

# MOVE UP - MOVE IN - MAKE THE

# SmartMOVE

## OFFICE

### With Growthpoint Properties

Get up to 100% of your first year's rental in allowances back when you move into one of our SmartMove buildings.

### I'M READY TO MOVE!

Enjoy  
**3** Sign a  
**year**  
lease: =  
Enjoy  
**60 %**  
of your first year's rental  
back in **BENEFITS**

Enjoy  
**5** Sign a  
**year**  
lease: =  
Enjoy  
**100%**  
of your first year's rental  
back in **BENEFITS**

### The Benefits

Benefits include free rental, and contributions to your office fit-out and relocation costs\*



Utilise up to 100% of your Adjusted Benefit towards Tenant Installation Allowance and relocation costs\*



Utilise up to 50% of your Adjusted Benefit towards Rent-Free\*

### HOW IT WORKS?



Browse our portfolio, of **SmartMove** buildings and find the right fit for you



Use our benefits calculator to work out how to maximise your **SmartMove** benefits



View and accept the T&Cs, sign your lease and get ready to move!

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[www.growthpointsmartmove.co.za](http://www.growthpointsmartmove.co.za)

T&Cs apply!

**GROWTHPOINT**  
PROPERTIES





## \*Terms and conditions for the SmartMove promotion

1. Participating in this promotion is deemed acceptance of these Terms and Conditions. This promotion is not valid in conjunction with any other offer unless otherwise advised. To qualify for the incentive, the participant must accept Growthpoint's stipulated gross rental, escalation rate and parking ratios.
2. The SmartMove promotion is only applicable in respect of the below building/spaces and shall not be applicable to any other properties within the Growthpoint portfolio. Growthpoint reserves the right to add or remove buildings at its sole discretion.
3. The promotion is only applicable to lease agreements concluded for a period of three years or more.
4. This promotion is applicable to new lease agreements only and does not apply to any renewal of lease agreements.
5. Only participants who meet Growthpoint's credit criteria shall qualify for this promotion, which credit criteria shall be in the sole discretion of Growthpoint.
6. The Participant can elect to utilise the Benefit as follows:
  - 6.1 apportioning a maximum of 50% (fifty per centum) of the Adjusted Benefit towards a Rent Free Period in respect of Rent, Operating Costs and Assessment Rates. The Participant shall receive a portion of the rent free period in the first month of the Lease Period and the remaining balance on each anniversary of the Lease; and
  - 6.2 apportioning up to 100% (one hundred per centum) of the Adjusted Benefit towards a Tenant Installation Allowance.
7. Growthpoint's decision is final, and no correspondence will be entered into. Growthpoint reserves the right to vary these Terms and Conditions or any of the terms of entry applying to this promotion or to modify, terminate, suspend or reschedule this promotion without notice. The definition of asking rental shall include Basic rent, Operating Costs and Assessment rates as estimated at the commencement of the lease.
8. Tenant Installation Allowance shall mean the sum of money contributed by Growthpoint towards the costs to be incurred by the Participant to fit out the leased premises.
9. The items to which the Tenant Installation Allowance shall apply include:
  - Ceilings
  - Partitioning
  - Floor coverings
  - Air conditioning
  - PABX and telephone installations
  - Kitchen fixtures
  - Data and voice cable reticulation
  - Access control and burglar alarms
  - Counters, hatches shelving and fittings
  - Office furniture and equipment of a capital nature as it relates to the Participant's usage in the leased premises
10. A pre-condition of eligibility for the benefits of this promotion shall be the signature of the standard Growthpoint Agreement of Lease, in respect of the applicable building, for the agreed duration referred to above, together with payment by the Participant of the agreed deposit or delivery of a bank guarantee issued by an approved financial institution and the payment of first month's rental and other imposts.
11. Leased premises shall only be secured upon receipt by Growthpoint of the Agreement of Lease, deposit and other items referred to in clause 10 above. No leased premises shall be reserved for any Participant. Growthpoint does not guarantee that the requested area will be available to the Participant and failure to sign and deliver the Agreement of Lease referred to above, timeously, could result in the Participant losing the requested area to another Participant. Growthpoint does not guarantee that any alternative areas shall thereafter be available. This promotion is limited to space availability within the buildings referred to below.
12. Any additional items not listed above shall only be included at the sole discretion of Growthpoint.
13. Growthpoint's decision is final, and no correspondence will be entered into. Growthpoint reserves the right to vary these Terms and Conditions or any of the terms of entry applying to this promotion or to modify, terminate, suspend, or reschedule this promotion without notice.





BUILDING NAME	SMARTMOVE SPACE
<b>Sandton Surrounds/Eastern Suburbs/Woodlands Office Park</b>	
Pinmill Farm	All vacancies
Strathavon 11	All vacancies
35 Impala Road	Whole building
Gillooly's View	Block B - 1 <sup>st</sup> Floor - 469.61m <sup>2</sup>
	Block B - Ground Floor - 708.06m <sup>2</sup>
	Block C - 2 <sup>nd</sup> Floor - 327.30m <sup>2</sup>
Woodlands Office Park	Building 11A - 1 <sup>st</sup> Floor - 1,485.40m <sup>2</sup>
	Building 12 - 1 <sup>st</sup> Floor - 601.94m <sup>2</sup>
	Building 12 - 3 <sup>rd</sup> Floor - 1,089.01m <sup>2</sup>
	Building 21A - Portion Ground Floor - 411.74m <sup>2</sup>
	Building 25 - Portion 1 <sup>st</sup> Floor - 301.84m <sup>2</sup>
	Building 27 - Portion 1 <sup>st</sup> Floor - 376.34m <sup>2</sup>
	Building 27 - Portion 2 <sup>nd</sup> Floor - 376.34m <sup>2</sup>
	Building 27 - Portion 2 <sup>nd</sup> Floor - 364.39m <sup>2</sup>
	Building 29 - Portion Ground Floor - 405.94m <sup>2</sup>
	Building 32 - Portion 1 <sup>st</sup> Floor - 762.25m <sup>2</sup>
<b>Bryanston/Rivonia/Woodmead</b>	
Country Club Estate	Building 4 - 1,612.11m <sup>2</sup>
	Building 5 - Ground Floor - 686.00m <sup>2</sup>
	Building 7 - Ground Floor - 1,609.33m <sup>2</sup>
Peter Place Office Park	Block B - Portion Ground Floor - 283.29m <sup>2</sup>
	Block A - Ground Floor - 426.72m <sup>2</sup>
	Block A - Portion 1 <sup>st</sup> Floor - 278.67 m <sup>2</sup>
	Block E - 1 <sup>st</sup> Floor - 512.40m <sup>2</sup>
	Block H - Portion Ground Floor - 245.82m <sup>2</sup>
Thirty Twenty One	Block A - 1 <sup>st</sup> Floor - 229.00m <sup>2</sup>
	Block A - Portion Ground Floor - 487.64m <sup>2</sup>
	Block A - Portion Ground Floor - 531.70m <sup>2</sup>
Woodmead Estate	Building 13 - Ground Floor - 1,225.29m <sup>2</sup>
<b>Rosebank/Illovo/Parktown/Houghton/Dunkeld</b>	
28 Fricker Road	All vacancies
Boundary Place	First Floor - 929.67m <sup>2</sup>
Sunnyside Office Park	Building A - 1 <sup>st</sup> Floor - 1,103.26m <sup>2</sup>
	Building B - 1 <sup>st</sup> Floor - 822.27m <sup>2</sup>
	Building C - Ground Floor - 200.00m <sup>2</sup>
	Sentinel House - 4 <sup>th</sup> Floor - 1,052.72m <sup>2</sup>
	Building D - 6 <sup>th</sup> Floor - 541.83m <sup>2</sup>
1 Sixty Jan Smuts	1 <sup>st</sup> Floor - 818.46m <sup>2</sup>
	2 <sup>nd</sup> Floor - 1,356.10m <sup>2</sup>
	2 <sup>nd</sup> Floor - 712.14m <sup>2</sup>
Arnold Crescent	Whole building
Grosvenor Corner	Whole building
<b>Sandton CBD/Wierda Valley</b>	
Sandton Close	Whole building
138 West	West Wing - 4 <sup>th</sup> Floor - 968.40m <sup>2</sup>
	West wing - 2 <sup>nd</sup> Floor - 348.60m <sup>2</sup>
Fredman Towers	8 <sup>th</sup> Floor - 154.78m <sup>2</sup>
	8 <sup>th</sup> Floor - 206.37m <sup>2</sup>
	Entire 7 <sup>th</sup> Floor - 1,524.87m <sup>2</sup>
	4 <sup>th</sup> Floor - 340.73m <sup>2</sup>
	4 <sup>th</sup> Floor - 213.77m <sup>2</sup>
	3 <sup>rd</sup> Floor - 387.59m <sup>2</sup>
Sandown Mews	West Building - 4 <sup>th</sup> Floor - 1,210.90m <sup>2</sup>
	West Building - Ground Floor - 1,318.00m <sup>2</sup>
	West Building - 3 <sup>rd</sup> Floor - 262.20m <sup>2</sup>
	West Building - 3 <sup>rd</sup> Floor - 330.10m <sup>2</sup>
The Place	All white boxed spaces
The Towers	All white boxed spaces
82 Grayston	Whole building
Advocates Chambers	4 <sup>th</sup> Floor - 1,609.80m <sup>2</sup>
<b>Pretoria/Midrand/Constantia Office Park</b>	
Hatfield Gardens	Block E - 1 <sup>st</sup> Floor 1,217.00m <sup>2</sup>
	Block B - 2 <sup>nd</sup> Floor - 431.00m <sup>2</sup>
Central Park	Block B - 1 <sup>st</sup> Floor - 313.50m <sup>2</sup>
	Block E - 345.57m <sup>2</sup>
	Block E - 208.58m <sup>2</sup>
	Block E - 683.67m <sup>2</sup>
	Entire Block K - 1,840.00m <sup>2</sup>
Park on 16th ABC	Block C - 1 <sup>st</sup> Floor - 1,230.00m <sup>2</sup>
	Block C - Ground Floor - 1,200.00m <sup>2</sup>
Menlyn Corner	Portion 4 <sup>th</sup> Floor - 797.00m <sup>2</sup>
Lakeside 3	2 <sup>nd</sup> Floor - 1,000.00m <sup>2</sup>
	Atrium - 781.00m <sup>2</sup>
	Atrium - 322.00m <sup>2</sup>
Constantia Park	Gateview House - 555.00m <sup>2</sup>
	Hillview House - 2,959.00m <sup>2</sup>