Commercial Property Listing

Nov– Dec 2015

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Nachu Plaza is a fifteen storey office tower consisting of six (6) parking levels and eight (8) office floors located along Kiambere Road in Nairobi’s Upper Hill area the now premier and modern financial hub for East Africa. The government has reviewed the Masterplan for Upper Hill to improve and expand the roads and infrastructure in order to accommodate the increased interest from global institutions.

**Description:** the building is to replace current NACHU offices. It will Comprise 15 storeys as follows:

- a) Banking Hall - Ground Floor
- b) Parking Space - 5 No. Lower floors
- c) Office Space & - 7 No. Upper floors
- d) Meeting Rooms - 1 No. (Top) floor

**Selling Price:**
- 14,500 per sq.ft for cash buyers
- 15,500 per sq.ft for mortgage buyers

**Construction Status:** Ongoing
4th Ngong Avenue Towers is a professionally designed executive office complex with two towers each of 13 levels of office space, housing 80 units and allowing you flexibility to adapt the open plan floor space to your specific requirement.

The development creates **146,125 square feet** of office space and **297 car parking** slots.

The Developers of this Grade A office complex space are **Upward Scale Investment Company**.

**Selling Price:** Kshs. 14,500 per sqft (cash)
Kshs. 15,500 per sqft (mortgage)

**Payment terms:** initial deposit of 10-20%

**Kshs. 1.5 Million per parking**

**Construction Status:** Complete
Flamingo Towers, Upperhill

**Flamingo towers** is targeted at large scale corporate buyers to buy 100% or significant portions. This property is located in prime area Upper hill Mara road. The building has two wings of each 10 level of office space. Wing A with gross space of 5,200 sqm2 and wing B with a gross space of 6,330 sqm2.

**Salient features**

- 24 hr security with CCTV surveillance.
- High speed elevators with emergency control.
- Each floor has between 513 sqm2 – 636.49 sqm2.
- Full time power backup generator.
- Modern underground parking serviced by vehicular elevators.
- Automatic firefighting equipment with smoke detectors & overhead sprinkles.
- On site management company.
- Functional flexibility via adaptable office infrastructure.
- High quality curtain walling to counter effects of the sun.
- Ample water storage – proposed borehole.
- Ample parking of 235 slots.

**Selling Price:** 2Billion  (To be sold to a single buyer)

**Construction Status:** 90% Complete
Fortis Suite - Upperhill

Fortis Suites is the answer to offices that benefit the seat of corporate excellence and power. Located on Hospital road in Upperhill, the office space available is from 500 to 10,000 sq.ft. (Full floor).

Expert international design, robust infrastructure and various amenities make this an ideal location for all. Well planned areas for recreation & social interaction contribute to a relaxing stress-free ambience and greater productivity, thus heightening the quality of time spent by the decision makers and their peers.

Feature include; Full sunlit Atrium providing natural light, Modern spacious layout, 4 high speed lifts out of which 2 are panoramic, IT ready Offices, Backup Generator, Borehole, Ample tenants parking and Free visitors parking

Price: Kshs 14,500 per sq. ft  
Cash Buyers: 4 installments of 25% each till completion or 50% deposit, 50% upon completion  
Mortgage buyers: 20% deposit, 80% upon completion

Construction Status : Complete
Fortis Office Park, Muthangari drive; Off Waiyaki way - Kenya
2,400 - 100,000 sqft OR 223 - 9,290.3 sqm

Fortis Office Park currently under construction will become a modern iconic commercial development comprising four blocks, each of a gross lettable area of 25,000 sq. ft.

The offices are situated in a prime location, on Muthangari drive, off Waiyaki Way opposite West End Towers with close proximity to the vibrant Westlands area - See more at:

It is a prime, fully integrated 1-acre business park comprising approximately 100,000 sq.ft of Grade A lettable commercial space.

The features include:
• Flexible floor plates with premium finishes
• Excellent car parking at 3 spaces per 1,000 sq.ft Lettable area and additional free visitors parking
• 2 high speed elevators per block
• 24-hours security access control system and CCTV coverage
• Professional property management
• 700 KVA standby generator
• Provision for HVAC system
• Borehole

Selling Price: Price: per sq ft $1.50 - $2.30 per month

Completion: November 2015
REAL TOWERS
From 2,900 sq.ft. To 12,000 sq.ft.

Real towers, a stunning development comprising of 15 storey twin office towers with over 80,000 sq. ft. of lettable space. This commercial property offers great attention to detail, quality finishes, flexible floor plates and architecture design have been combined to create a professional working environment.

Accommodation includes:
- Fifteen story twin office towers
- 7 storey car parking facilities for 265 vehicles.
- Ample natural light to both office blocks and car parking.
- Adequate washrooms for both office blocks and superbly fitted kitchen facilities on each floor.
- High speed service lifts
- Staircase lobbies
- Generous Floor heights allowing for suspended ceilings, facilitating the installation of air conditioning if required.
- Provision for Telecom Deck to allow for telecommunication masts/equipment.
- High specification glazing minimizing heat gain and noise pollution.

Rent: Kshs. 125/= per sqf (inclusive of service charge)
Vienna court is a grade A office complex by international standards. Vienna court is among the first premium and truly green offices in the capital. It is a low-rise office complex, comprising two crescent shaped office wings flanking the garden to the east and the west of the property.

The layout in correlation with the sun and wind directions allowing maximum natural lighting and ventilation as well as great views.

**Amenities include:** 3-level secured covered basement parking, Ultra-modern video conference facility, Two high-spec stand-by generators, gymnasium, world-class cafeteria, state of the art access control, building management system (BMS) that intelligently monitors all building installations and security surveillance system.

**Pricing terms:**

- Rent per square foot - US$ 2.
- Service Charge per square foot - estimated at Kshs. 31 per sqft per month, after the 1st year's audit, reconciliation will be done and actual service charge will apply.
- Parking charges per bay/slot - US$ 125 per bay per month - note all parking spaces are covered - basement.
- Escalation rate - 5% per year on both rent and parking.
- Security Deposit payable - 3 months equivalent of rent and parking for the last term of the Lease - (6th year)
- Lease Term - 6 years.