

# Braamfontein building gets 'rejuvenated'

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Rejuvenate Properties is proud to announce their latest redevelopment of an office block in Braamfontein- Kopano House

The building has a lettable area for office space of 7,700m2 and a retail component on the ground floor. This building is well suited to businesses who have a large admin staff component; businesses who need large offices but do not want to spend a huge amount on their rental; large colleges; call centers as well as business whose employee and customer base travel from the southern and eastern suburbs of Johannesburg.

Gross rentals in this A-grade Building will start at R50 /m2. This is at least 50% lower than other areas offering A-grade space. The building has ample onsite parking and is across the road from two parking garages. There is also a newly restored public park across the road from the building.

Kopano House is located on the corner of Melle and Smit St., Braamfontein. The Park station and Gautrain station are 300 meters from the building and the M1 highway on/off ramp is 700 meters away. A BRT station (the bus system which links up to the Gautrain) will be built next door the building. The area offers excellent value together with easy accessibility and a mature infrastructure.

Justin Blend of Rejuvenate Properties comments "essentially we offer A-grade offices at C-grade rentals. In the current economy business's need to cut down on their overheads, instead of getting rid of staff members, business can rather move to offices with much lower rentals as this is an extremely effective way of reducing overheads".

Together with our architect we have come up with an Earth / Africa theme for the building. The use of treated railway sleeper wood, stones and natural coloured porcelain tiles will be used to create a luxurious feeling in the building. The air-conditioning system is also being revamped. With this exciting new development the building (formerly known as Melhof) has also been renamed- "Kopano House"- meaning "Meeting" in Tswana.

The redevelopment will be completed and tenants can take occupation of the building within the next 2 months.

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