

Sami.G Office Square



93%
OCCUPIED



WILBART

Sami.G
Office Square

Jordin Lobel

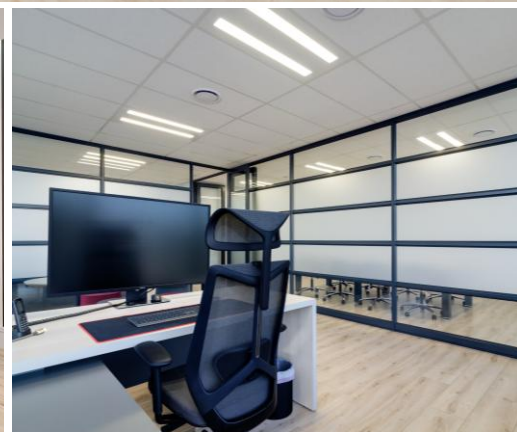
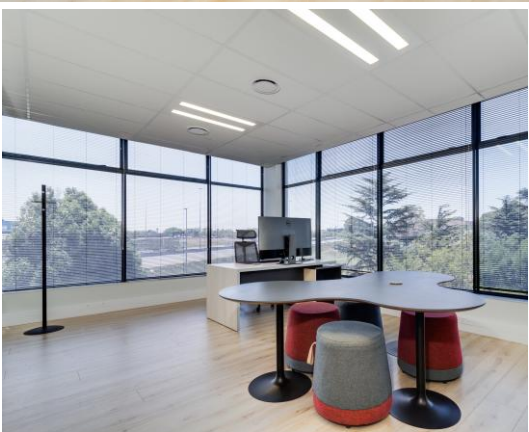
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80 Greenvale Road, Wilbart



Office Spaces – Option 1 | Micro Units

Office Size	+13m ²
Lease Type	Gross lease
Lease Period	Min 1 year
Rate per Bay	R390.00
Annual Escalation	8%

R5 000.00

Per Month

Lease Includes	Rates & Taxes, building insurance, electricity, water, office maintenance costs and security.
Lease Excludes	Parking



80 Greenvale Road, Wilbart



Office Spaces – Option 2

Office Size	+~100 m ² R125.00 per m ²
Lease Type	Gross lease
Lease Period	2 – 3 years
Rate per Bay	R390.00
Annual Escalation	8%

R12 500.00

Per Month

Lease Includes	Rates & Taxes, building insurance and security
Lease Excludes	Electricity, water, generator running costs (as per consumption), office maintenance costs and operating costs



80 Greenvale Road, Wilbart



Office Spaces – Option 3

Office Size	+380m ² R125.00 per m ²
Lease Type	Gross lease
Lease Period	2 – 3 years
Rate per Bay	R390.00
Annual Escalation	8%

R47 500.00

Per Month

Lease Includes	Rates & Taxes, building insurance and security
Lease Excludes	Electricity, water, generator running costs (as per consumption), office maintenance costs and operating costs



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About the Office Square...

Sami. G is strategically located in Wilbart, and area bordering Bedfordview, and is situated adjacent to the N12 highway, ensuring effortless accessibility to both the N12 and R24 highways. Furthermore, it enjoys the added convenience of being a mere 10 kilometers from OR Tambo International Airport. This light-filled building has been meticulously designed to exude a sense of spaciousness and openness, providing a collection of timeless. modern office spaces.



Energy efficient LED lighting



Energy efficient air conditioning



24-Hour on-site security personnel & cameras



Upmarket coffee shop



Water backup



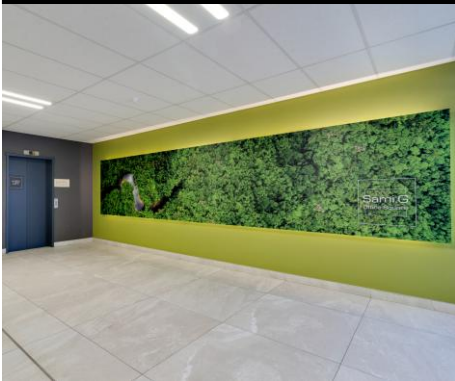
24-Hour backup power | Generator



Wheelchair access



Secured parking





Sami. G Office Square



**BORDERING
BEDFORDVIEW**



**N12
HIGHWAY
EXPOSURE**

