



THE_CAMPUS

July 2025

Vacancy schedule

SPECIAL OFFER IN LIEU OF TI:

5 months' rent free upfront on 5-year lease + 1 month in year 5 (6 months in Total)

3 months' rent free upfront on 3-year lease + 1 month in year 3 (4 months in Total)

(T's and C's Apply)



YOUR SUCCESS HUB

The Campus is a dynamic commercial hub that provides accessibility, retail conveniences, recreational spaces, health & wellness amenities and state-of-the-art security features. It's a distinctive development that remains one of Johannesburg's most sought after business addresses.

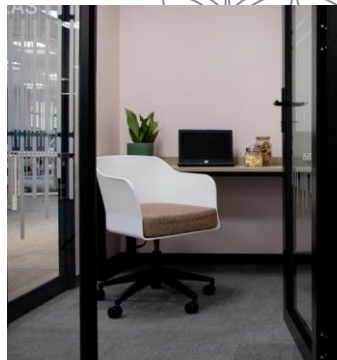
*A development
of distinction*

Multifunctional and connected

A ONE- STOP BUSINESS CENTRE

What sets The Campus apart is that it is a place of multiple resources – open, multifunctional, and connected. A premium, urban business complex offering prime facilities and attractive, all-inclusive rates.

- Free- to- use boardrooms and training facilities in all buildings
- Public transport points in the neighbourhood
- 24/7 guarded security and 24/7 on- site control room. 250 + CCTV cameras, card access and frequent foot patrols
- Swift mobility: 2 x 4- lane entrance and egress gates
- 5 basement parking bays per 100m² of GLA
- Established receptions with receptionists in all buildings
- UPS & generator back- up power to all buildings
- Centralised back- up domestic water supply that is borehole- fed (and UV filtered)



AMENITIES: CONVENIENCE IS KEY

We have designed The Campus with you in mind. There simply isn't time in a day for you to get to shops, restaurants or health & wellness amenities, so we've put these on your doorstep.

*Everything at
your fingertips*



- Mashie golf course
- Padel facility with club house
- Restaurants & coffee shops (Catering for a range of budgets)
- Gym & healthcare amenities (including specialised fitness training, biokinetics, physiotherapy, chiro, optometrist)
- Conference and event facilities (including 450-seater auditorium) with on- site catering.
- Convenience store
- Braai facilities
- Crèche (accommodates 100 children from 3 months to 5 years old)
- Helipad

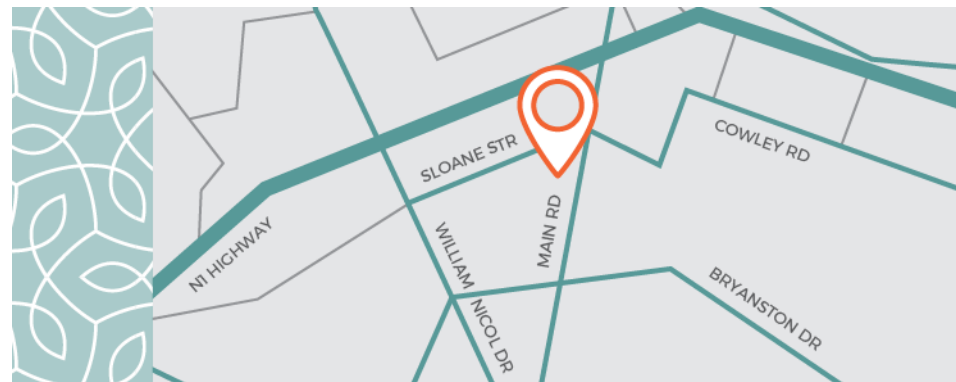


ACCESSIBLE

The Campus is on Main Road and very close to Winnie Mandela (William Nicol) Drive, leading to the N1 interchange

- 1.3 km to Gautrain bus stop
- 2.7 km to Nicolway Shopping Centre
- 3.7 km to Bryanston Country Club
- 11 km to Sandton CBD
- 14 km to Rosebank
- 33 km to O.R. Tambo International Airport

You take care of business, and we'll take care of everything else. The Campus gives you the freedom to pursue your business ambitions in a fully serviced, world-class environment, supported by a dedicated, on-site administrative team and an extremely reliable technology platform.



WORLD CLASS TECHNOLOGY

The Campus is home to one of the country's leading IT service providers – the high-quality IT infrastructure ensures that you are always connected, always online and always able to do business.

- Essential IT infrastructure
- Voice/data cabling to every workstation (Cat 6) at a ratio of 1.5 points per 12m² with active cable management / wireless connectivity
- Sophisticated VOIP telephony system
- Connectivity services without the 'interconnect' fee
- SAN options, automated back-ups, centralised firewalling and virus protection
- Disaster recovery solutions
- Data centre services

VERSATILE MEETING SPACES

Whether it's a board meeting, a strategy session or a sales conference, we can comfortably accommodate your needs.

- Imposing reception area with common meeting rooms
- Two auditoriums (seating up to 600 people)
- Full suite of associated catering / entertainment services
- Training facilities
- AV-enabled meeting rooms
- Full video and audio-conferencing facility



PERFECT FOR WORK AND PLAY

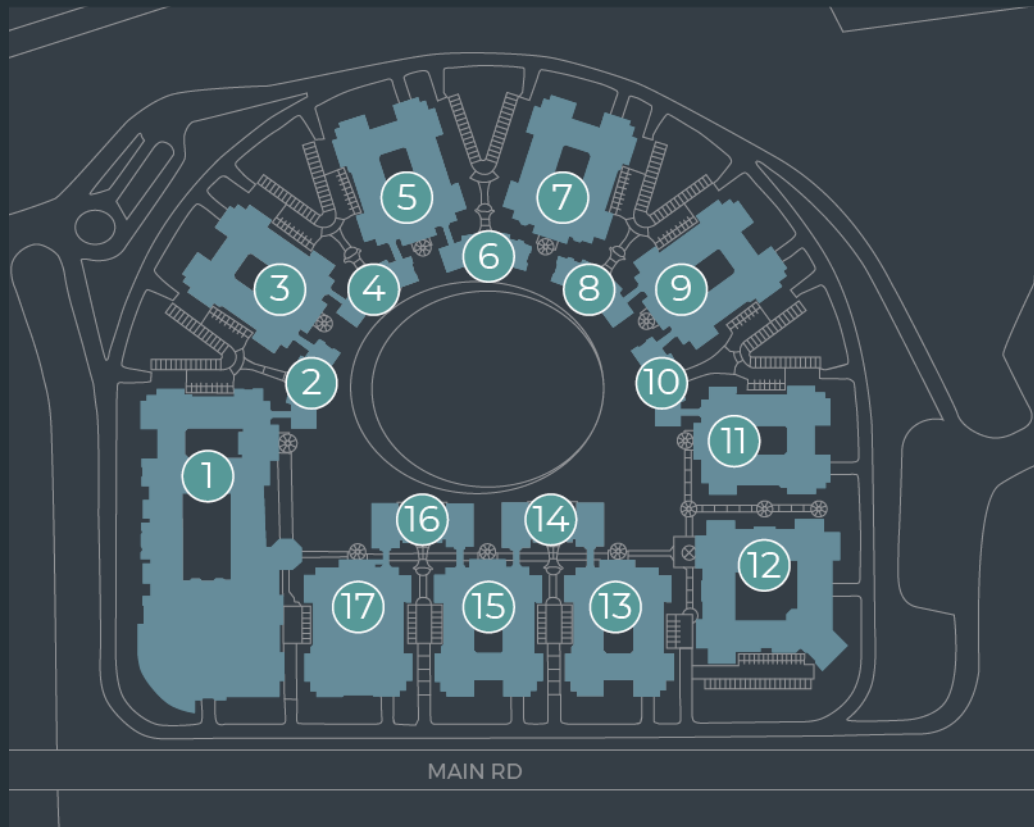
All work and no play is never a good idea. Your health and wellbeing are important. That's why The Campus has walkways and seats set in beautiful green spaces – perfect for taking a break or holding an informal meeting in the fresh air. You can also step out of your office and make your way to the cricket oval or grab your clubs and head for the 9-hole golf course.



Green spaces

VACANCY SCHEDULE

Your space awaits



1. Wanderers
2. Newlands
3. Carnoustie
4. Carisbrook
5. Flushing Meadows
6. The Gym
7. Twickenham
8. Lords
9. Wembley
10. Augusta
11. Wrigley Field
12. The Gabba
13. Roland Garros
14. Eden Gardens
15. Le Mans
16. Kingspark
17. Imola

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PREMISES	RENTABLE AREA m ²	RENTAL PER m ² (EXCL VAT & UTILITIES)	AVAILABLE FROM
THE GABBA			
Ground Floor:			
Unit 2	62 m ²	R205/ m ²	Immediately

PARKING BAYS:

Basement R720 per bay

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3 months' rent free upfront on 3-year lease + 1 month in year 3 (4 months in Total)



Contact Nomhle Ngwenya | E nomhle@blendproperty.co.za | T 011 380 9400 | C 060 2074641

(T's and C's Apply)

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PREMISES	RENTABLE AREA m ²	RENTAL PER m ² (EXCL VAT & UTILITIES)	AVAILABLE FROM
WRIGLEY FIELD & AUGUSTA BUILDING			
<u>WRIGLEY FIELD</u>			
Ground Floor: <ul style="list-style-type: none"> Unit 1 Unit 2 	438.25 m ² 62 m ²	R 185/ m ² R 205/ m ²	Immediately Immediately
<u>AUGUSTA</u>			
Ground Floor: <ul style="list-style-type: none"> Unit 4 	175 m ²	R 225/ m ²	Immediately

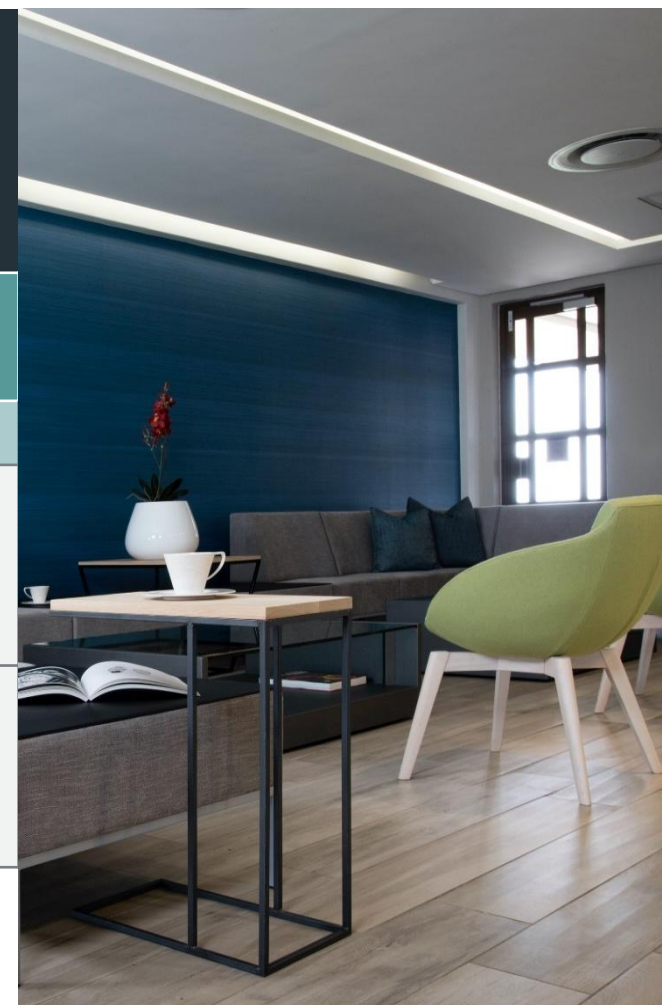
PARKING BAYS:

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PREMISES	RENTABLE AREA m ²	RENTAL PER m ² (EXCL VAT & UTILITIES)	AVAILABLE FROM
KINGSPARK (RETAIL BUILDING) and Carisbrook			
<u>KINGS PARK</u> Ground Floor: <ul style="list-style-type: none"> Unit 1 (Retail) Unit 3 (Retail) Unit 4 (Retail) 	29.38 m ² 63.84 m ² 255 m ²	R225/ m ² R225/ m ² R225/ m ²	Immediately Immediately Immediately
<u>CARISBROOK</u> First Floor: <ul style="list-style-type: none"> Unit 3 	485.64 m ²	R185/ m ²	Immediately



PARKING BAYS:

Basement R720 per bay

NO SPECIAL OFFER OR TI FOR RETAIL (Kingspark)

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PREMISES	RENTABLE AREA m ²	RENTAL PER m ² (EXCL VAT & UTILITIES)	AVAILABLE FROM
FLUSHING MEADOWS			
<u>FLUSHING MEADOWS</u>			
Second Floor: <ul style="list-style-type: none"> Unit 1 Unit 2 	779.81 m ² 1 090.14 m ²	R 180/ m ² R 180/ m ²	Immediately Immediately

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PREMISES	RENTABLE AREA m ²	RENTAL PER m ² (EXCL VAT & UTILITIES)	AVAILABLE FROM
THE GYM AND WEMBLEY			
<u>THE GYM</u> First Floor: <ul style="list-style-type: none"> Unit 1 (Small Offices, divisible) 	+ - 329 m ²	R 225/ m ²	Immediately (divisible into small offices)
<u>WEMBLEY</u> First Floor: <ul style="list-style-type: none"> Unit 1 Second Floor: <ul style="list-style-type: none"> Unit 2 	164m ² 1795,2 m ²	R205/ m ² R190/ m ²	Immediately(divisible into small offices) Immediately

PARKING BAYS:

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(T's and C's Apply)

THE CAMPUS - IMAGES

Vacancy schedule



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VACANCY TERMS AND CONDITIONS

No Verbal introductions or letters of introduction will be recognized. Only a binding, signed lease agreement will constitute effective cause

All amounts quoted exclude VAT, unless otherwise indicated

No agent boards to be erected at properties

No sole mandates are granted

Whereas every effort has been made to ensure that the contents of this vacancy schedule are correct, Blend Property Management and its clients do not accept any responsibility or liability whatsoever for incorrect information that appears herein.

The contents hereof are subject to change without prior notice.

All incentives advertised during the month are only applicable to offers submitted in the same month.

PAYMENT OF COMMISSION

Commission shall only be paid once the following conditions have been met:

- The lease agreement and related documents have been signed by all parties
- Bank guarantees issued, and/or deposit/s are paid
- Lease fees and 1st month's rental has been paid
- All FICA documentation has been received
- Tenant has taken occupation of the premises

Commission is calculated along the following guidelines or negotiated depending on the variables relating to each transaction

- 5% on the first 2 years' net rental
- 2.5% on the next 3 years' net rental
- 1.5% on the next 3 years' net rental
- 1% on the balance

Commission is not payable in respect of renewals, rent free periods, options in favour of either party, additional space leased by the lessee.

Blend Property Management has sole mandate on all renewals at Blend owned and managed properties.

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THE_CAMPUS

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The Campus, 57 Sloane Street, Bryanston 2021

BLEND PROPERTY MANAGEMENT:

Directors: HA Upadhey (**Principle** FFC No: 1001918)

Non-Executive Directors: JH Levy (FFC No: 1133854) | MD Corbishley (FFC No: 0959002) | TZZ Moshapo

Company Registration No: 1998/019130/07 | **Company Fidelity Fund Certificate (FFC No.):** F100413

Blend Property Management (Pty) Ltd holds a Fidelity Fund Certificate in its capacity as a business property practitioner and operates Trust accounts

PROPERTY MANAGEMENT • FACILITIES • LEASING • ADMINISTRATION