

## **Redefine's 155 West Street undergoes multi-million rand refurbishment**

**Johannesburg, South Africa – 18 June 2019:** The multi-million rand refurbishment of JSE listed diversified real estate investment trust Redefine Properties' 155 West Street in Sandton has been completed. The R133 million refurbishment commenced during May 2018 and was completed on schedule in March 2019 representing the only refurbished A Grade office building of its scale to be delivered to the market in 2019 by Redefine.

Centrally located with easy access to major roads, 155 West Street offers tenants a prominent business address, central meeting facilities and open plan permitting high degree of space flexibility. The site is situated in close proximity to the Gautrain station, Benmore Centre, Virgin Active and Alice Lane Piazza all within a short walking distance.

Pieter Strydom, Asset Manager for Office, Redefine Properties says, "The property represented an excellent opportunity for Redefine to redevelop the premises to ensure it remains relevant in a challenging market where tenants are spoilt for choice. We believe we have succeeded in this goal due to the strong leasing interest. Combined with Redefine's adaptability and ability to evolve to meet occupiers' requirements, the building in a sought after node, should perform as expected."

"The refurbishment embodies the quality which is the hallmark of Redefine's approach to office developments."

The property is already 60% let with WeWork, the global community company with operations in over 400 locations across 100 cities committing to 10 800 sqm while Jempster and specialist recruiter Robert Walters having signed leases for approximately 4 550sqm. WeWork forayed into Africa with Redefine's Rosebank Link where it is set to open in July this year.

155 West Street's new entrance is a striking lightbox doorway affording it a futuristic feel with the overhead roof garden completing the look. On entry into the building, tenants and visitors are greeted by an expansive, elegant atrium, where reception and waiting areas merge seamlessly with the surrounding landscape bringing serene green spaces to the doorstep of the building.

The green spaces integrate naturally with the cycle paths and Gautrain bus routes that run past the building. A trendy street-side café separates the public and the office spaces.

The interior space is contemporary with new aluminium finish giving it a sleek look, further accentuated by natural daylight and unobstructed views on all four sides.

Over the five storeys, the building provides for a multitude of tenant options from as small as 400 sqms of space that can be customised to requirements. The available space is further maximised through a shared reception and on demand executive boardrooms which can be booked through a central system.

Tenant access is through a centralised circulation and service core that is separated from visitor access. This split access, with separate entrances and elevators, presents a dual benefit – tenants gain direct access to their offices, and security is heightened.

The 26 500 sqm property in the heart of Sandton has dual access points, from Alice Lane and West Streets. The 1 024 parking bays, spread over four and a half levels of parking, provide five bays for every 100 sqm of usable space. Smart-traffic flow design enables the intuitive flow of traffic, from the moment of entry into the parkade, right through to the various entrances of the building, through a split access system.

“Our intention with this refurbishment has been to deliver a fully customisable and intelligently integrated workspace with world-class business facilities and amenities that will appeal to all sectors of the office market. This strategic focus has created a truly unique product in lower Sandton’s office market and something we are excited to offer,” says Strydom in conclusion.

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