Creativity meets Innovation

1 Canegate Office Park
Introducing Innovation

Centrally located on Armstrong Avenue on the approach from Umhlanga Rocks Drive, with 5 000m² of office space over two floors and 288 parking bays, this development is as practical as it is dynamic.

The refreshing building exterior incorporates glass and planting to create an impressive presence in the heart of La Lucia Ridge. Surrounded by indigenous landscaping, the building design creates a feeling of endless space, whilst over-looking the adjoining valley.
Site Location

MILLENIUM WAY
UMHLANGA ROCKS DRIVE
UMHLANGA VILLAGE
RIDGESIDE OFFICE PARK
LA LUCIA RIDGE OFFICE PARK
M41
ARMSTRONG AVE

N2 / M41 INTERCHANGE

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The site is located in the business hub of Umhlanga Ridge’s successful corporate and commercial centre, with easy access to the freeway and main arterial routes.

Set in the backdrop of Gateway Theatre of Shopping, the site boasts brilliant access to amenities, together with unique exposure on one of the district’s main thoroughfares.
Site Plan – Ground Floor

- **Entrance 1**
- **Alternative Entrance**
- **Lobby**
- **Office Floor Subdivision(s) Where Fire Escapes Allow**
- **Ablutions Where Required**
- **Balcony**
- **Fire Escape**
- **Basement Access Stair**

**Main Tenant**

**Other Tenant(s)**

**All Areas Approximate and Not for Leasing Purposes**

<table>
<thead>
<tr>
<th>Total Office Floor Area</th>
<th>m²</th>
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<tbody>
<tr>
<td>First Floor</td>
<td>2450</td>
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<tr>
<td>Ground Floor</td>
<td>2550</td>
</tr>
<tr>
<td>Upper Basement</td>
<td>100</td>
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<tr>
<td>Lower Basement</td>
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<table>
<thead>
<tr>
<th>Total Parking</th>
<th>Required @ 5 Per 100m²</th>
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<tbody>
<tr>
<td>288</td>
<td></td>
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<tr>
<td>Open (Ground Floor)</td>
<td>75</td>
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<tr>
<td>Covered</td>
<td>213</td>
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<tr>
<td>(Upper Basement)</td>
<td>108</td>
</tr>
<tr>
<td>(Lower Basement)</td>
<td>158</td>
</tr>
</tbody>
</table>
Site Plan – First Floor

1. WALKWAY
2. OFFICE FLOOR
3. ABLUTIONS WHERE REQUIRED
4. BALCONY
5. DOUBLE VOLUME
6. FIRE ESCAPE

- MAIN TENANT
- OTHER TENANT/S

ALL AREAS APPROXIMATE AND NOT FOR LEASING PURPOSES

<table>
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<tr>
<th>AREA</th>
<th>Size</th>
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</thead>
<tbody>
<tr>
<td>TOTAL OFFICE FLOOR AREA</td>
<td>5000m²</td>
</tr>
<tr>
<td>FIRST FLOOR</td>
<td>2450 m²</td>
</tr>
<tr>
<td>GROUND FLOOR</td>
<td>2550 m²</td>
</tr>
<tr>
<td>UPPER BASEMENT</td>
<td>100 m²</td>
</tr>
<tr>
<td>LOWER BASEMENT</td>
<td>100 m²</td>
</tr>
</tbody>
</table>

| TOTAL PARKING             | 288           |
| 250 REQUIRED @ 5 PER 100m² |               |
| OPEN (GROUND FLOOR)       | 75            |
| COVERED                   | 213           |
| (UPPER BASEMENT)          | 105           |
| (LOWER BASEMENT)          | 108           |
Site Plan – Upper Basement Level

Scale 1: 500

1 RAMP
2 LOBBY
3 PARKING
4 FIRE ESCAPE

MAIN TENANT
OTHER TENANT/S
FUTURE OFFICE RETROFIT

ALL AREAS APPROXIMATE AND NOT FOR LEASING PURPOSES

TOTAL OFFICE FLOOR AREA  5600m²
FIRST FLOOR  2450 m²
GROUND FLOOR  2550 m²
UPPER BASEMENT  100 m²
LOWER BASEMENT  100 m²

TOTAL PARKING  288
250 REQUIRED @ 5 PER 100m²
OPEN (GROUND FLOOR)  75
COVERED  213
UPPER BASEMENT  108
LOWER BASEMENT  108
Site Plan – Lower Basement Level

1. RAMP
2. LOBBY
3. PARKING
4. FIRE ESCAPE

- MAIN TENANT
- OTHER TENANT(S)

ALL AREAS APPROXIMATE AND NOT FOR LEASING PURPOSES

TOTAL OFFICE FLOOR AREA
- FIRST FLOOR: 2450 m²
- GROUND FLOOR: 2550 m²
- UPPER BASEMENT: 100 m²
- LOWER BASEMENT: 100 m²

TOTAL PARKING: 288
- OPEN (GROUND FLOOR): 75
- COVERED (UPPER BASEMENT): 105
- COVERED (LOWER BASEMENT): 108
- REQUIRED: 5 PER 100 m²
View from the turning circle.

View from the front parking.

View from the valley.
Design Concept

- Robust brise soleil screen
- Use of exterior + robust finishes
- Combination of sun control + ventilation
- Circulation routes are adaptable
  - interior vs exterior
- Play of light + view allowance
- Connect upper levels with light weight walkways maximise ventilation
Design Concept

- Off-shutter concrete + brick
- Equitone raw texture fibre cement panels
- Linea
- Natura
- Tectiva
- Brise Soleil + similar brick work
Design Concept
JT Ross is a development and property company with a passion for providing all round property solutions for corporate clients. With extensive experience in construction, development and property management we continue to provide a dedicated service to new and existing clients internationally.

Our relationship with architects, designers and industry experts affords us the opportunity to innovate and create commercial space which appeals to current markets and trends. We understand that technology, sustainable design and lifestyle bring the bricks and mortar to life.