



81 MAIN STREET

MARSHALLS TOWN, JOHANNESBURG

OWNER: THE JOHANNESBURG LAND COMPANY (PTY)LTD.

70 Fox Street, 12TH Floor

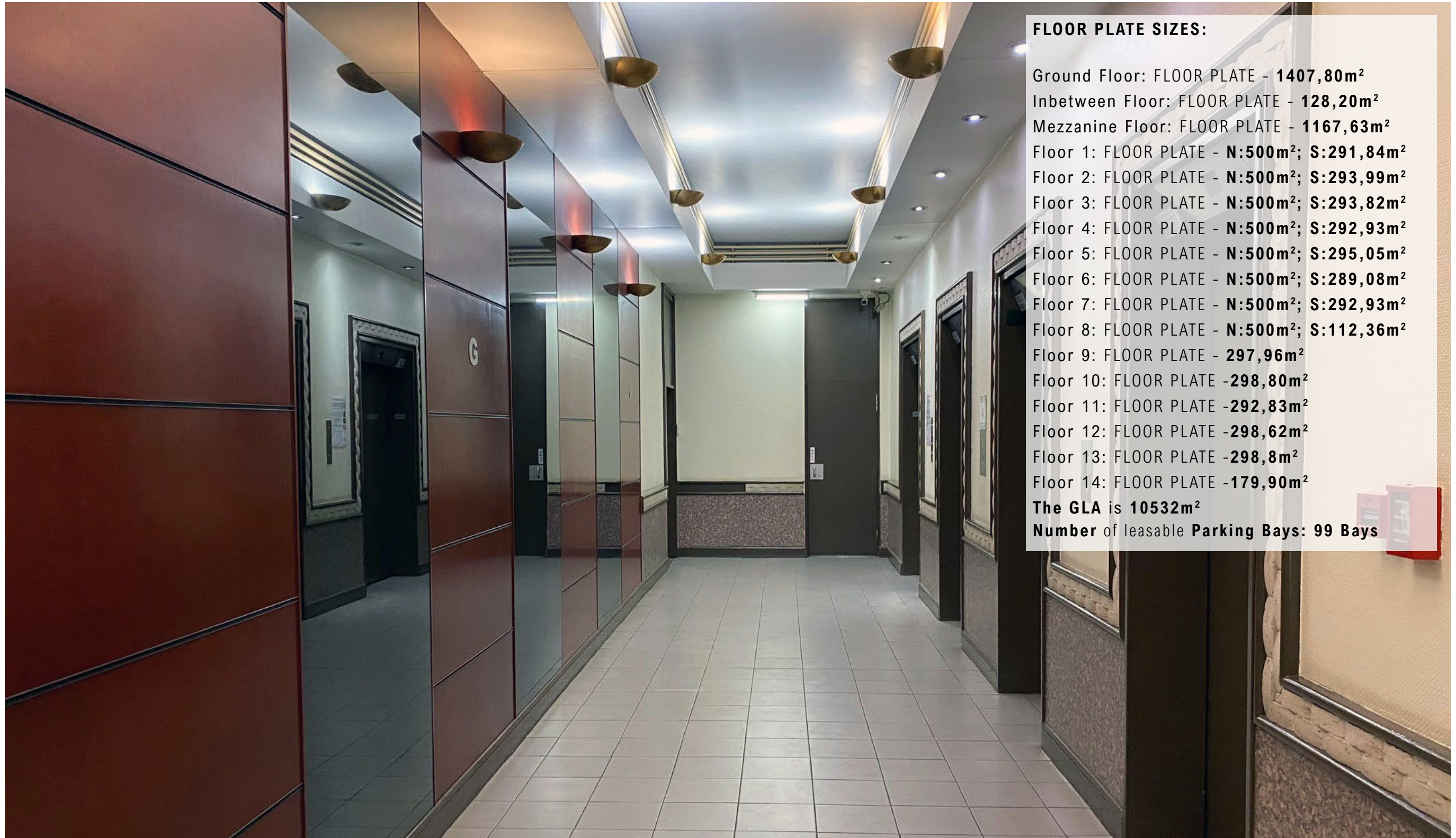
Marshalls Town

Johannesburg

2107

website: www.jhbland.com





FLOOR PLATE SIZES:

Ground Floor: FLOOR PLATE - **1407,80m²**
 Inbetween Floor: FLOOR PLATE - **128,20m²**
 Mezzanine Floor: FLOOR PLATE - **1167,63m²**
 Floor 1: FLOOR PLATE - **N:500m²; S:291,84m²**
 Floor 2: FLOOR PLATE - **N:500m²; S:293,99m²**
 Floor 3: FLOOR PLATE - **N:500m²; S:293,82m²**
 Floor 4: FLOOR PLATE - **N:500m²; S:292,93m²**
 Floor 5: FLOOR PLATE - **N:500m²; S:295,05m²**
 Floor 6: FLOOR PLATE - **N:500m²; S:289,08m²**
 Floor 7: FLOOR PLATE - **N:500m²; S:292,93m²**
 Floor 8: FLOOR PLATE - **N:500m²; S:112,36m²**
 Floor 9: FLOOR PLATE - **297,96m²**
 Floor 10: FLOOR PLATE - **298,80m²**
 Floor 11: FLOOR PLATE - **292,83m²**
 Floor 12: FLOOR PLATE - **298,62m²**
 Floor 13: FLOOR PLATE - **298,8m²**
 Floor 14: FLOOR PLATE - **179,90m²**

The GLA is 10532m²
Number of leasable Parking Bays: 99 Bays

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2. BUILDING FEATURES

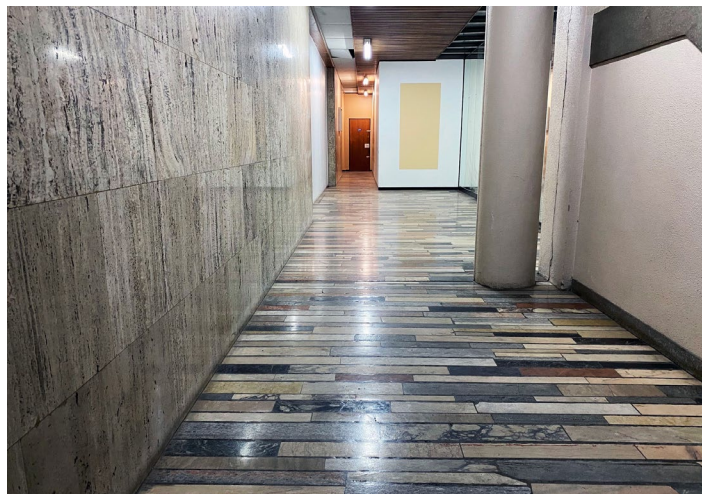
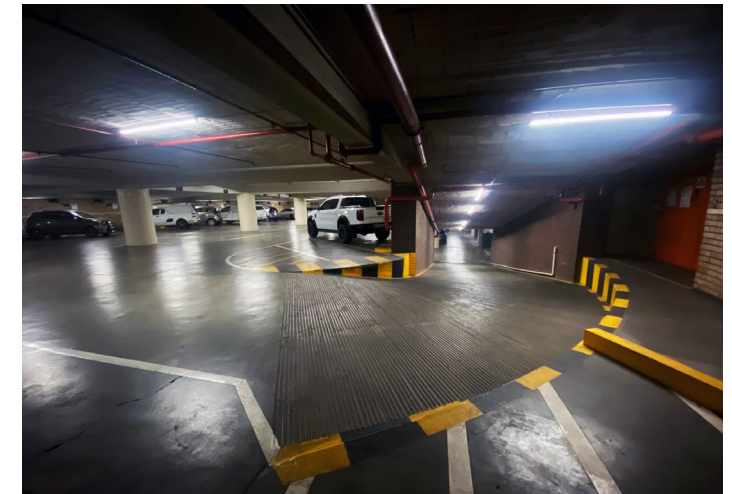


FEATURES

81 Main Street is a 13 storey building. Floors 1-8 consist of two separate wings linked by a common foyer. The Northern wings measure approximately 500m² and the Southern wings measure approximately 300m² each. From the 9th floor the building steps back and only the Southern wing exists, each floor measures approximately 300m².

Every floor has ablution facilities and services located in the fire escape area located next to the lift lobbies.

There are two basement parking levels, with store rooms located in the lower basement. There are also store rooms and safes on floors throughout the building.



3. TECHNICAL INFORMATION

POWER SUPPLY:

3 Phase power is reticulated up to distribution boards situated on the Northern and Southern wings on the floors. The power is then distributed across the floors via power skirting along the floor perimeter.

Backup generator power is supplied to the lifts only.

*Images showing: 1)LT room in the 1st basement.
2)Backup generator.*



LIFT CAPACITY:

A lift bank consisting of three lifts serve the entire building [Lower basements up to 12th floor]. An allocated goods lift is located off the South Western staircase providing transportation for all building service related activities.

CAPACITY PER LIFT:

Passenger: 1135kg[17] Goods: 820kg[12]

Images showing: 1) Goods Lift & Passenger lifts. 2)Passenger lift. 3) Interior of goods lift.



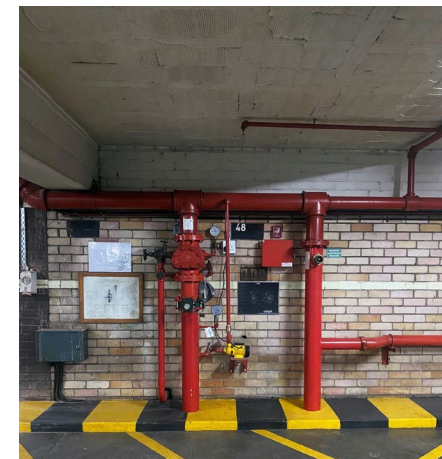
AIR CONDITIONING:

The building is predominantly equipped with wall mounted console units fixed directly below the windows of the perimeter walls. These units also provide heating during winter.

POTABLE WATER:

Water is mechanically pumped up to tanks situated on the 8th and 14th floors and gravity fed to all water points situated on the floors below.

Images showing: 1)Air conditioning condensers. 2) Fire booster in the 1st basement.



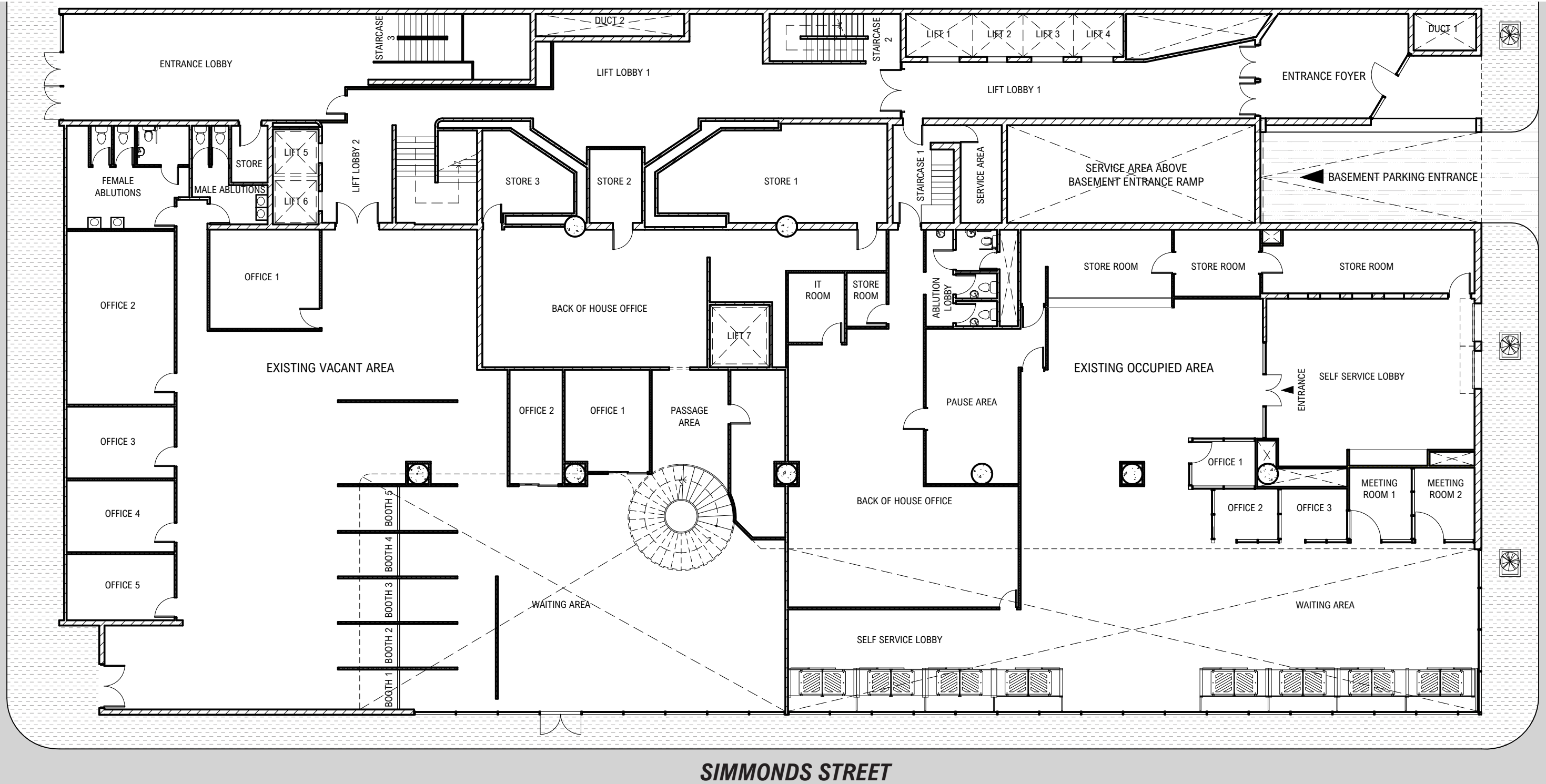
BASIC SERVICES:

Smoke detection is provided throughout the building monitored by security 24/7. CCTV cameras are provided strategically on the 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) The Entrance lobby and Security control desk. 2)Access controlled entrance to the lift lobby on the ground floor



4. FLOOR PLANS



GROUND FLOOR PLAN



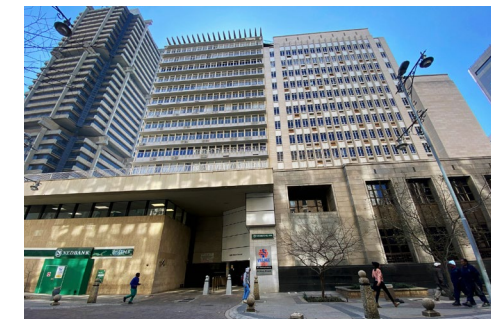
VIEW OF THE NORTH WEST CORNER OF THE BUILDING



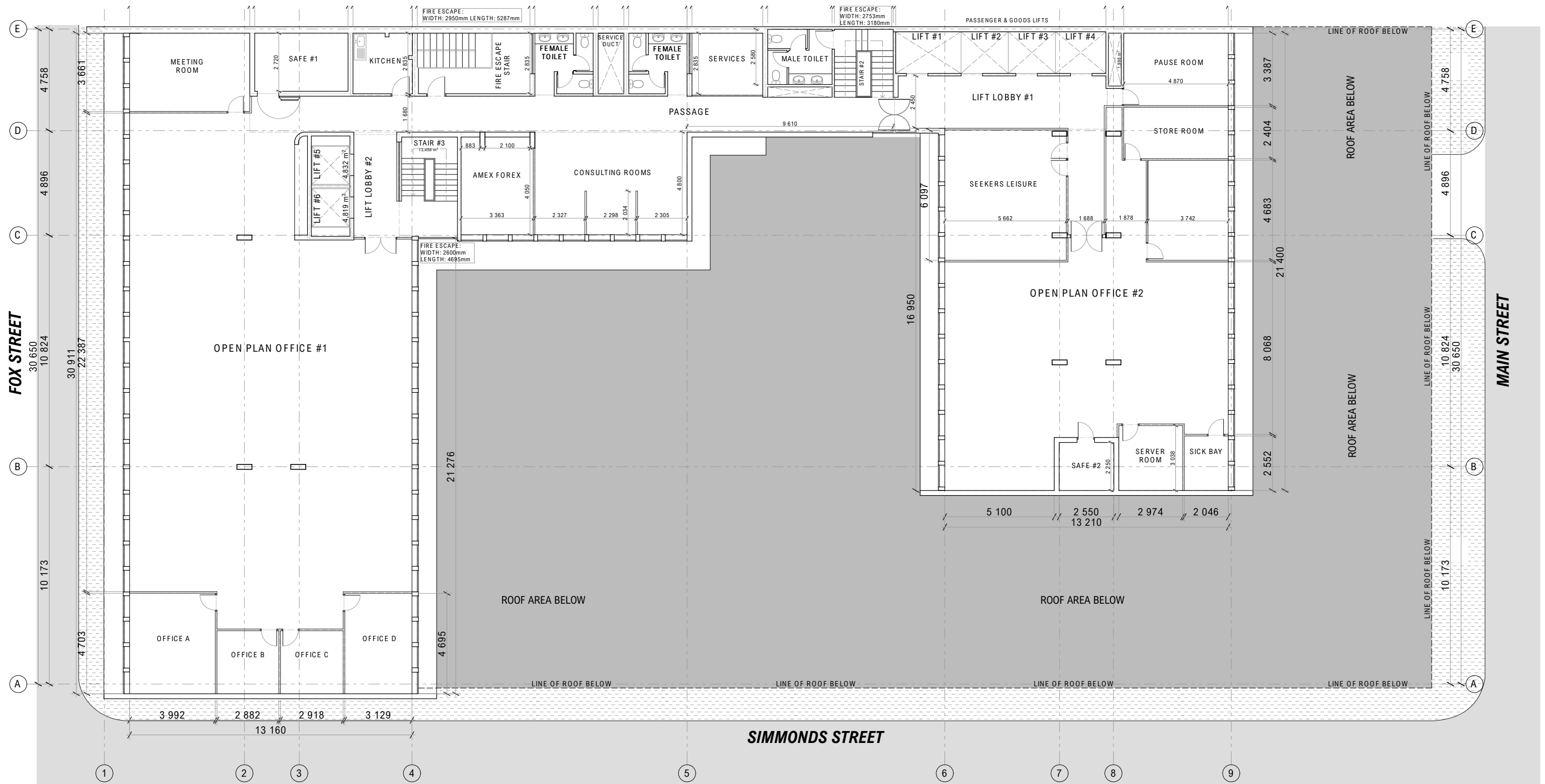
EXISTING VACANT AREA



EXISTING OCCUPIED AREA



BASEMENT PARKING ENTRANCE



3RD FLOOR PLAN



LIFT LOBBY



VIEW FROM ROOF AREA ON MAIN STREET