



# 85 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 - **773,2m<sup>2</sup>**  
Floor 1: FLOOR PLATE - **672,74m<sup>2</sup>**  
Floor 2: FLOOR PLATE - **413,2m<sup>2</sup>**  
Floor 3: FLOOR PLATE - **412,37m<sup>2</sup>**  
Floor 4: FLOOR PLATE - **412,41m<sup>2</sup>**  
Floor 5: FLOOR PLATE - **411,42m<sup>2</sup>**  
Floor 6: FLOOR PLATE - **412.42m<sup>2</sup>**  
Floor 7: FLOOR PLATE - **406,83m<sup>2</sup>**  
Floor 8: FLOOR PLATE - **250,81m<sup>2</sup>**  
Floor 9: FLOOR PLATE - **252,28m<sup>2</sup>**  
Floor 10: FLOOR PLATE -**252,28m<sup>2</sup>**  
Floor 11: FLOOR PLATE -**252,29m<sup>2</sup>**  
Floor 12: FLOOR PLATE -**247,3m<sup>2</sup>**  
**The GLA is 5169,5m<sup>2</sup>**  
**Number of leasable Parking Bays:65 Bays**

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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 85 MAIN STREET



## SITES OF SIGNIFICANCE & HERITAGE SITES



## JHB LAND OWNED PROPERTIES



2. BUILDING FEATURES

FEATURES

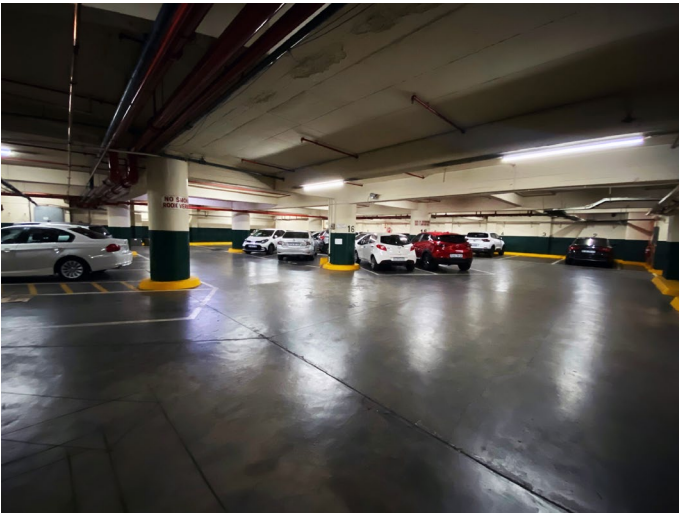
85 Main Street is a 12 storey building, Situated on the corner of Main Street and Harrison Street.



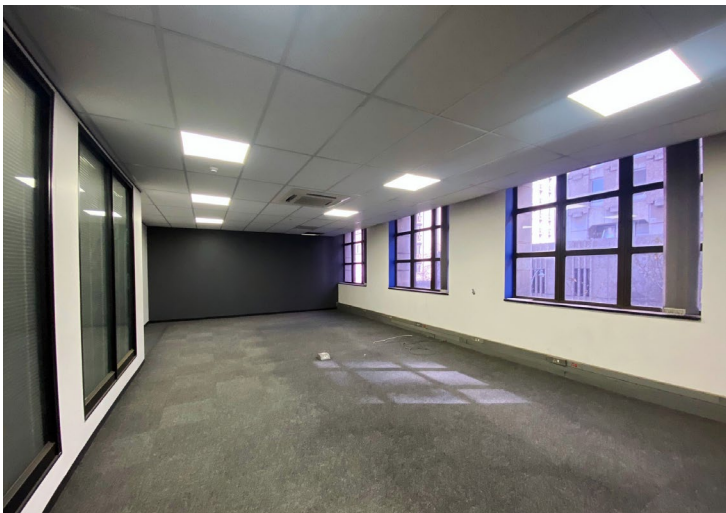
Each floor has a Kitchen on the north east corner of the floor and Rest rooms off the first Fire Escape Stair close to the lift lobby.



There are two basement parking levels. The parking is accessed via the Main Street Basement parking entrance.



The floor plates allow for an ample amount of natural light, with windows on three facades.





3. TECHNICAL INFORMATION

**POWER SUPPLY:**  
3 Phase power is reticulated up to distribution boards situated on the floors. The power is then distributed accross the floors via power skirting along the floor perimeter.

Image showing: LT room in the 1<sup>st</sup> basement.



**LIFT CAPACITY:**  
Three Passenger lifts serve floors Ground to 13, as well as basement levels 1 and 2. One of the passenger lifts can also be converted into a goods lift when required.

**CAPACITY PER LIFT:**  
Passenger: 1135kg[17] Goods: 820kg[12]

Images showing: 1) The passenger lifts 2)Interior of a passenger lift.



**AIR CONDITIONING:**  
The building is predominantly equipped with wall mounted console units fixed directly below the windows of the perimeter walls.

**POTABLE WATER:**  
Water is supplied to domestic water tanks situated on the 12th floor roof and is gravity fed to all water points situated on the floors below.

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

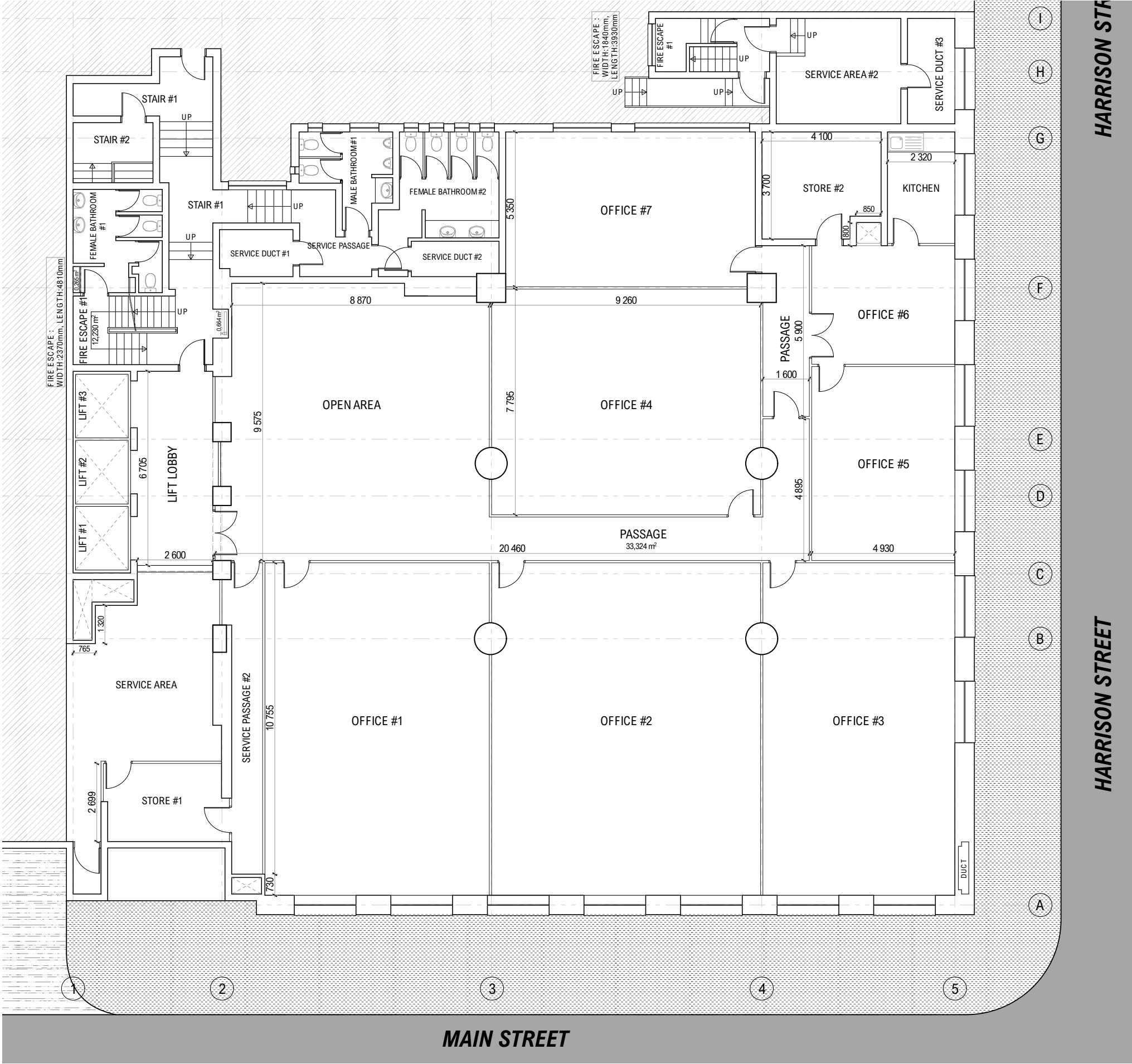


**BASIC SERVICES:**  
Smoke detection is provided throughout the building and monitored by security 24/7. CCTV cameras are provided strategically on the ground floor level and externally covering the access points into the building. On-site recording and monitoring takes place. Entry to the building 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 controled entrance to the lift lobby on the ground floor







GROUND FLOOR PLAN

4. FLOOR PLANS



GROUND FLOOR  
LIFT LOBBY



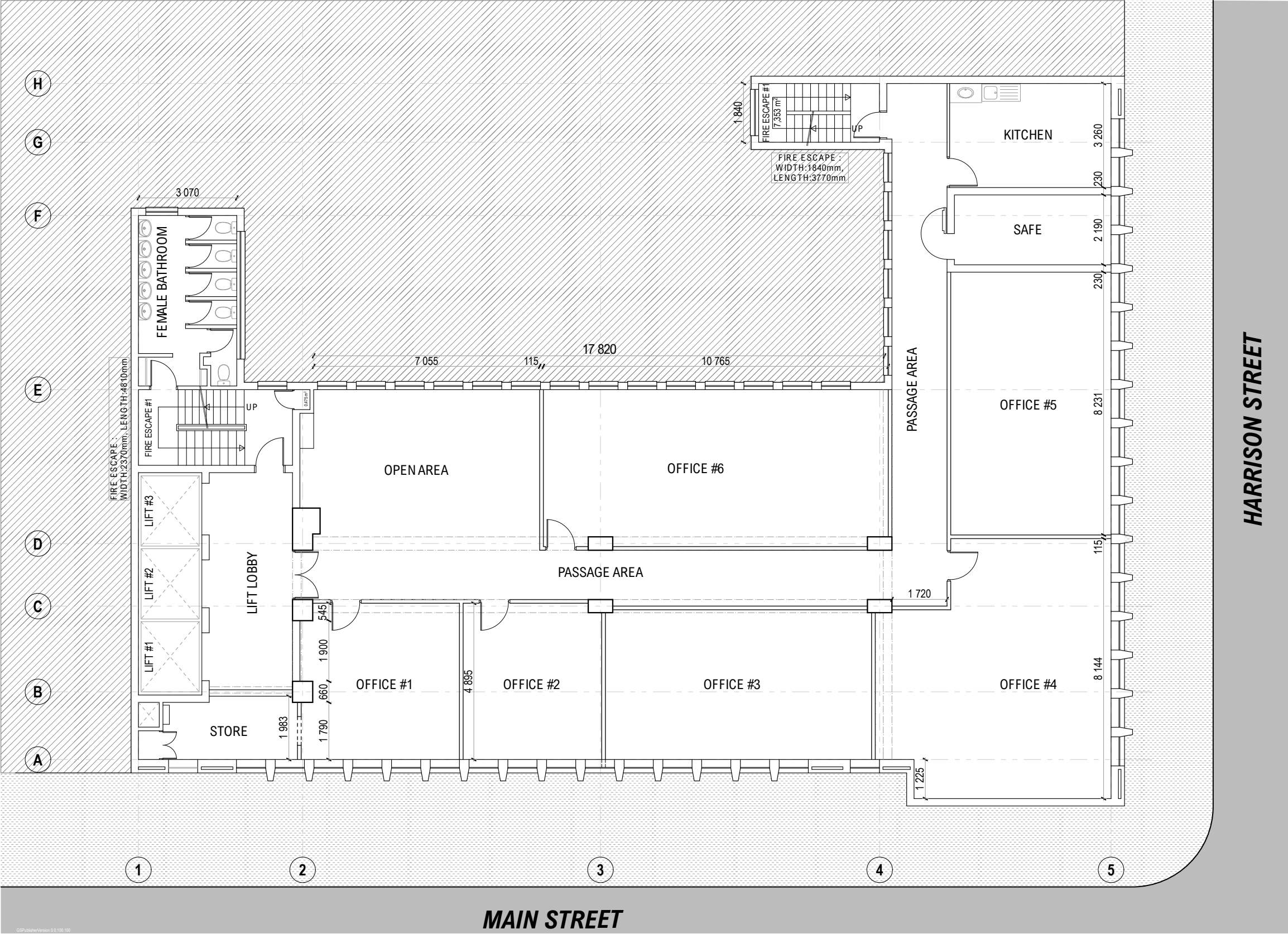
FEMALE BATHROOM



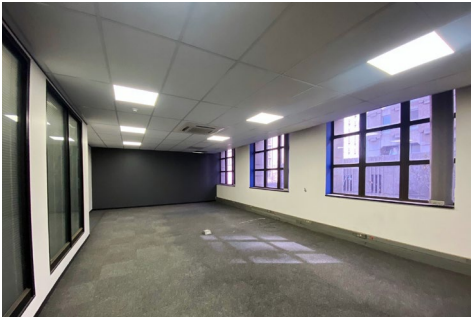
VIEW OF BUILD-  
ING FROM MAIN  
STREET



VIEW OF BUILDING  
FROM HARRISON  
STREET



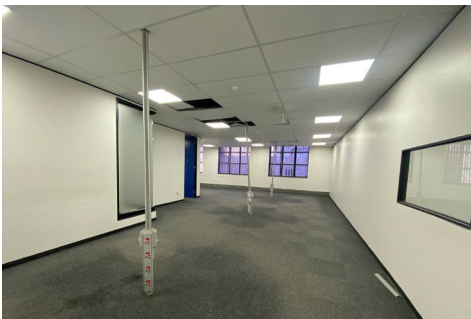
KITCHEN



OFFICE #1



ENTRANCE AREA



OFFICE #3