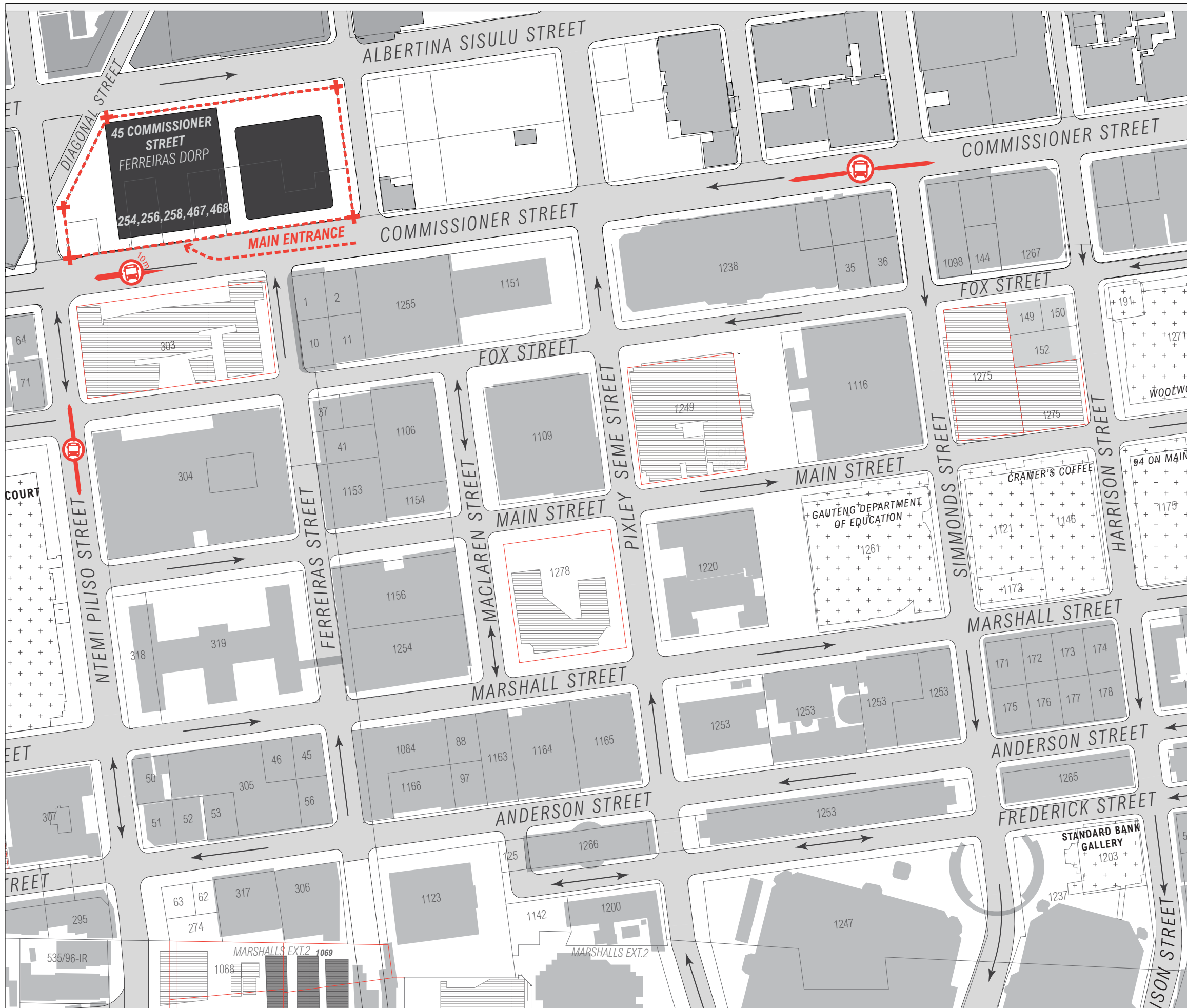
**FLOOR PLATE SIZES:**

- Ground Floor: FLOOR PLATE - **2721m<sup>2</sup>**
- Mezzanine: FLOOR PLATE - **2170m<sup>2</sup>**
- Floor 1: FLOOR PLATE - **1240m<sup>2</sup>**
- Link 1: FLOOR PLATE - **174m<sup>2</sup>**
- Podium 1: FLOOR PLATE - **3005m<sup>2</sup>**
- Floor 2: FLOOR PLATE - **1240m<sup>2</sup>**
- Link 2: FLOOR PLATE - **174m<sup>2</sup>**
- Podium 2: FLOOR PLATE - **2902m<sup>2</sup>**
- Floor 3: FLOOR PLATE - **1757m<sup>2</sup>**
- Floor 4: FLOOR PLATE - **1757m<sup>2</sup>**
- Floor 5: FLOOR PLATE - **1757m<sup>2</sup>**
- Floor 6: FLOOR PLATE - **1757m<sup>2</sup>**
- Floor 7: FLOOR PLATE - **1753m<sup>2</sup>**
- Floor 8: FLOOR PLATE - **1757m<sup>2</sup>**
- Floor 9-14 no 13: FLOOR PLATE - **1757m<sup>2</sup>**
- Floor 15: FLOOR PLATE - **1757m<sup>2</sup>**
- Floor 16-17: FLOOR PLATE - **3514m<sup>2</sup>**
- Floor 18: FLOOR PLATE - **1746m<sup>2</sup>**
- Floor 19: FLOOR PLATE - **1795m<sup>2</sup>**
- Floor 20: FLOOR PLATE - **1795m<sup>2</sup>**
- Floor 21-29: FLOOR PLATE - **1795m<sup>2</sup>**
- Floor 30: FLOOR PLATE - **343.5m<sup>2</sup>**

**The GLA is 38 666,5m<sup>2</sup>**  
**Number of leasable Parking Bays: 527 Bays**

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## 1. LOCALITY + GENERAL INFORMATION

The 45 Commissioner Street building is located on an entire city block, bordered by Commissioner Street; Ntemi Piliso Street; Albertina Sisulu Street and Kort Street. The main Basement Ingress is off Commissioner Street and the egress is off Albertina Sisulu 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. 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 Johannesburg Central Magistrates Court; the Johannesburg Central Police Station; the 1 Fox Events Shed and a variety of heritage sites within central Johannesburg.

### LEGEND:

 MAIN TRANSPORT ROUTES

 REA VAYA/BRT ROUTES

 JOBURG METROBUS

 PROXIMITY OF NEAREST REA VAYA BUS STOP & TAXI RANKS FROM 45 COMMISSIONER STREET

 SITES OF SIGNIFICANCE & HERITAGE SITES

 JHB LAND OWNED PROPERTIES



## 2. BUILDING FEATURES

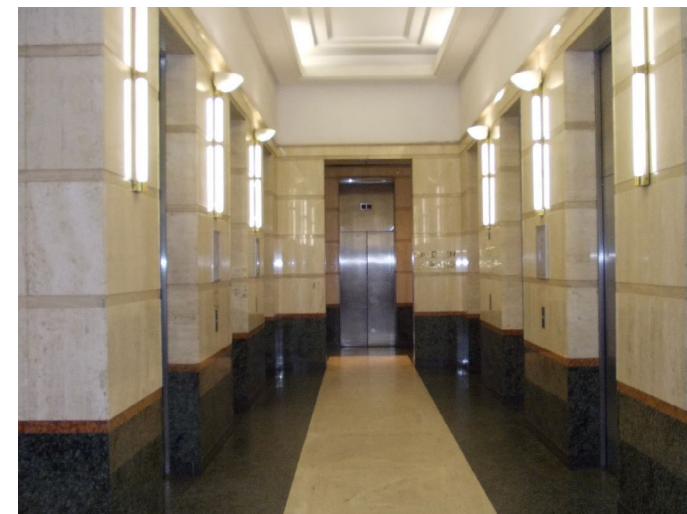
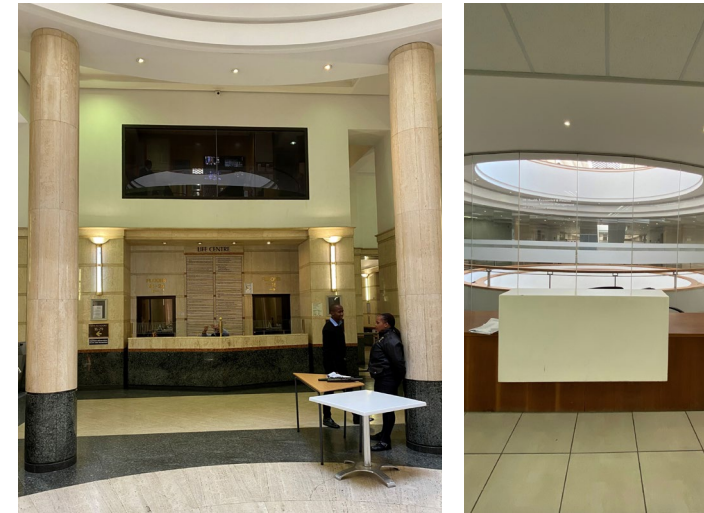
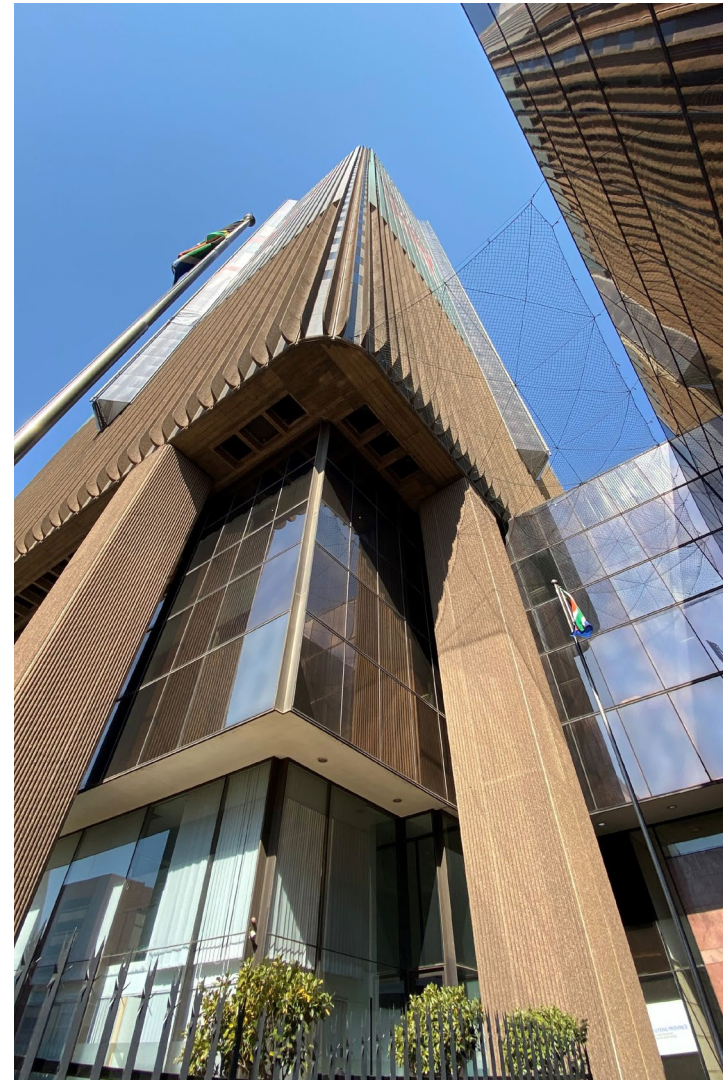
### FEATURES

45 Commissioner street has been an iconic part of the Johannesburg city skyline since 1973, when its construction was completed.

Built on an entire city block, the building consists of two portions; The Podium portion [4 floors] and the Tower Portion [30 Floors].

The double volume entrance foyer houses the reception and security areas and links the Tower and Podium portions of the building together.

A Canteen area as well as an Auditorium can be found on the mezzanine floor of the Podium.





### 3. TECHNICAL INFORMATION

#### EMERGENCY POWER:

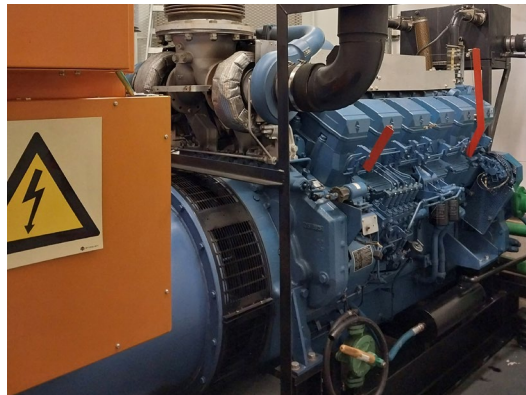
Emergency power is provided to all lighting and power outlets including the central air-conditioning system during an outage.



Images showing: 800Kva Generator



Images showing: 1900Kva Generator



Images showing: 1250Kva Generator



Images showing: 500Kva Generator

#### POWER SUPPLY:

3 Phase power is reticulated up to distribution boards situated on the southern wall of the core on each floor. The power is then distributed across the floors via power skirting situated along the base of the perimeter walls.

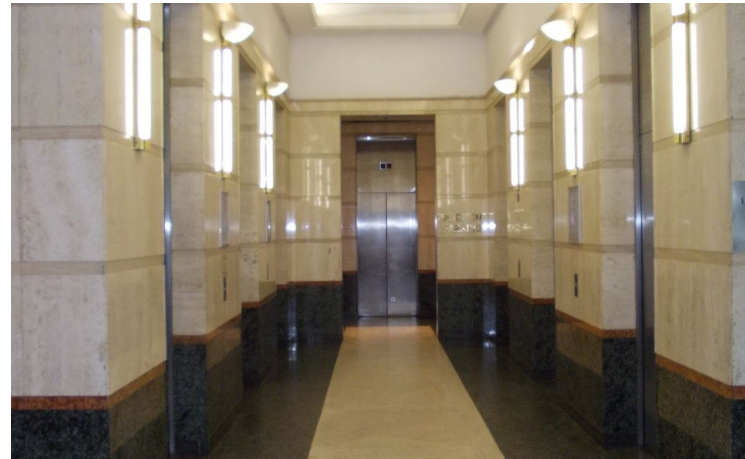
#### LIFT CAPACITY:

There are four lift banks, each consisting of 3 lifts per bank which serve all floors. Two shuttle lifts serve the basement parking levels from Ground floor. A separate Goods lift situated within the central core, provides transportation for all building service related activities.

#### CAPACITY PER LIFT:

Passenger: 1400kg[20] Goods: 910kg[13]

Images showing: The two existing Lift Lobbies for the Tower portion of 45 Commissioner Street.



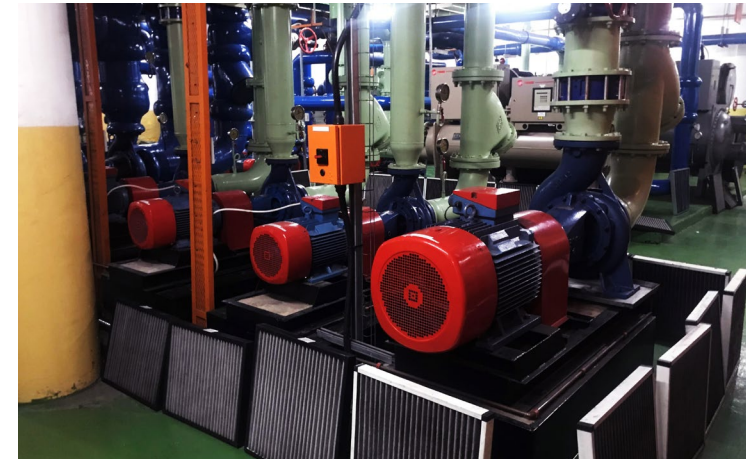
#### AIR CONDITIONING:

Cooling is generated by a central plant system and cool air is distributed to the floors via air-handling units, blowing air through a ducted system with diffusers strategically placed throughout the floors.

#### POTABLE WATER:

Water is mechanically pumped up to tanks situated on the 19th and 31st floors and is gravity fed to all water points situated on the floors below.

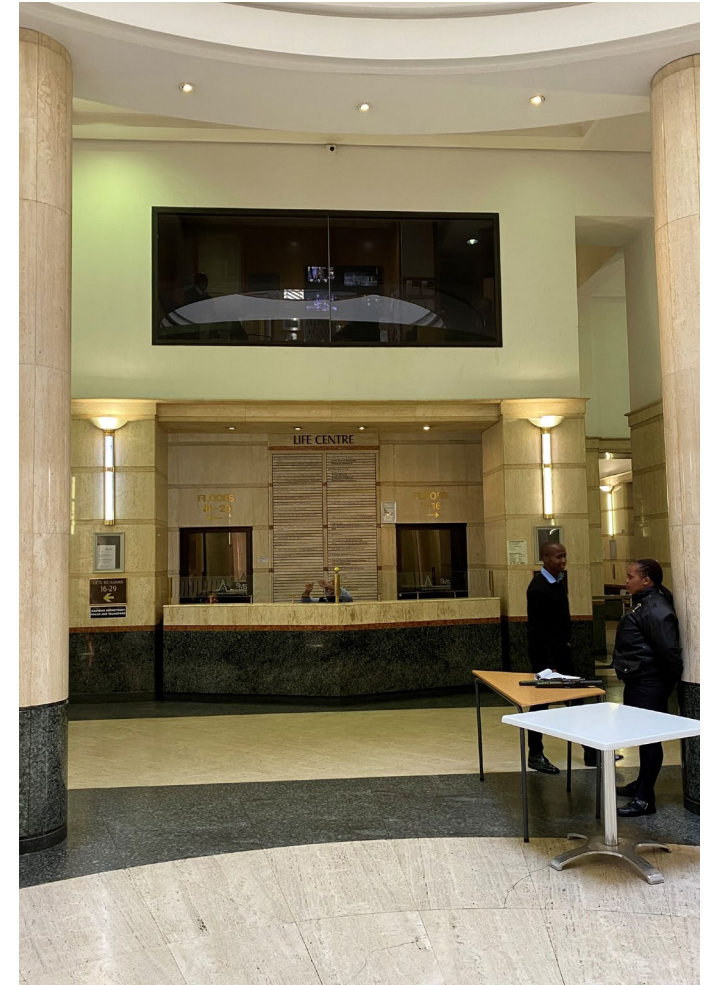
Images showing: 1) Central Air-conditioning plant 2) Domestic water pressure pump in Basement.



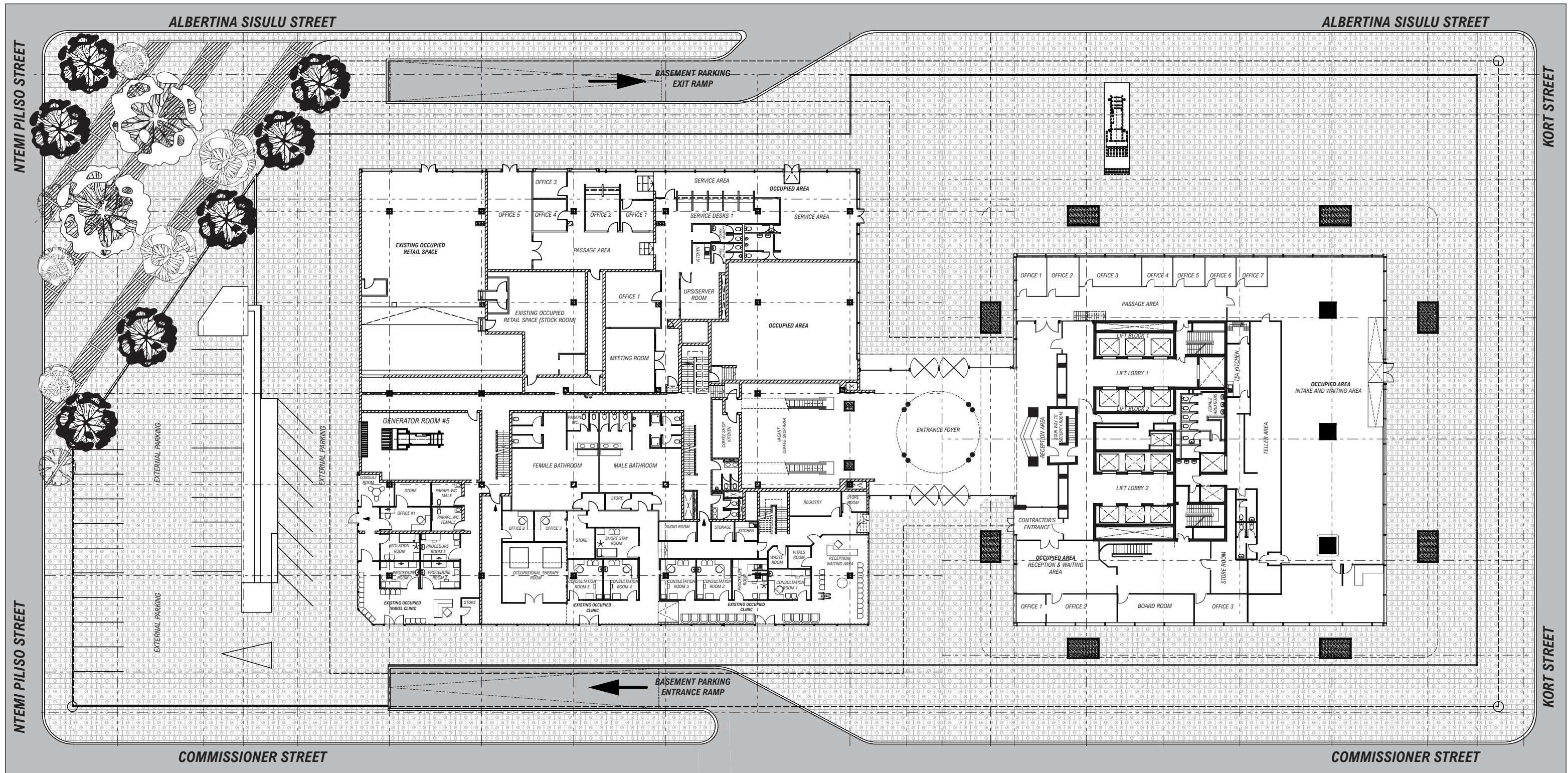
#### BASIC SERVICES:

Smoke detection and a public address system are provided throughout the building and are 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) Reception and security desk and Security control room.



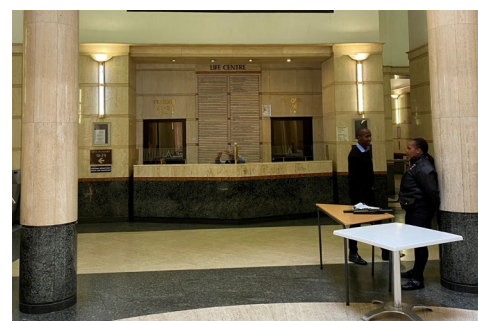




GROUND FLOOR PLAN



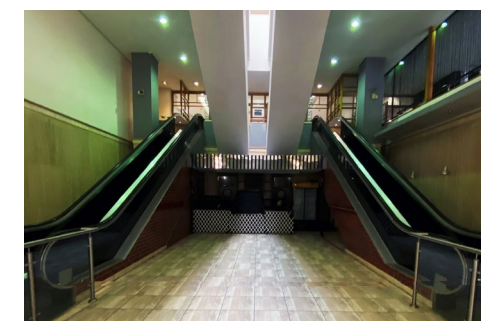
MAIN ENTRANCE FROM COMMISSIONER STREET



RECEPTION AREA



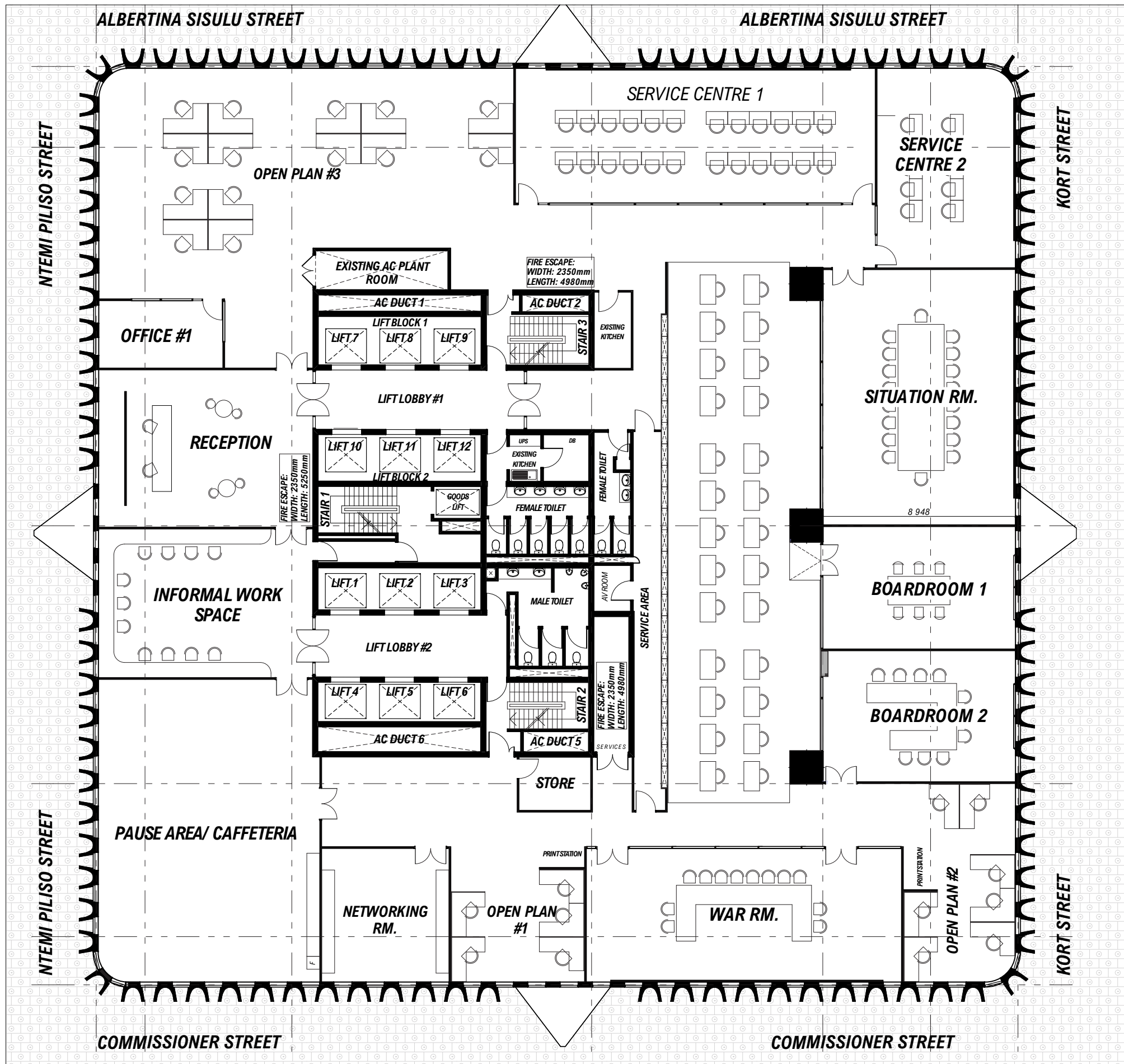
LIFT LOBBY 1



VACANT COFFEE SHOP AREA

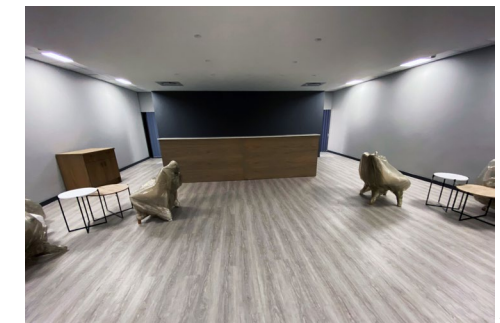
PLEASE NOTE: All furniture indicated on plans and photographs is only representational.





16<sup>TH</sup> FLOOR PLAN

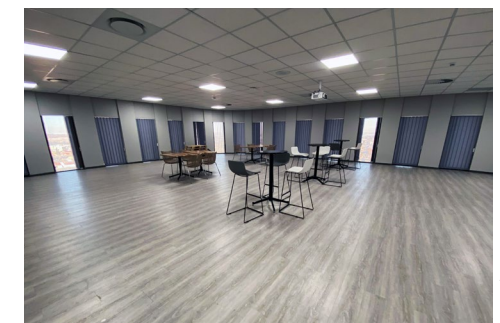
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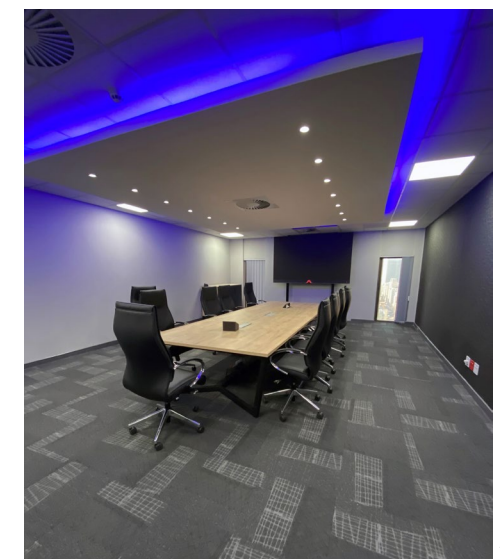
RECEPTION



INFORMAL WORK SPACE



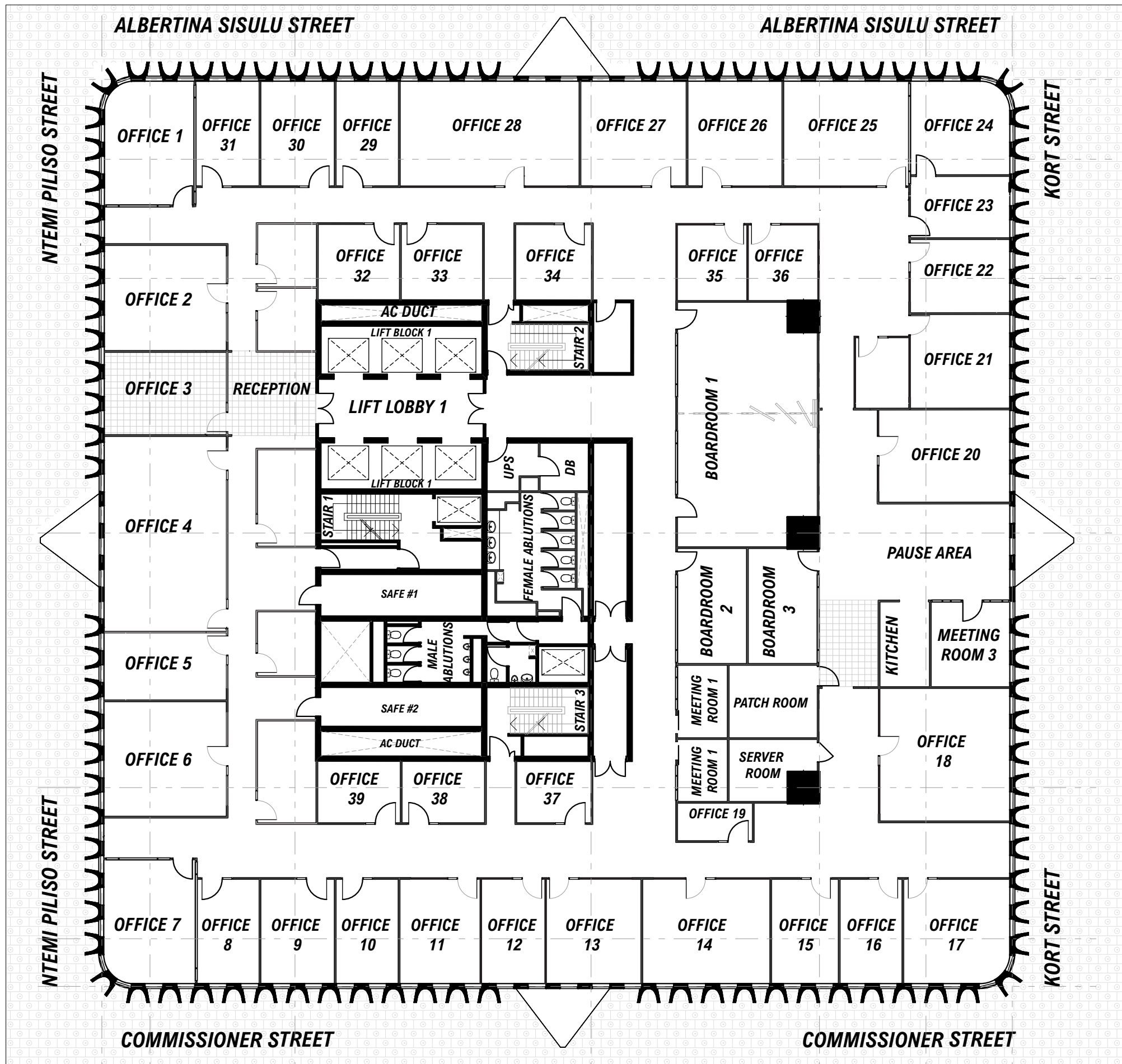
PAUSE AREA/CAFFETERIA



BOARDROOM 1

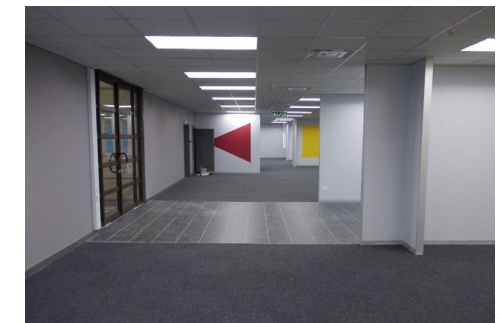


OPEN PLAN 3



27<sup>TH</sup> FLOOR PLAN

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RECEPTION



PAUSE AREA



OFFICE 34



KITCHEN



TYPICAL LIFT LOBBY