



**SANDTON GATE
CENTRAL**

OFFICES

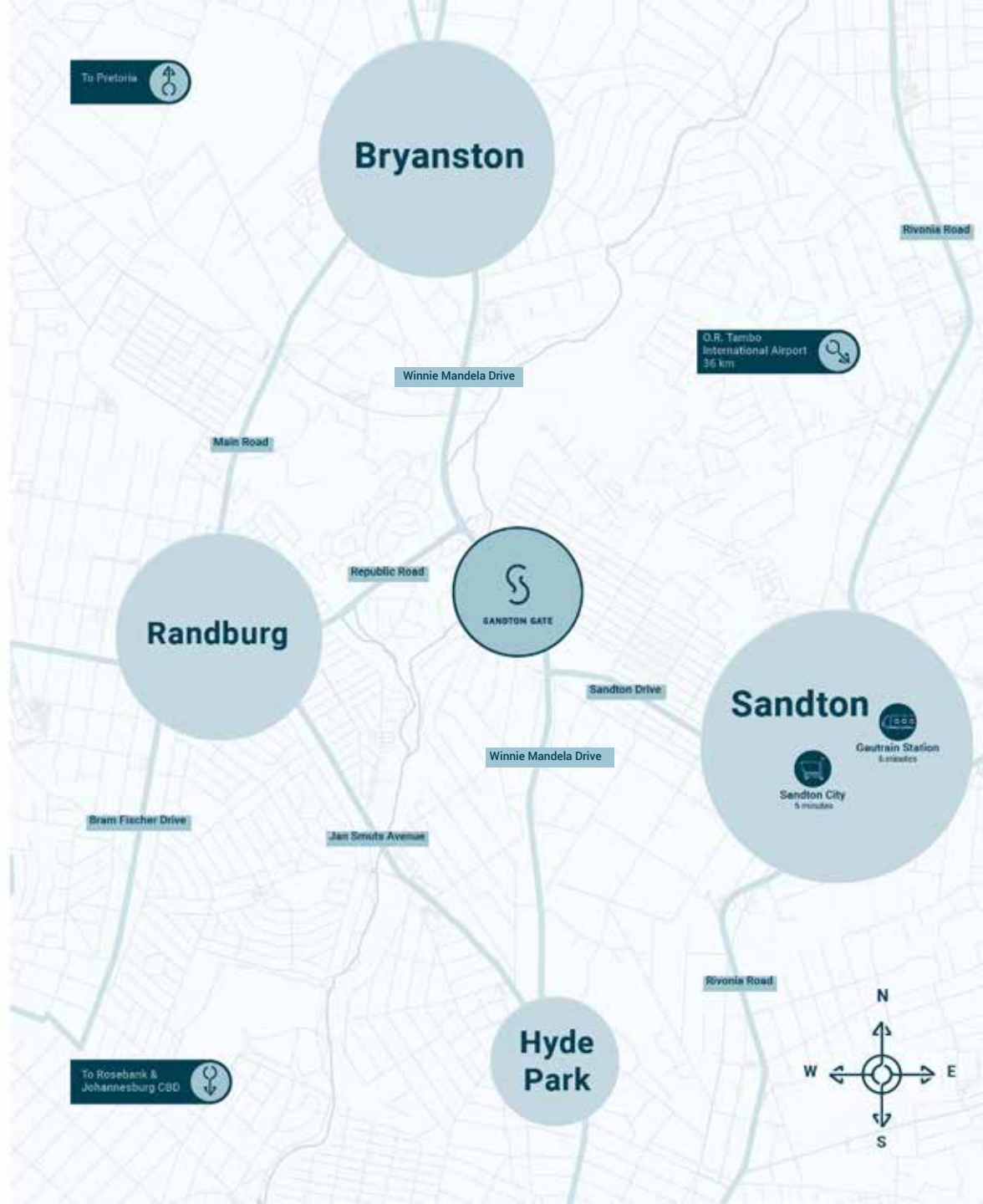


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**Everything
Connects.**



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25 Minerva Ave, Glenadrienne, Sandton, 2196
GPS: -26.0950668 , 28.0300991

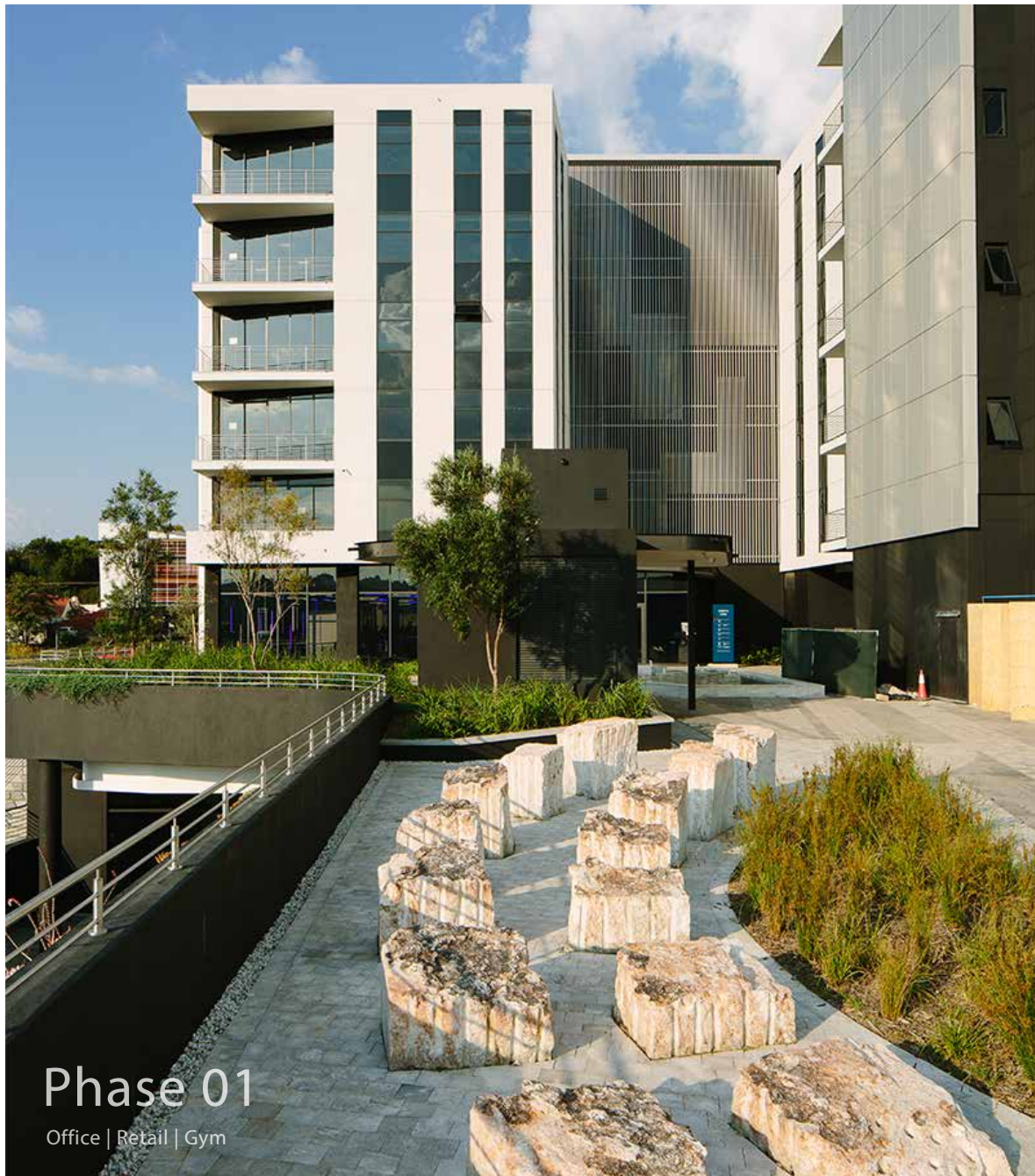
On the doorstep of Africa's business capital.

Sandton Gate is located in the heart of Johannesburg, close to all major business nodes. The precinct is only 5 minutes from the Sandton CBD, Africa's business capital and in close proximity to Rosebank, Randburg, Bryanston and Hyde Park. Situated on both the Gautrain and BRT bus routes, commuters are easily connected to Sandton Gate from across the city.

Taking the slow out of Sandton

The Braamfontain Spruit Greenbelt	
Sandton CBD	3.9km
Sandton City Shopping Centre	3.9km
Gautrain Station	4km
Hyde Park Shopping Centre	4.3km
Pick n Pay on William Nicol	950m
Sandhursts Preparatory College	1km
Rosebank Union Church	1.2km
George Lea Park	1.2km





Precinct living. A breath of fresh air.

This mixed-use precinct seamlessly combines commercial, residential and retail space, facilitating a active lifestyles in a lush, green precinct.

**Smart is knowing you don't have to
be in the Sandton CBD to be at the
centre of it all.**





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Precinct living. A connected lifestyle.

- 01 COMPLETE | Sandton Gate Tower.**
Mixed-Use development with 14'000sqm of Offices, Planet Fitness Gym, 011 Restaurant, Seattle Coffee, Optometrist and Solo Tu Salon.
- 02 The Terrace.**
A mix of 136 2-Bedroom and 3-Bedroom apartments.
- 03 PHASE 2 | Sandton Gate Central**
12'000sqm shopping centre, featuring national traders, line shops bespoke restaurants, and a 10'000sqm Office building.
- 04 PHASE 3 | Sandton Gate Corner.**
Design to tenant/buyers requirements. Rights in place to cater for a 8'500sqm office development.
- 05 PHASE 4 | Sandton Gate Pinnacle A.**
Design to tenant/buyers requirements. Rights in place to cater for a 11'000sqm office development.
- 06 PHASE 5 | Sandton Gate Pinnacle B.**
Design to tenant/buyers requirements. Rights in place to cater for a 11'000sqm office development.
- 07 PHASE 2 | Sandton Gate The Spruit.**
A mix of 2-Bedroom and 3-Bedroom apartments.
- 08** Connection to park
- 09** Spruit Trail
- 10** Intersection

A person is walking from left to right, carrying two large white shopping bags. They are wearing dark trousers and white sneakers. The background is a dark, textured wall. A large, stylized, light blue graphic element, resembling a large 'S' or a curved arrow, is positioned on the right side of the image. The text 'Where Fashion & Retail. Meet Vision.' is overlaid on the left side, with 'Where Fashion & Retail.' in orange and 'Meet Vision.' in white. A small orange horizontal line is positioned above the text.

**Where Fashion & Retail.
Meet Vision.**





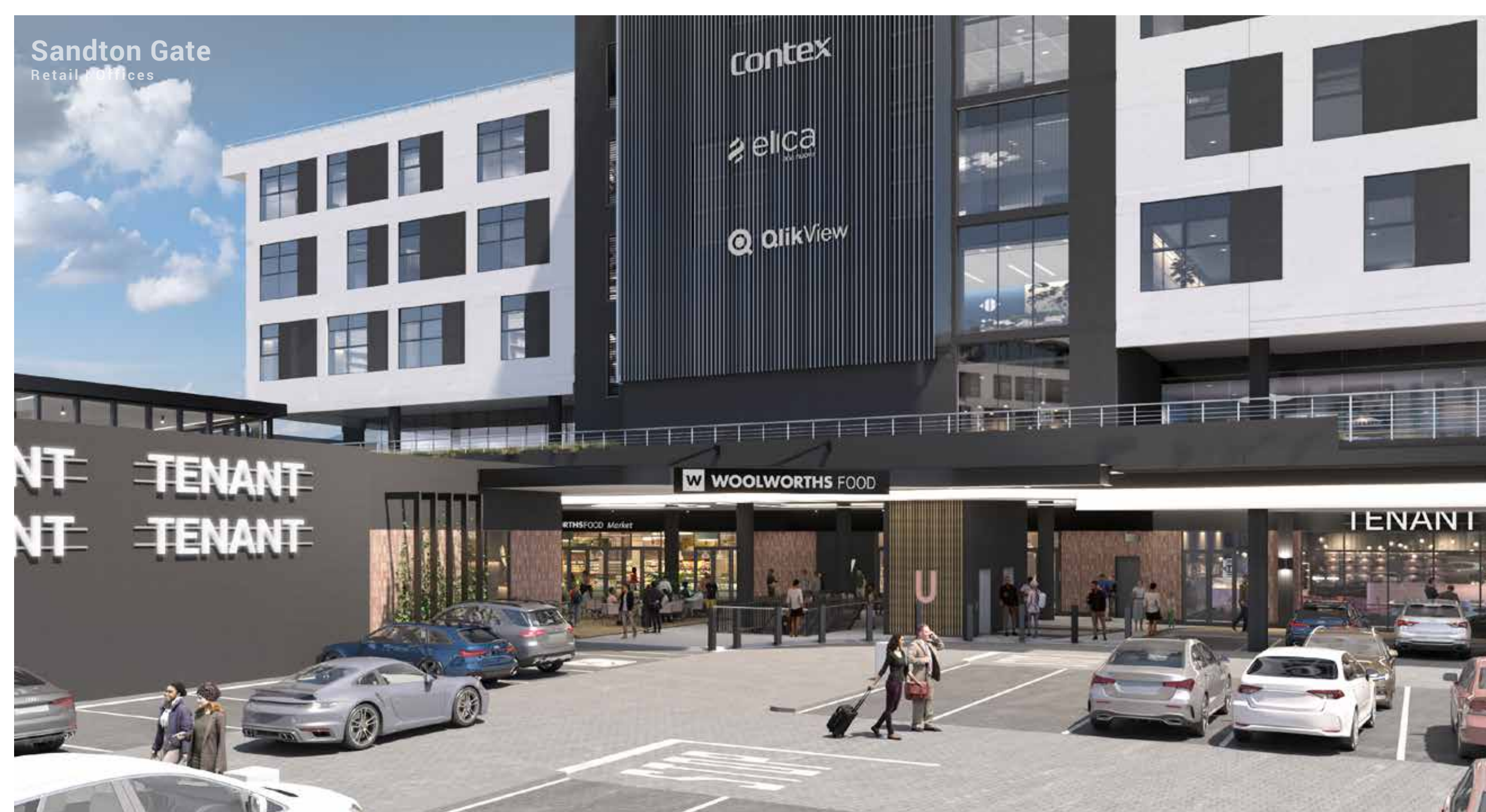
**Where Culinary Art.
Meets Retail.**





Sandton Gate

Retail Offices



Sandton Gate

Retail | Offices





Sandton Gate Central

Office Data.

Phase 2 Sandton Gate Central

	AREA	PARKING
Lower Retail	5'933m ²	302 Bays
Upper Retail	5'276m ²	211 Bays
Office Level 01	469m ²	123 Bays
	11'678m ²	120 Bays

Office- Sandton Gate Building A

02 Basement - 02	-	302 Bays (shared)
BUILDING A Usable Area	5'914 m ²	-
BUILDING A Rentable Area	6'517 m ²	-

Office- Sandton Gate Building B

02 Basement - 02	-	302 Bays (shared)
BUILDING B Usable Area	3'429 m ²	-
BUILDING B Rentable Area	3'926 m ²	-

PHASE 2 Total Area: 21'921m²

*The information included here does not constitute a mandate and is subject to change.



Basement 02

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Parking Bays
302 [DEDICATED OFFICE BAYS]

1 OfficeParking	2 Ramp Down from level above	3 Tower A Lift Core	4 Tower B Lift Core
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Basement 01

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Parking Bays
211 [DEDICATED RETAIL BAYS]

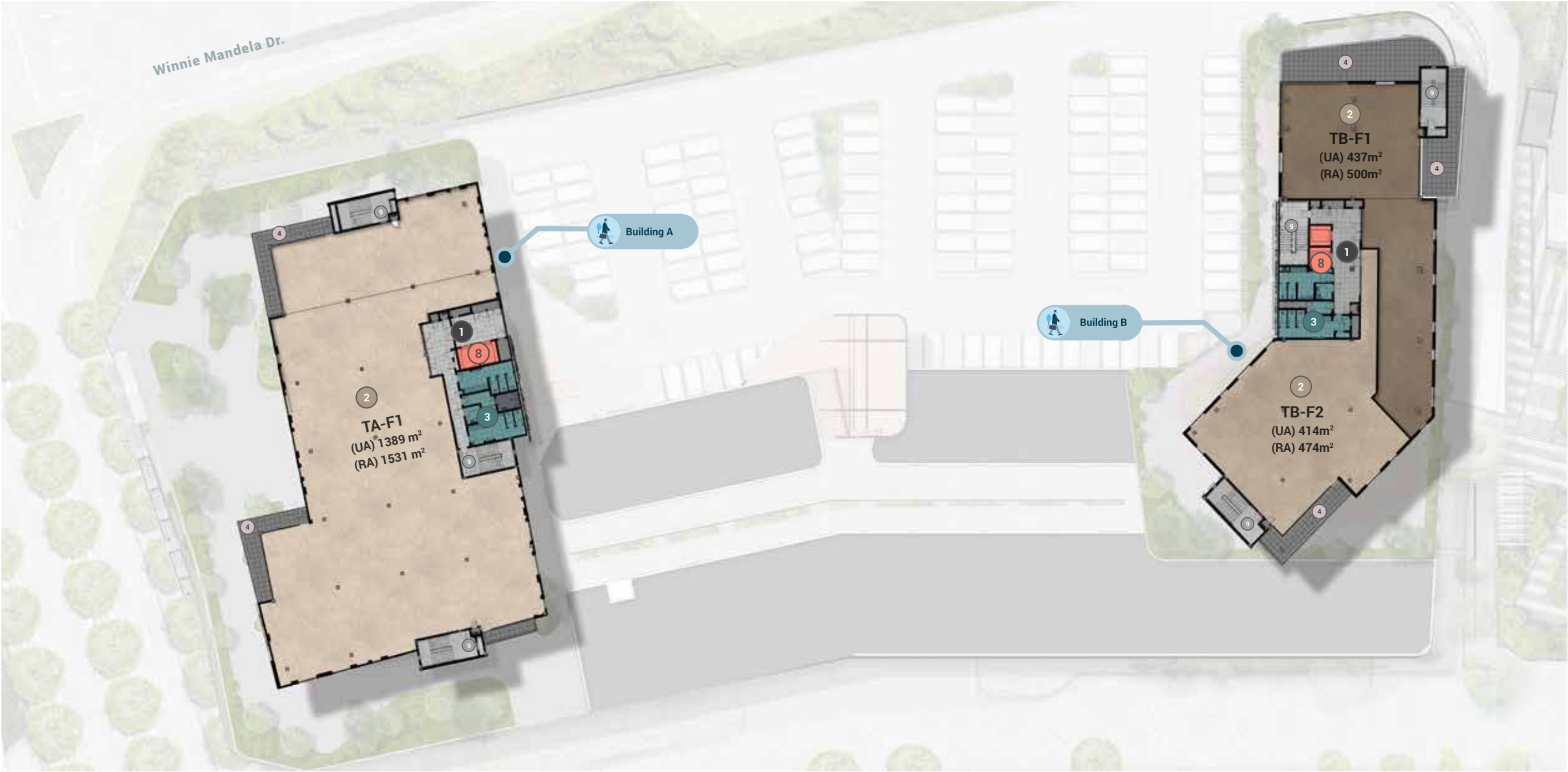
1	Retail/ Offices Entrance	2	Ramp Down to Offices	3	Tower A Lift Core	4	Tower B Lift Core
5	Ramp To Level Above	6	Link to Phase 01	7	Deliveries		



Office Level 01

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BUILDING A		BUILDING B					
Level 01 Floor Area (GLA)		Level 01 Floor Area (GLA)		1	Lobbies	2	Offices
947 m ²		234 m ²		3	Ablutions	4	Balcony
				7	Restaurant	8	Lifts
				9	Staircases		

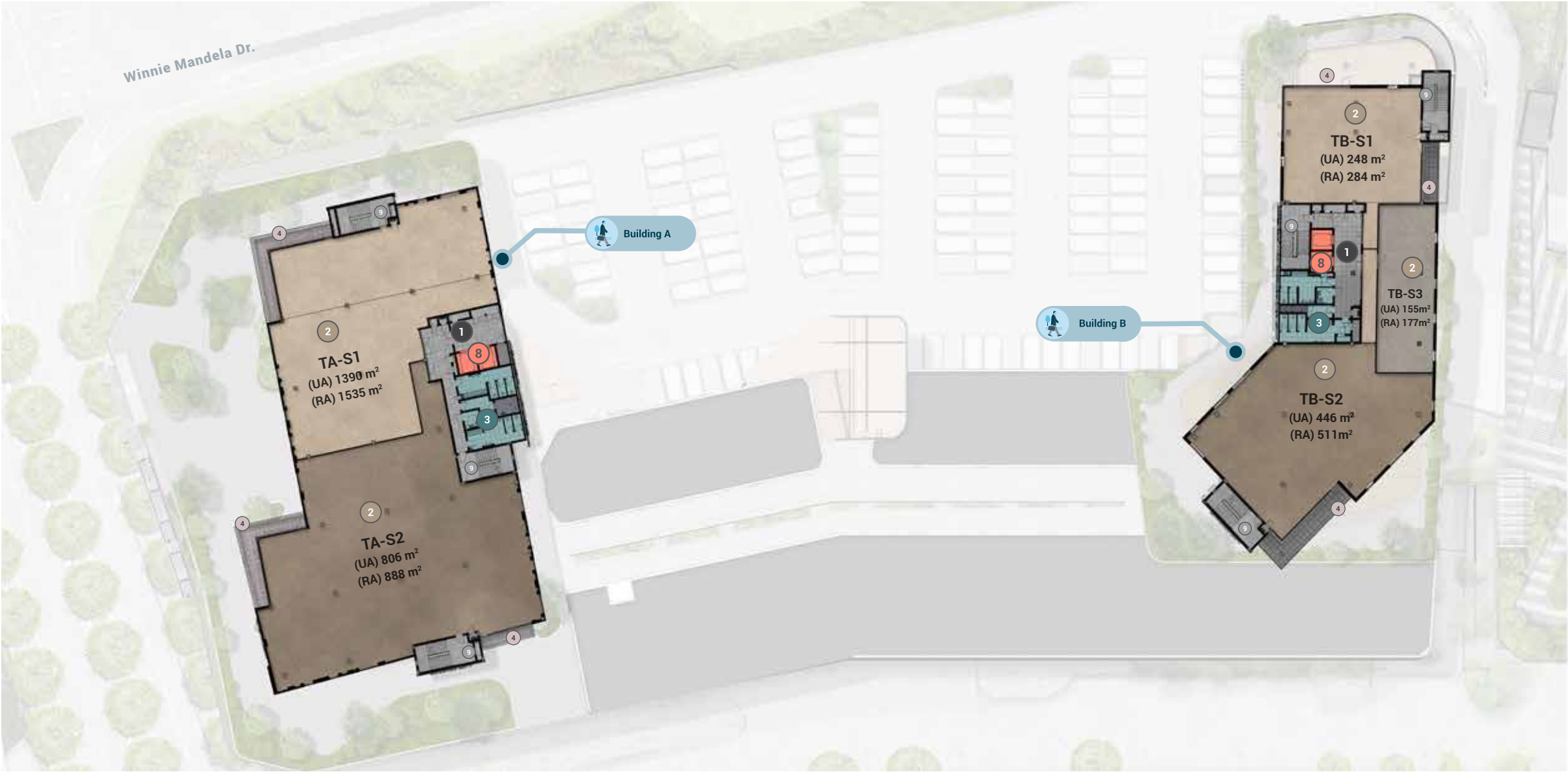


Office Level 02

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BUILDING A	BUILDING B
Level 02 Floor Area (GLA) 1'389m ²	Level 02 Floor Area (GLA) 851 m ²

1 Lobbies	2 Offices	3 Ablutions	4 Balcony
7 Restaurant	8 Lifts	9 Staircases	



Office Level 03

*The information included here does not constitute a mandate and is subject to change.

BUILDING A	BUILDING B
Level 03 Floor Area (GLA) 1387 m ²	Level 03 Floor Area (GLA) 849 m ²

1 Lobbies	2 Offices	3 Ablutions	4 Balcony
7 Restaurant	8 Lifts	9 Staircases	

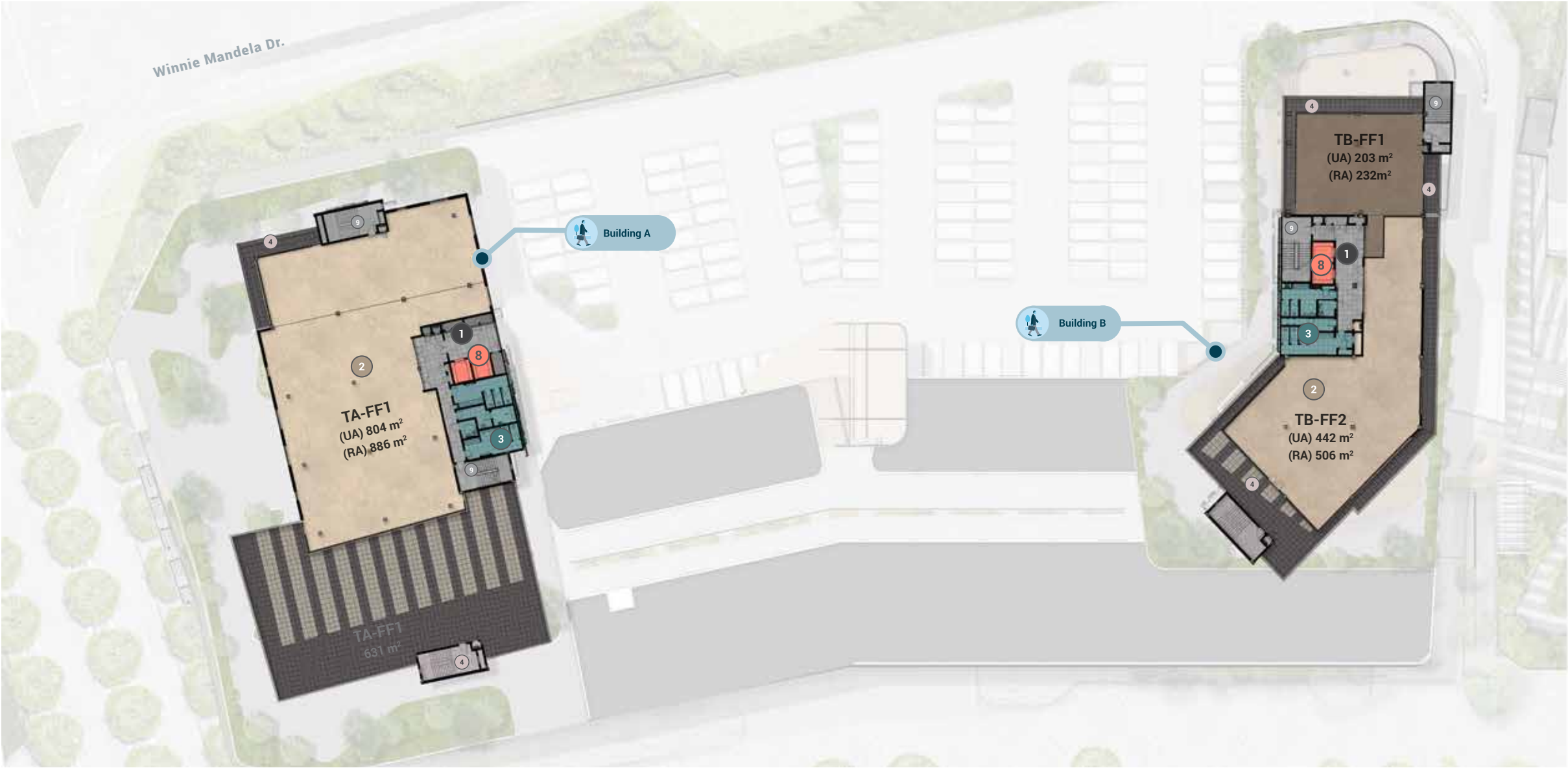


Office Level 04

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BUILDING A	BUILDING B
Level 04 Floor Area (GLA) 1387 m ²	Level 04 Floor Area (GLA) 850 m ²

1 Lobbies	2 Offices	3 Ablutions	4 Balcony
7 Restaurant	8 Lifts	9 Staircases	



Office Level 05

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BUILDING A	BUILDING B
Level 05 Floor Area (GLA) 804 m²	Level 05 Floor Area (GLA) 645 m²

1 Lobbies	2 Offices	3 Ablutions	4 Balcony
7 Restaurant	8 Lifts	9 Staircases	

A modern lounge interior featuring a large, leafy potted plant in the foreground, a curved sofa, and a high-backed armchair. The scene is dimly lit with a blue tint. A large, semi-transparent blue circle is overlaid on the left side of the image. The text "Where First Impressions. Meet Innovation." is written in white, bold, sans-serif font, positioned over the lower part of the circle and the sofa. A small white horizontal line is located above the text.

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**Where First Impressions.
Meet Innovation.**



Lobby Concept.

The lobby of our Sandton Gate office block, where stylish wooden slats create a warm, inviting atmosphere. Lush greenery adorns the walls, bringing nature indoors, while elegant greys provide a modern touch.

**Disclaimer: The applications provided are intended for visual use only. All designs, features, and functionalities depicted are subject to change without notice as of the current date.*





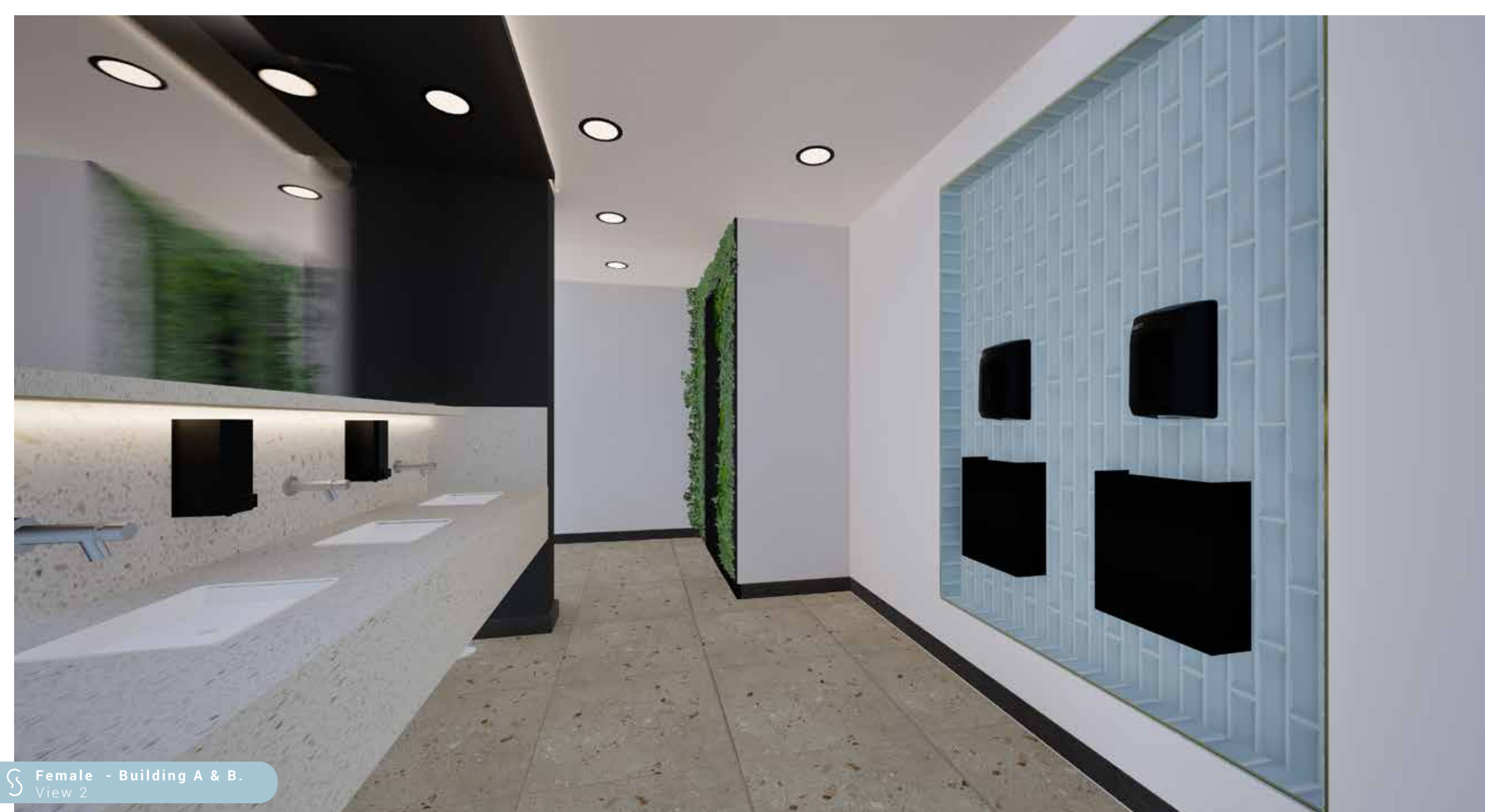
 Lobby - Building A & B.
View 1



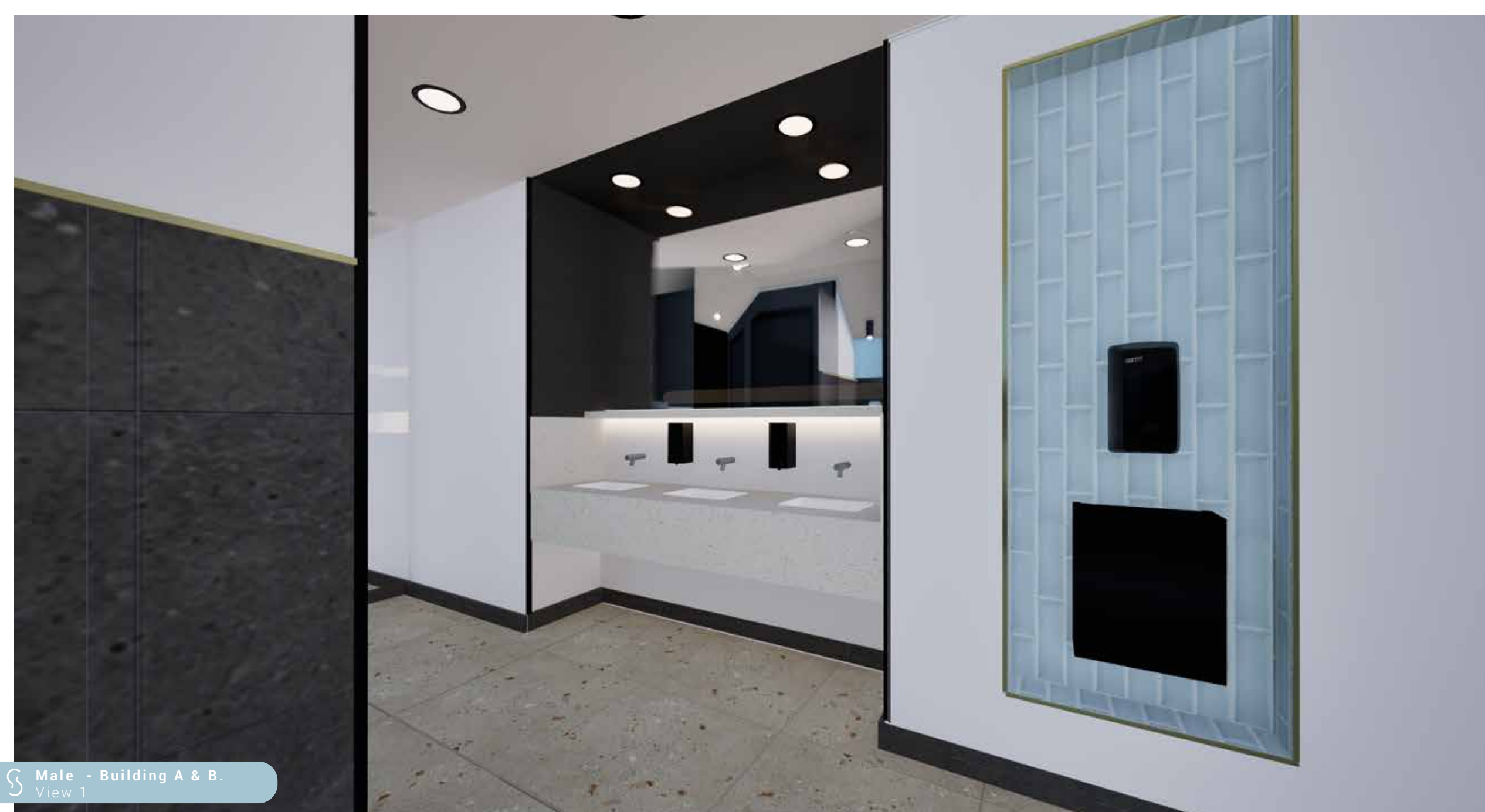
 Lobby - Building A & B.
View 2

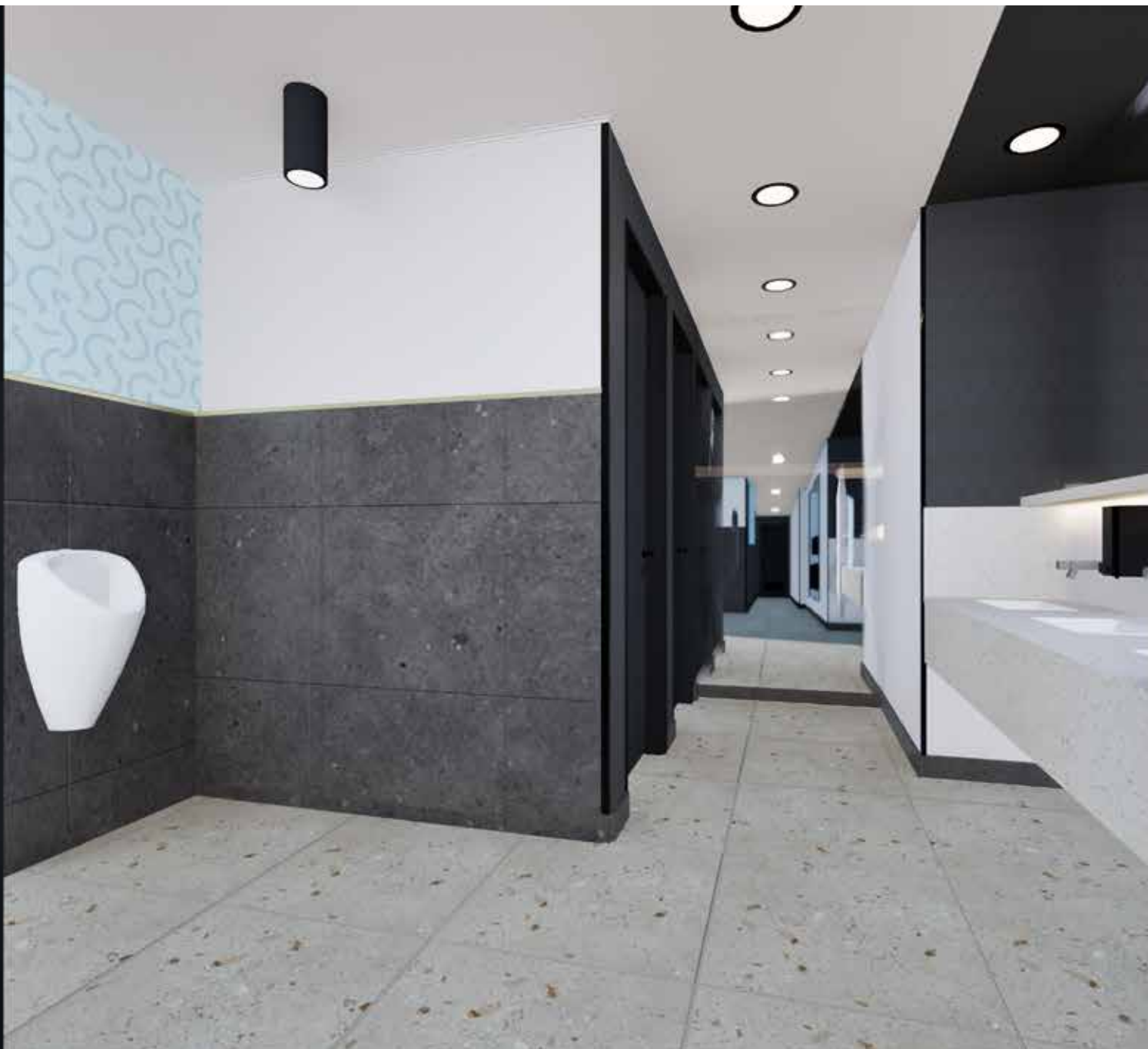


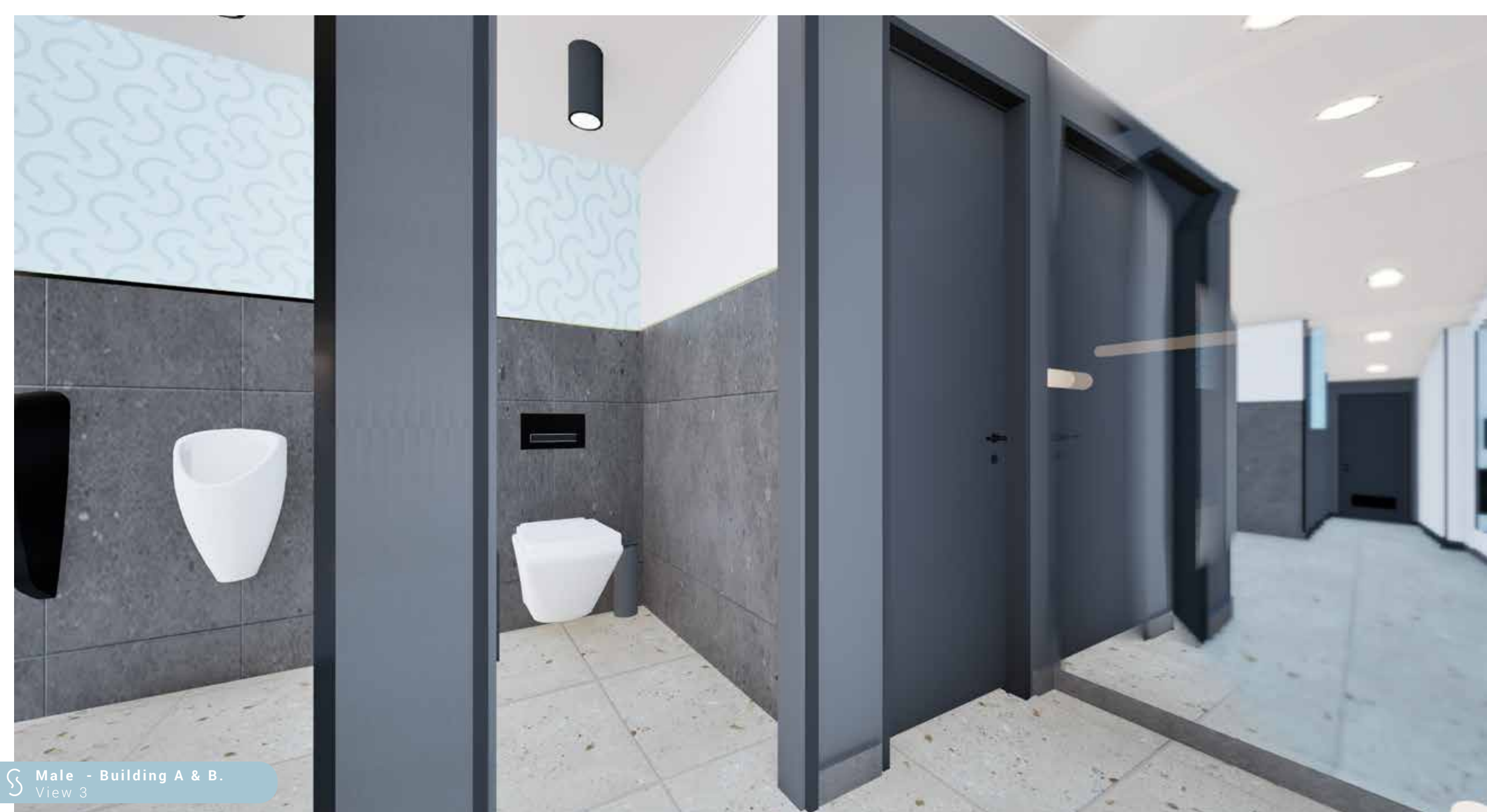
Female - Building A & B.
View 1



 Female - Building A & B.
View 2







Male - Building A & B.
View 3



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Everything Connects.

Sandton Gate

Retail | Offices



Sandton Gate
Offices



Sandton Gate
Retail | Offices



A smart collaboration for a smarter precinct.

With a shared vision, Tiber and Abcon have joined forces to establish Sandton Gate as a world-class precinct. As active shareholders both companies share their collective expertise to create Sandton Gate as a sustainable and smarter choice for businesses, residents and the general public.



Established in 1951, Tiber, has evolved into a highly respected leader in the commercial property and construction sectors. Tiber has a long-standing culture of loyalty and service and a reputation of delivering unique, high-quality, sustainable property solutions to its clients. Tiber's success is owed to a commitment to excellence driven by a highly-skilled and experienced management team and workforce, who are consistently able to provide clients with a hands-on approach to achieving their goals.



Abcon Developments' vision entails commitment, professionalism, integrity, and teamwork. A commercial real estate property developer with a long history of delivering spaces in retail, commercial, motor, and industrial sectors. Abcon Developments aspire to be the industry leader and are committed to exceptional service and exceeding expectations. We are parallel with our shareholders, and investors and look forward to the path of growth, striving for excellence and innovation in all facets of the development cycle together.

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SANDTON GATE

www.sandtongate.co.za

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