



100 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

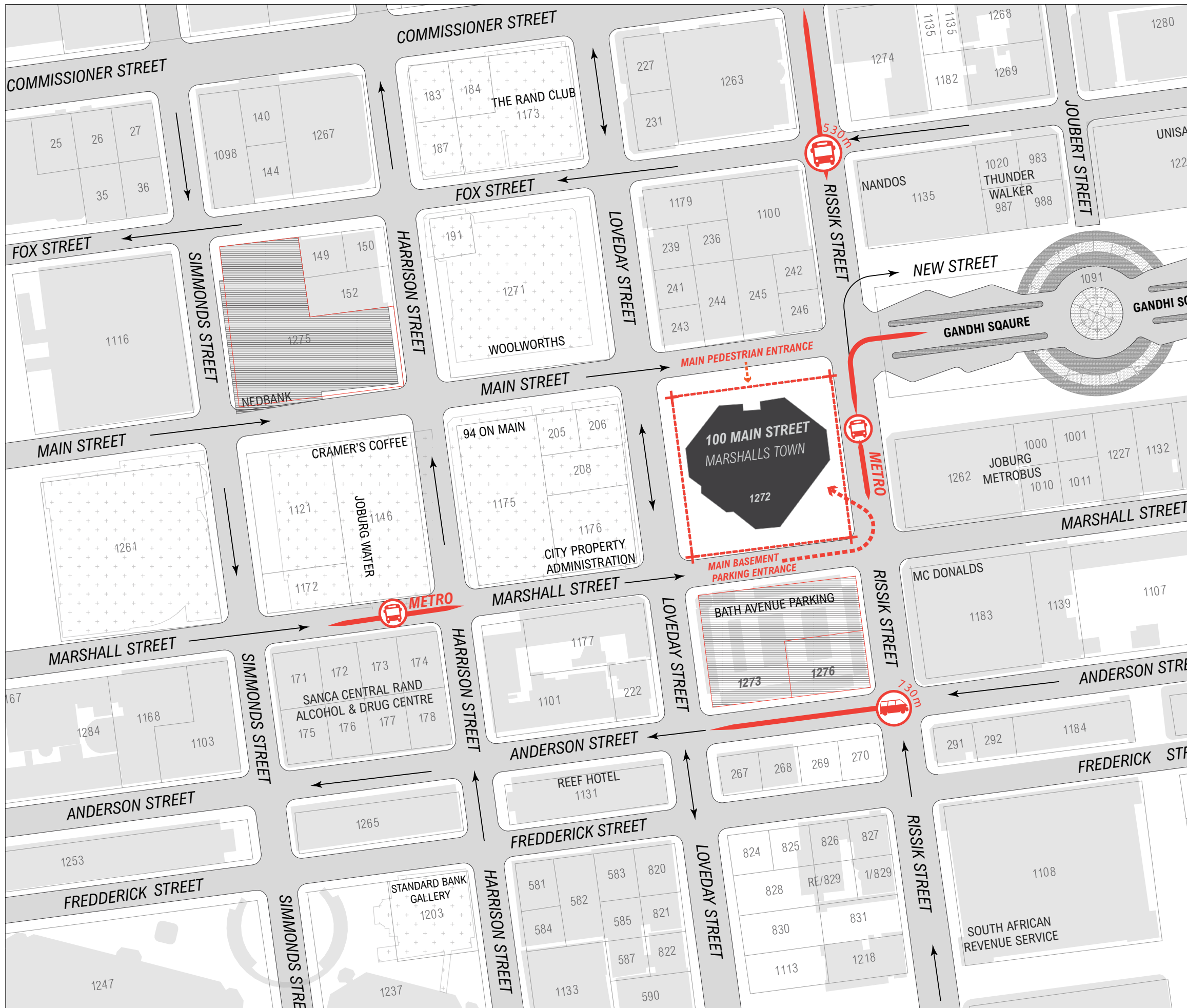




FLOOR PLATE SIZES:

Ground Floor: FLOOR PLATE	1571m ²
Mezzanine: FLOOR PLATE	265m ²
Floor 1: FLOOR PLATE	1552m ²
Floor 2: FLOOR PLATE	1833m ²
Floor 3: FLOOR PLATE	1845m ²
Floor 4: FLOOR PLATE	1545m ²
Floor 5: FLOOR PLATE	1545m ²
Floor 6: FLOOR PLATE	1848m ²
Floor 7: FLOOR PLATE	1847m ²
Floor 8: FLOOR PLATE	1544m ²
Floor 9: FLOOR PLATE	1544m ²
Floor 10: FLOOR PLATE	1847m ²
Floor 11: FLOOR PLATE	1543m ²
Floor 12: FLOOR PLATE	1586m ²
Floor 13: FLOOR PLATE	1544m ²
The GLA is 24 515m²	
Number of leasable Parking Bays: 315 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 – 10



1. LOCALITY + GENERAL INFORMATION

The 100 Main Street building is located on an entire cityblock, bordered by Main Street; Rissik Street; Marshall Street and Loveday Street. The basement ingress is off Rissik Street and the egress is off Marshall 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 Gandi 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 REYA VEYA BUS STOP & TAXI RANKS FROM 100 MAIN STREET
- SITES OF SIGNIFICANCE & HERITAGE SITES
- JHB LAND OWNED PROPERTIES



2. BUILDING FEATURES

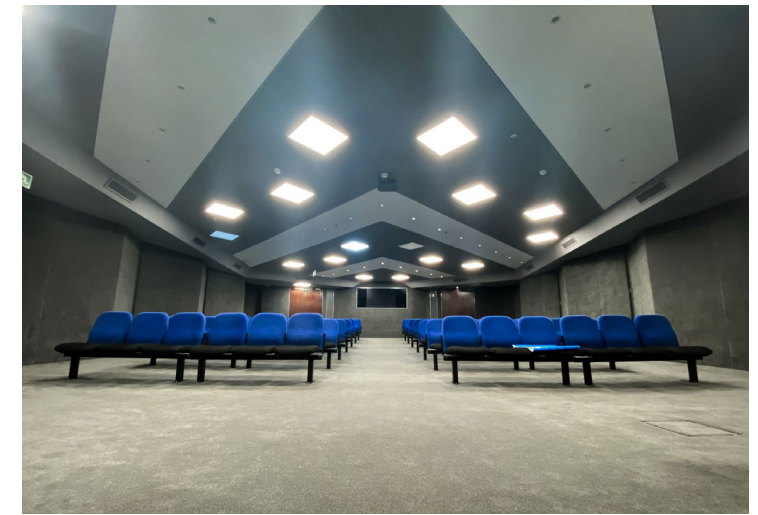
FEATURES

100 Main Street commercial office block consists of 14 floors, a Mezzanine floor and 3 Basement parking levels.

The double volume Entrance Foyer hosts a reception and waiting area and is secured by access control, as well as a security officer at the reception desk.

On the 6th floor there is a Canteen, with a kitchen and pause area.

The 3rd, 7th, and 12th floors all have an Atrium area in the centre of the floor, these atriums are triple volume with the above floors looking onto them. There is an Auditorium on the 6th floor which seats 72 people.



3. TECHNICAL INFORMATION

LIFT CAPACITY:

Two lift banks, each consisting of 3 lifts, serve all floor. One of the lift bank also serves Basement level one [P1]. Two Shuttle lifts serve the basement levels from ground floor. A goods lift within the central core, services the basements and all floors excluding the mezzanine floor.

CAPACITIES PER LIFT:

Passenger: 1350kg[18] Goods: 1350kg[18]
Shuttle:1000kg[13]

EMERGENCY POWER:

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

POTABLE WATER:

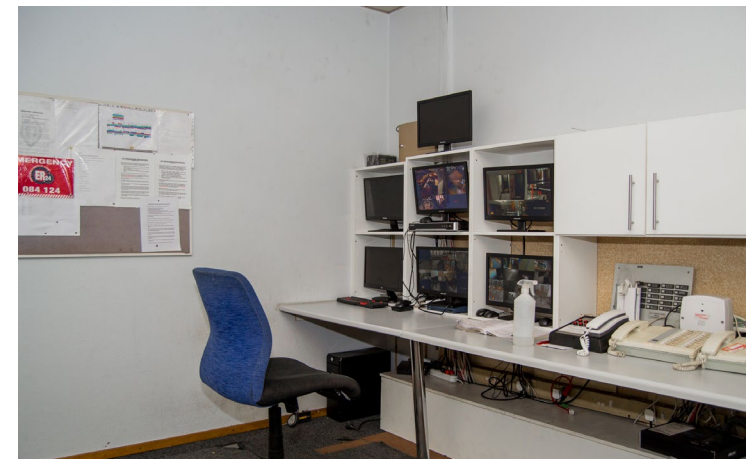
Water is mechanically pumped to tanks situated on the 14th[Roof] floor and is gravity fed to all water points located on the floors below. There is a Borehole on-site which has potable water.

BASIC SERVICES:

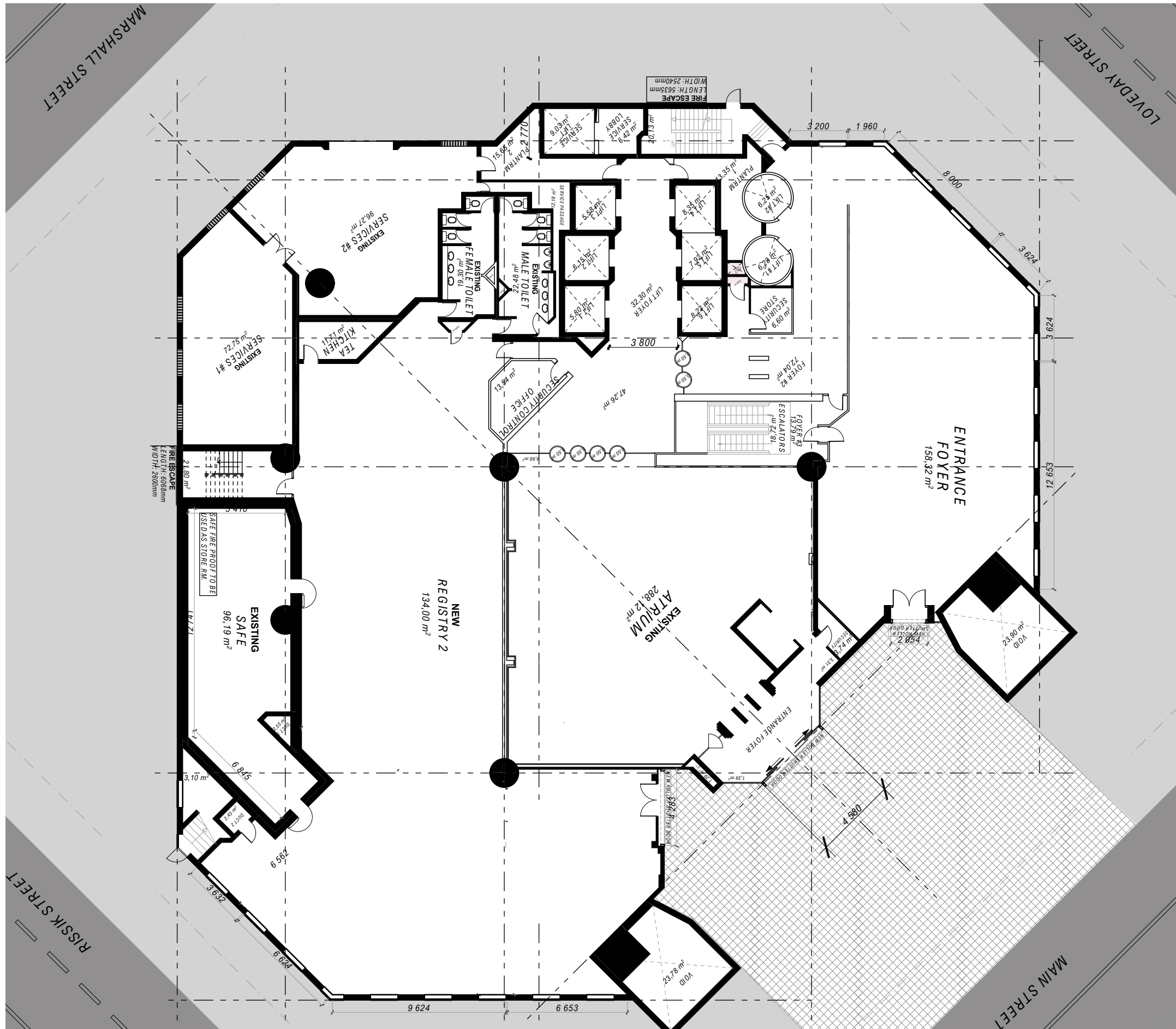
Smoke detection, Sprinklers and a public address system are provided throughout the building and monitored by security 24/7. CCTV cameras are provided strategically on ground floor level and externally covering the access points into the building. On-site recording and monitoring takes place. Entry to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

AIR CONDITIONING:

Cooling is generated by a central chilled water plant, which distributes chilled water to the floors via piped reticulation and then to individual "Fan Coil Units" situated below the access flooring. The "Fan Coil Units" supply conditioned air through a ducted system with strategically placed diffusers in the access floor tiles throughout the respective areas.



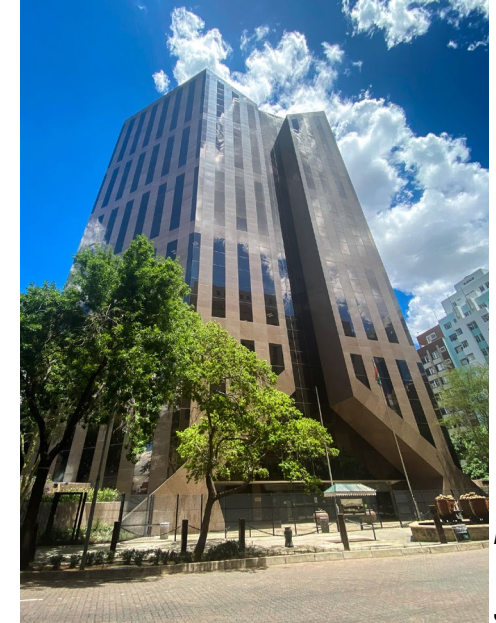
4. FLOOR PLANS



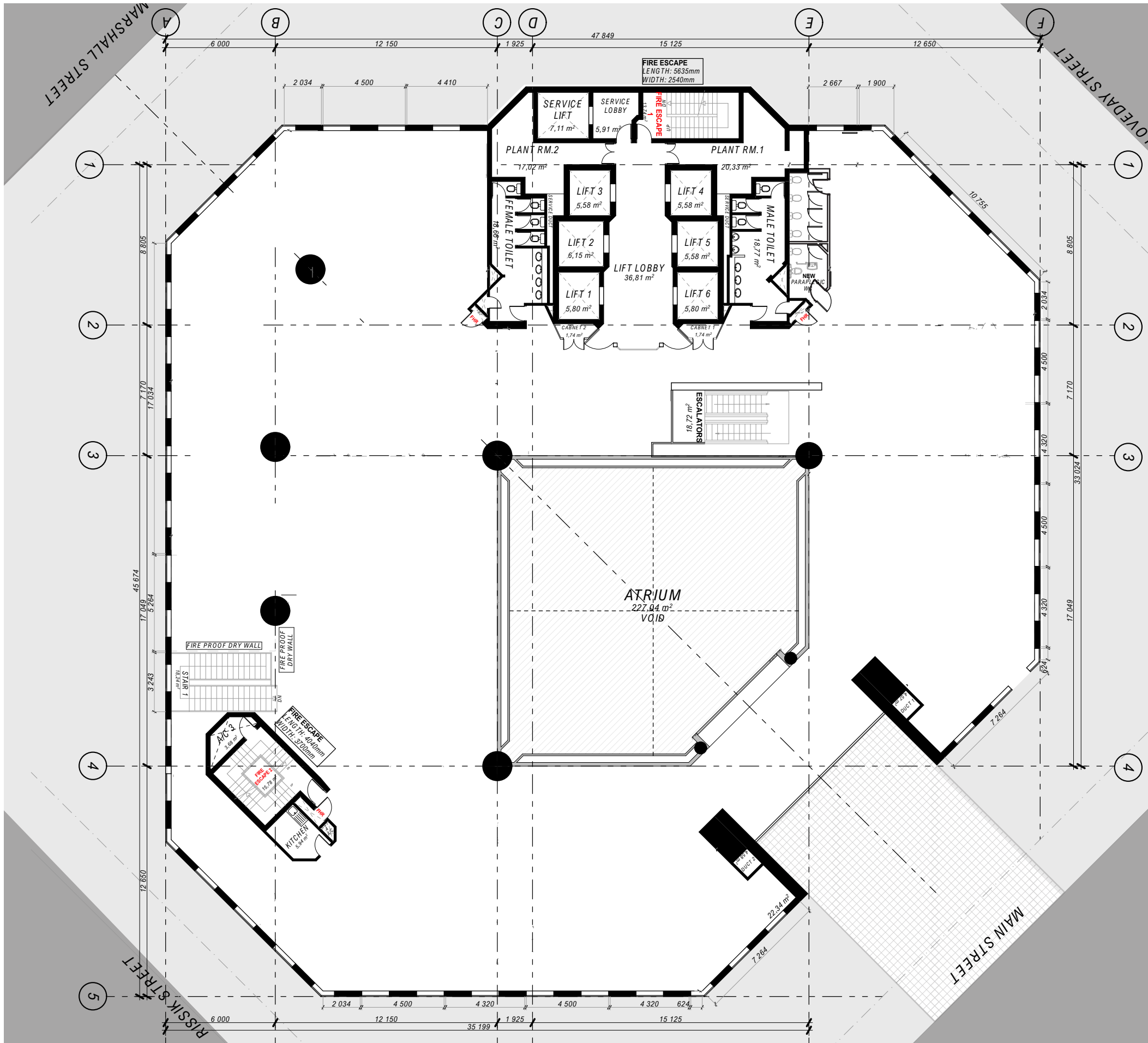
GROUND FLOOR PLAN



EXISTING GROUND FLOOR ATRIUM



PEDESTRIAN ENTRANCE OFF MAIN STREET



ATRIUM VOID

