



# 15 MARSHALL STREET

FERREIRAS DORP, JOHANNESBURG

OWNER: THE JOHANNESBURG LAND COMPANY (PTY)LTD.

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

*Marshalls Town*

*Johannesburg*

*2107*

DATE CONSTRUCTED: 2007

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

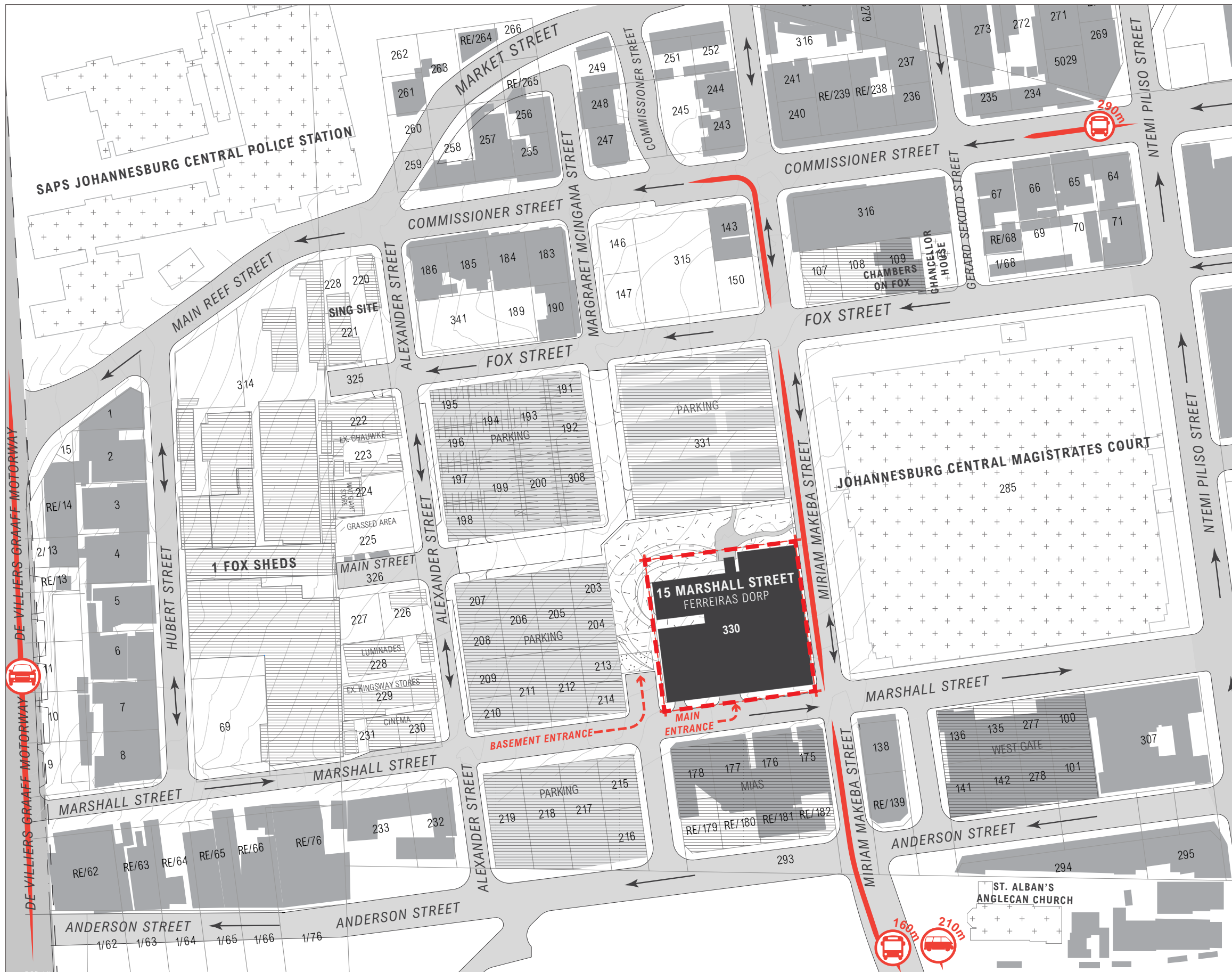




**FLOOR PLATE SIZES:**

Ground Floor: Floor plate – **1154m<sup>2</sup>**  
Floor 1: Floor plate – **2461m<sup>2</sup>**  
Floor 2: Floor plate – **2289m<sup>2</sup>**  
Floor 3: Floor plate – **2455m<sup>2</sup>**  
Floor 4: Floor plate – **2495m<sup>2</sup>**  
Floor 5: Floor plate – **1940m<sup>2</sup>**  
Floor 6: Floor plate – **339m<sup>2</sup> [Boardrooms & Kitchen]**  
Basement : Stores x 3 – **115m<sup>2</sup>**  
Basement : **3 Basements**  
**The GLA is 13248m<sup>2</sup>**  
**Number of leasable Parking Bays: 354 bays**

1. ....	LOCALITY + GENERAL INFORMATION	.....	PAGES 1 – 2
2. ....	BUILDING FEATURES	.....	PAGES 3 – 4
3. ....	TECHNICAL INFORMATION	.....	PAGES 5 – 6
4. ....	FLOOR PLANS	.....	PAGES 7 – 12






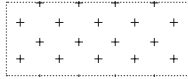
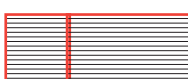
## 1. LOCALITY + GENERAL INFORMATION

The 15 Marshall Street building is located on the corner of Miriam Makeba and Marshall Streets, with the main entrance off Miriam Makeba Street. The basement ingress is located off Marshall Street.

The building is in close proximity to the main transport nodes within the central business district, including: West Gate [bus & taxi routes and ranks], and 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 sheds and a variety of heritage sites within central Johannesburg.

### LEGEND:

-  MAIN TRANSPORT ROUTES
-  REYA VEYA/BRT ROUTES
-  PROXIMITY OF NEAREST REA VAYA BUS STOP & TAXI RANKS FROM 15 MARSHALL STREET
-  SITES OF SIGNIFICANCE & HERITAGE SITES
-  JHB LAND OWNED PROPERTIES

## 2. BUILDING FEATURES



### FEATURES

The building has a central atrium from Ground floor to 5th floor which distributes natural light as well as regulates the building temperature.

*Image showing: Interior Atrium from 5th to Ground floor.*



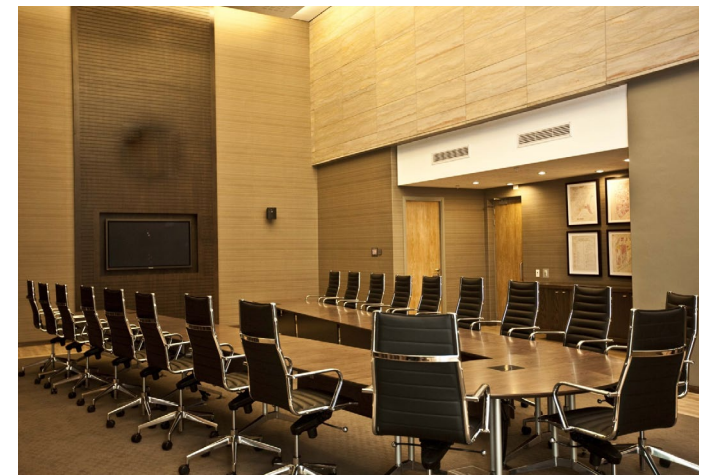
Each floor houses a Pause Area alternating on the East or South side of the building. A main Canteen and Auditorium is located on the Ground floor.

*Images showing: Canteen on Ground floor and exterior seating area adjacent to it.*



The 5th and 6th floors of the building are the Executive floors. These house Executive board-rooms and meeting rooms as well as executive offices.

*Images showing: Main Boardroom on 5th floor and one meeting room.*



### 3. TECHNICAL INFORMATION



#### LIFT CAPACITY

One lift bank consisting of three “Observation” Lifts, serving all floors. Two Shuttle lifts serve the basement levels, from ground floor. A separate goods lift situated within the central core provides transportation to all floors for all building service related activities.

#### LIFT CAPACITIES:

*Passenger:1000kg Goods:1000kg Shuttle:800kg*



*Images showing the construction of building in 2007.*



#### EMERGENCY POWER:

1000 kVA Emergency power is provided to all lighting and power outlets including the central air conditioning system during an outage [heating excluded]. +/- 60VA/m<sup>2</sup> or 0.9 Smps/phase/m<sup>2</sup>.

#### POTABLE WATER:

Water is stored in basement 2 and is pumped on demand from there to all kitchens, pause areas, canteens and ablutions etc.

#### GENERATOR TYPE:

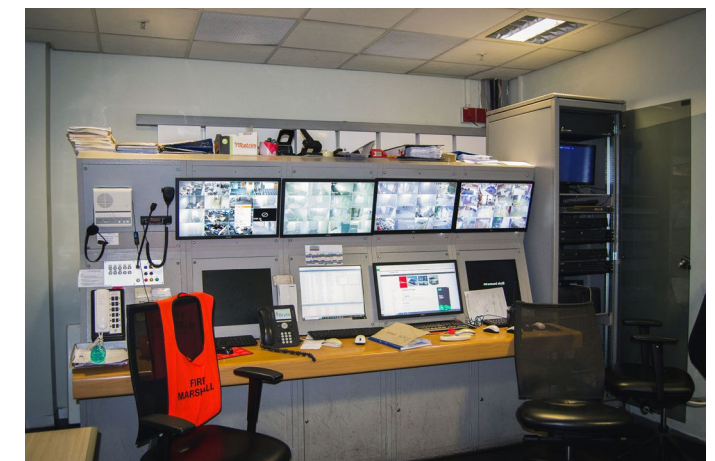
*1000KVA MITSUBISHI GENERATOR*



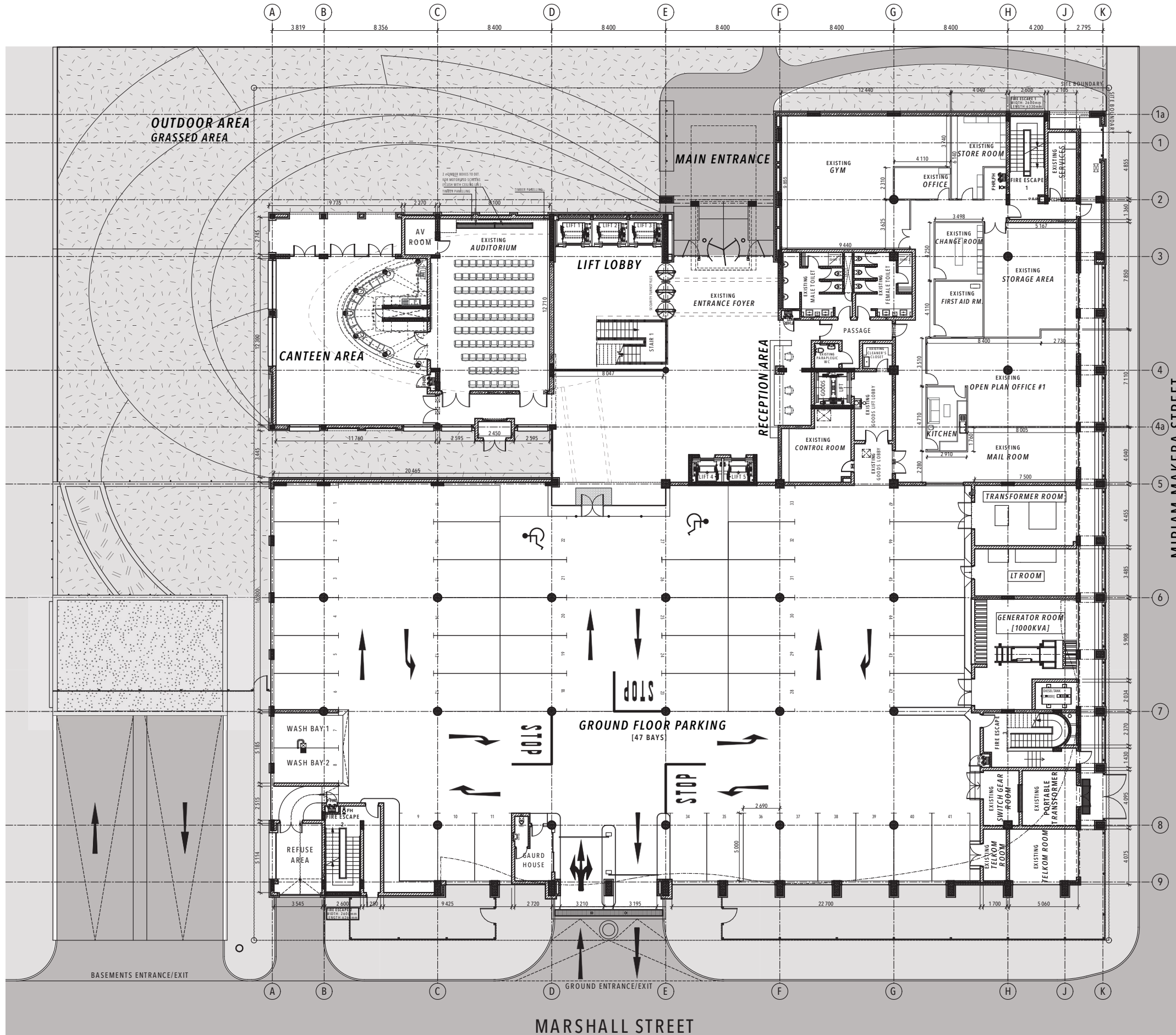
#### BASIC SERVICES

A Public Address system is provided throughout the building and is 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 24/7 Security guards and an electronic access control system includes roller shutter doors.



4. FLOOR PLANS



GROUND FLOOR PLAN

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



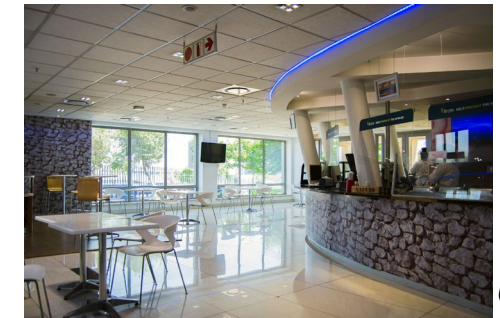
MAIN ENTRANCE



RECEPTION AREA



LIFT LOBBY



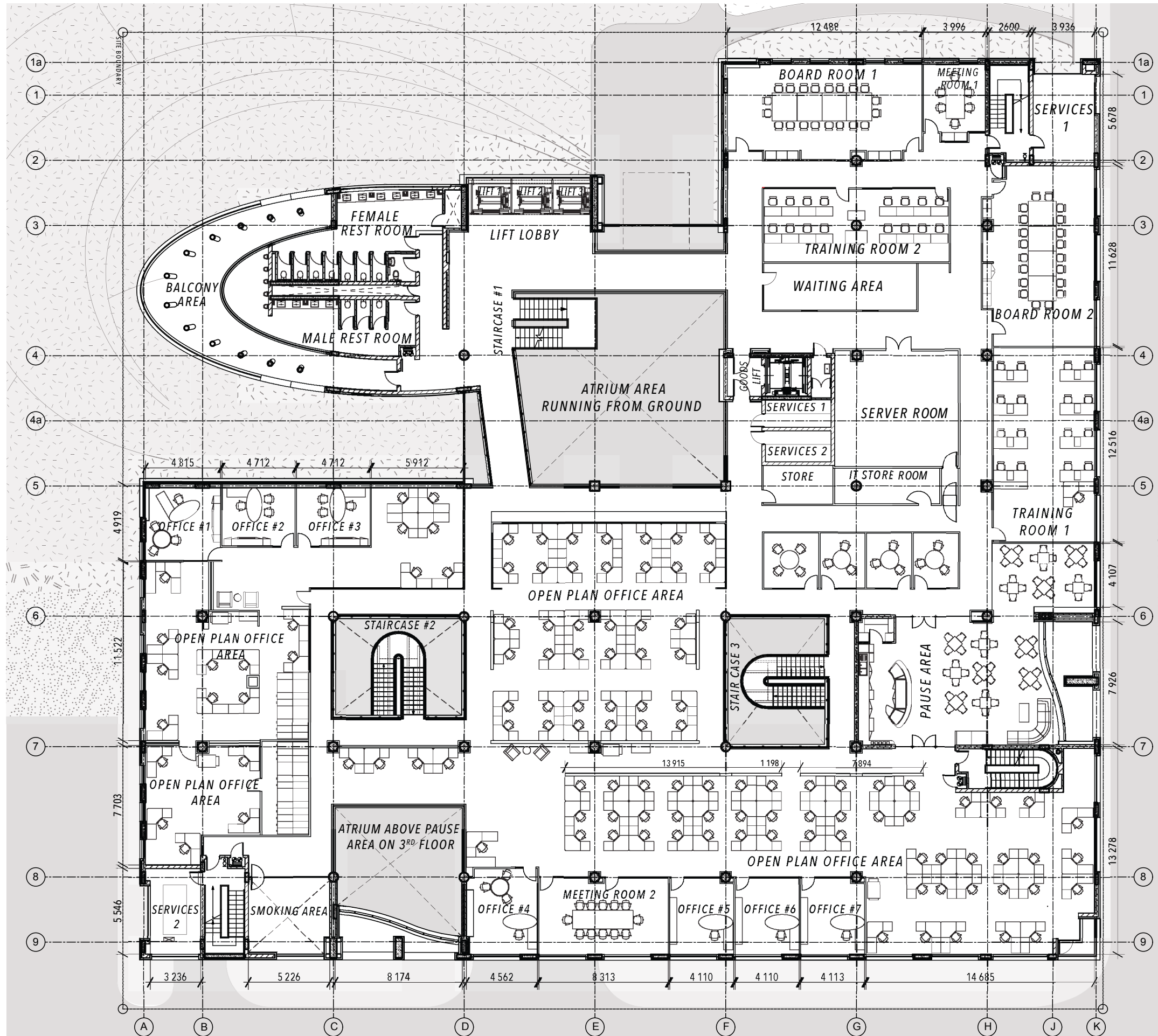
CANTEN AREA



OUTDOOR AREA

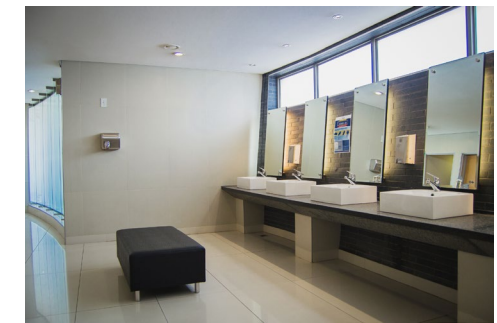


GROUND FLOOR PARKING



4<sup>th</sup> FLOOR PLAN

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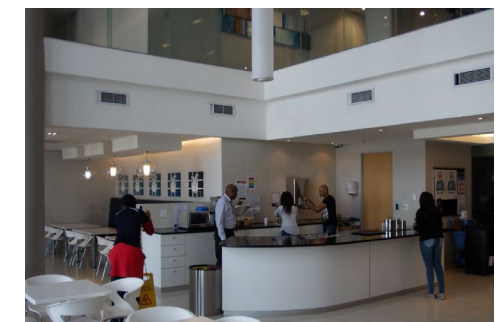
REST ROOMS



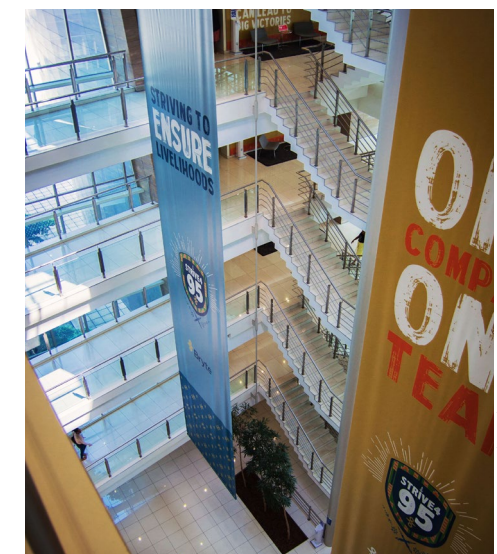
REST ROOMS



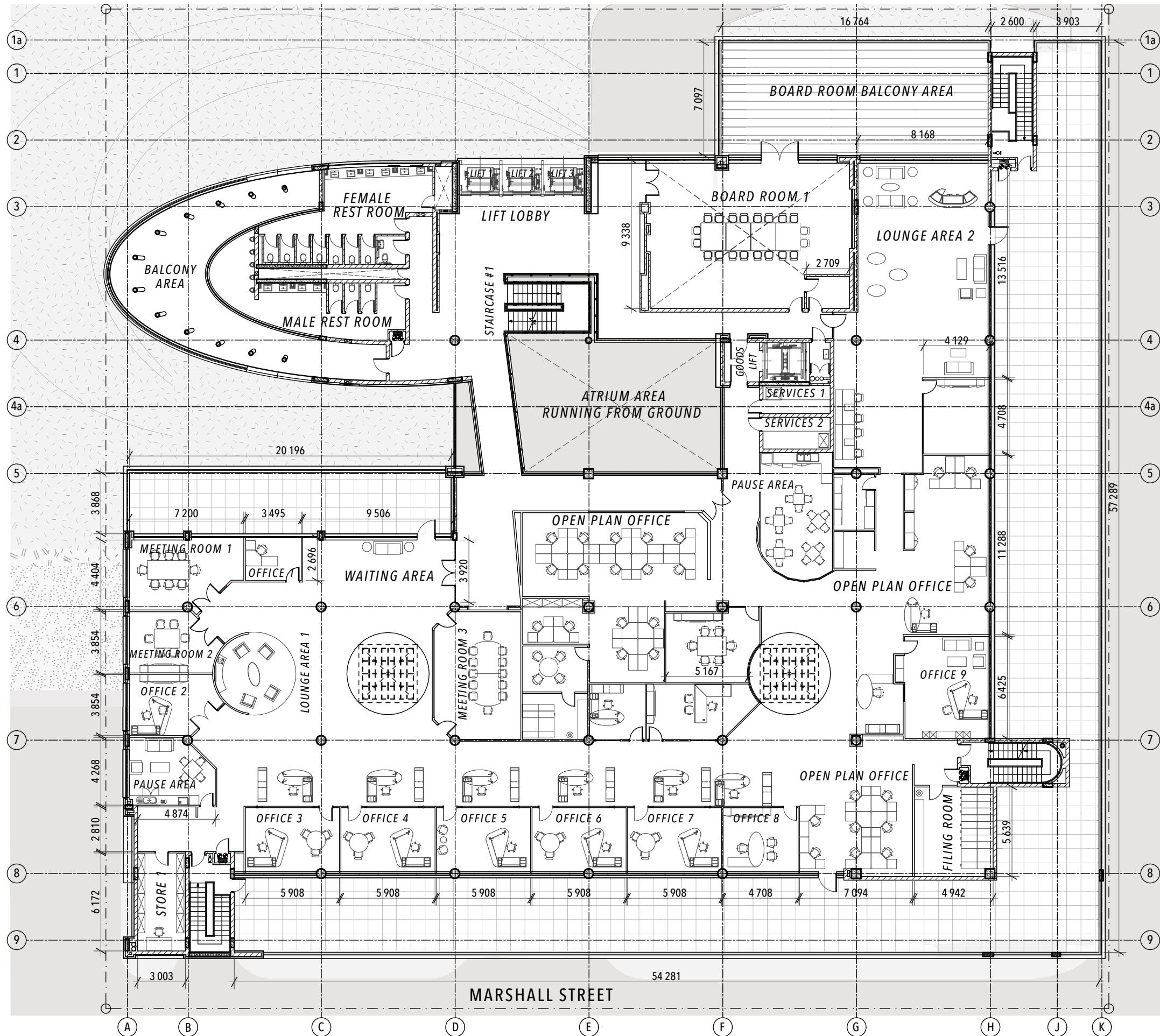
REST ROOMS



PAUSE AREA



ATRIUM AREA AS VIEWED FROM 4<sup>th</sup> FLOOR TO GROUND FLOOR



LOUNGE AREA 1



BOARD ROOM 1



MEETING ROOM 1

5<sup>th</sup> FLOOR PLAN

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