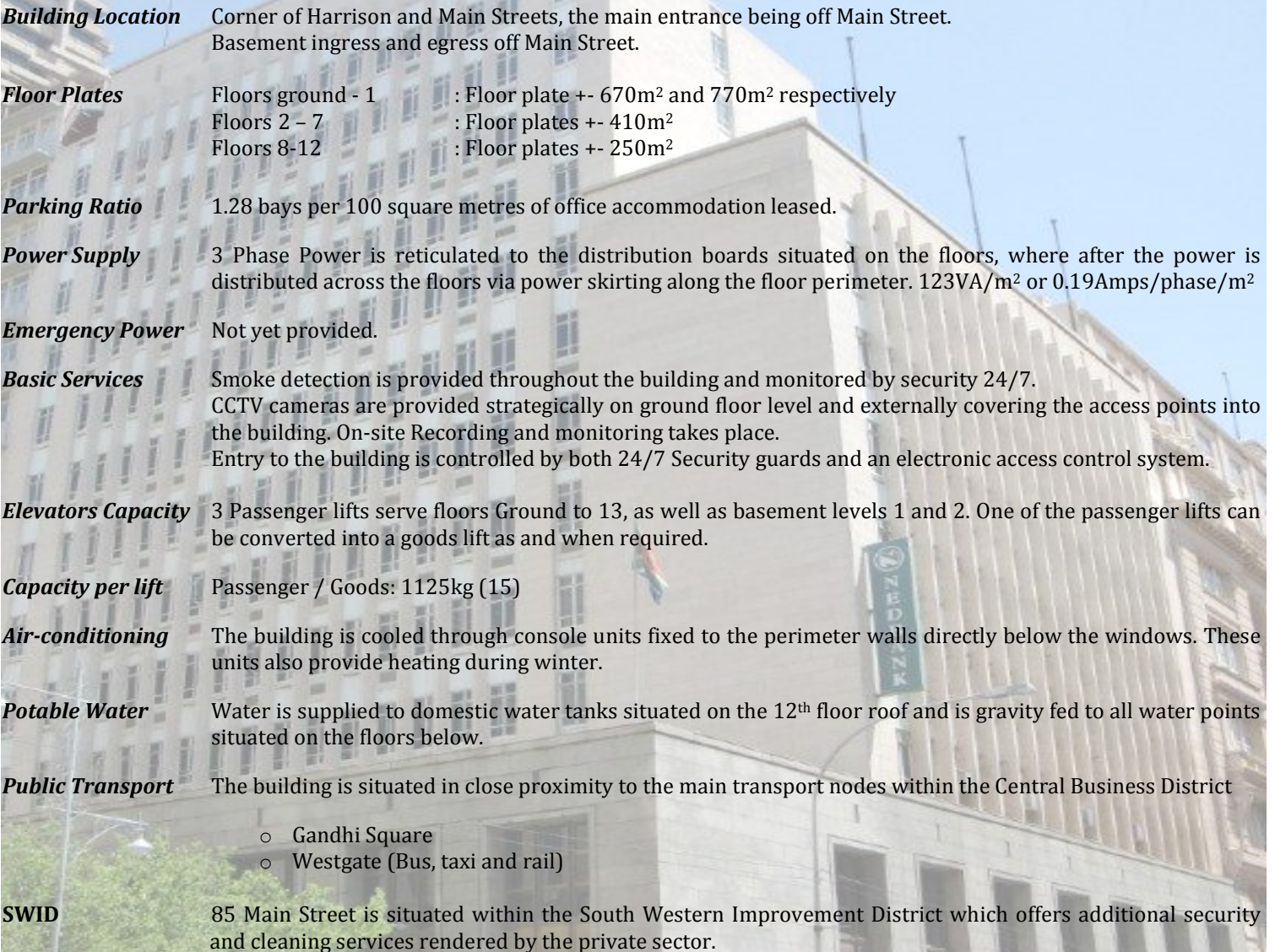


THE JOHANNESBURG LAND COMPANY (PTY) LTD

85 MAIN STREET BUILDING FEATURES



Building Location	Corner of Harrison and Main Streets, the main entrance being off Main Street. Basement ingress and egress off Main Street.
Floor Plates	Floors ground - 1 : Floor plate +- 670m ² and 770m ² respectively Floors 2 – 7 : Floor plates +- 410m ² Floors 8-12 : Floor plates +- 250m ²
Parking Ratio	1.28 bays per 100 square metres of office accommodation leased.
Power Supply	3 Phase Power is reticulated to the distribution boards situated on the floors, where after the power is distributed across the floors via power skirting along the floor perimeter. 123VA/m ² or 0.19Amps/phase/m ²
Emergency Power	Not yet provided.
Basic Services	Smoke detection is 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 both 24/7 Security guards and an electronic access control system.
Elevators Capacity	3 Passenger lifts serve floors Ground to 13, as well as basement levels 1 and 2. One of the passenger lifts can be converted into a goods lift as and when required.
Capacity per lift	Passenger / Goods: 1125kg (15)
Air-conditioning	The building is cooled through console units fixed to the perimeter walls directly below the windows. These units also provide heating during winter.
Potable Water	Water is supplied to domestic water tanks situated on the 12 th floor roof and is gravity fed to all water points situated on the floors below.
Public Transport	The building is situated in close proximity to the main transport nodes within the Central Business District <ul style="list-style-type: none">○ Gandhi Square○ Westgate (Bus, taxi and rail)
SWID	85 Main Street is situated within the South Western Improvement District which offers additional security and cleaning services rendered by the private sector.
