

ONE / AFRICA PLACE

A LUXURY OFFICE DEVELOPMENT
IN THE HEART OF NAIROBI



BUILDING FEATURES

- Unrivalled location in the heart of Westlands
- Triple height entrance lobby
- Double-glazed solar efficient glass (energy saving of ~35%)
- Granite/Marble lobbies on all levels
- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2
- Male/Female WC's on each floor
- Rain Water Harvesting as standard
- Onsite treated bore-hole
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1 x 350 KVA back-up capacity)
- Conventional + mechanised parking systems giving 333 spaces
- Sky Cafe

WELCOME TO ONE AFRICA PLACE

One Africa Place is set to transform Nairobi's skyline and provide it's residents with the most iconic of business addresses. Visually distinctive and designed for maximum efficiency and comfort, One Africa Place comprises 138,000 sq. ft spread over 21 unique floors. With a triple-height entrance lobby, double-glazed solar efficient windows, sky cafe, 21st century mechanised parking, 100% back-up power, and the most prestigious location in the city, this Urban Sculpture will stand apart in Nairobi's corporate office scene.



ONE/AFRICA
PLACE

A G+20 LANDMARK IN THE
CONTINENT'S MOST DYNAMIC CITY

WELCOME TO
YOUR NEW
OFFICE



FLOOR/
PLANS/

ONE AFRICA PLACE

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TECHNICAL INFORMATION

POWER DISTRIBUTION

- Available power capacity for office areas = 100 KVA/sqm
- Distribution through 2 bus bars of 800A load (greater load flexibility)
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1x350 KVA back-up capacity)
- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

SUSTAINABILITY

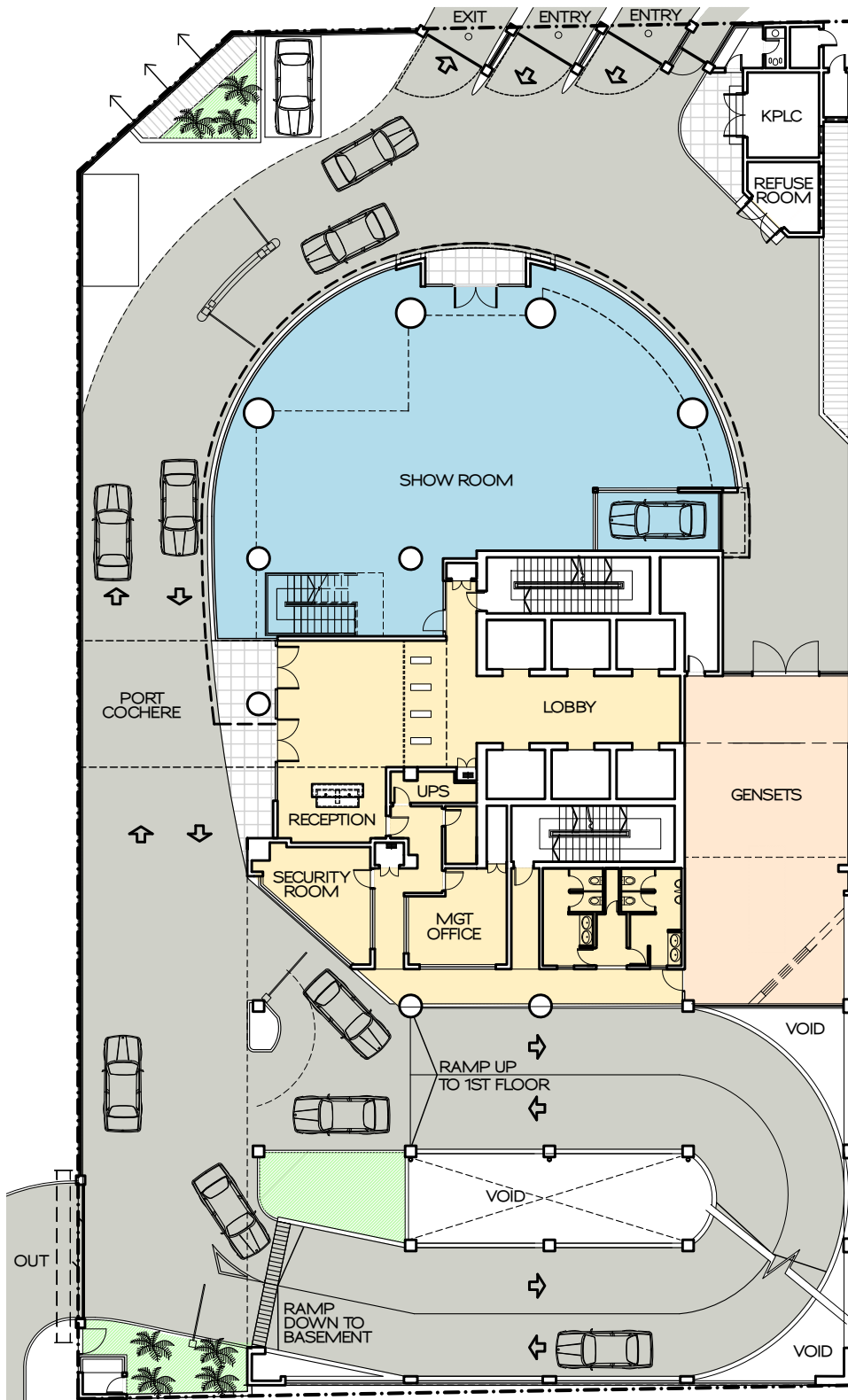
- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

GROUND FLOOR

SHOWROOM/
LETTABLE AREA: 3,014 ft² (280 m²)



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ONE AFRICA PLACE

FIRST FLOOR



NET INTERNAL AREA: 2,207 ft² (205 m²)

NET LOBBY AREA: 689 ft² (64 m²)

WCs: 183 ft² (17 m²)

NET LETTABLE AREA: 3,078 ft² (286 m²)

CHILLER BALCONY/TERRACE: 301 ft² (28 m²)



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TECHNICAL INFORMATION

POWER DISTRIBUTION

- Available power capacity for office areas = 100 KVA/sqm
- Distribution through 2 bus bars of 800A load (greater load flexibility)
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1x350 KVA back-up capacity)
- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

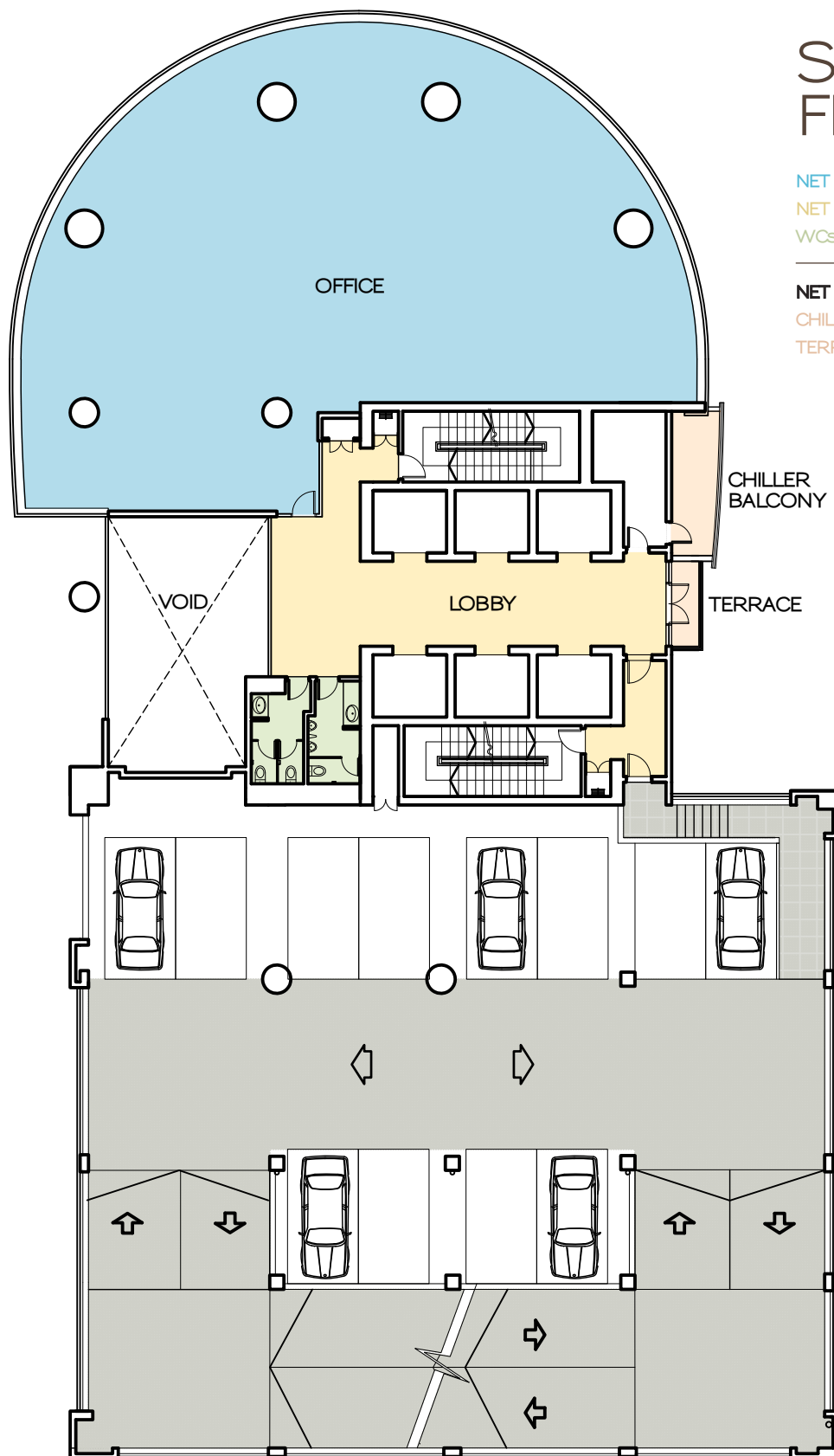
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

SECOND FLOOR



NET INTERNAL AREA: 3,218 ft² (299 m²)
 NET LOBBY AREA: 689 ft² (64 m²)
 WCs: 183 ft² (17 m²)

NET LETTABLE AREA: 4,090 ft² (380 m²)
 CHILLER BALCONY: 97 ft² (9 m²)
 TERRACE: 32 ft² (3 m²)



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ONE AFRICA PLACE

THIRD FLOOR



NET INTERNAL AREA: 4,316 ft² (401 m²)
 NET LOBBY AREA: 441 ft² (41 m²)
 WCs: 183 ft² (17 m²)

NET LETTABLE AREA: 4,941 ft² (459 m²)
 CHILLER BALCONY: 108 ft² (10 m²)
 TERRACE: 32 ft² (3 m²)



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TECHNICAL INFORMATION

POWER DISTRIBUTION

- Available power capacity for office areas = 100 KVA/sqm
- Distribution through 2 bus bars of 800A load (greater load flexibility)
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1x350 KVA back-up capacity)
- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

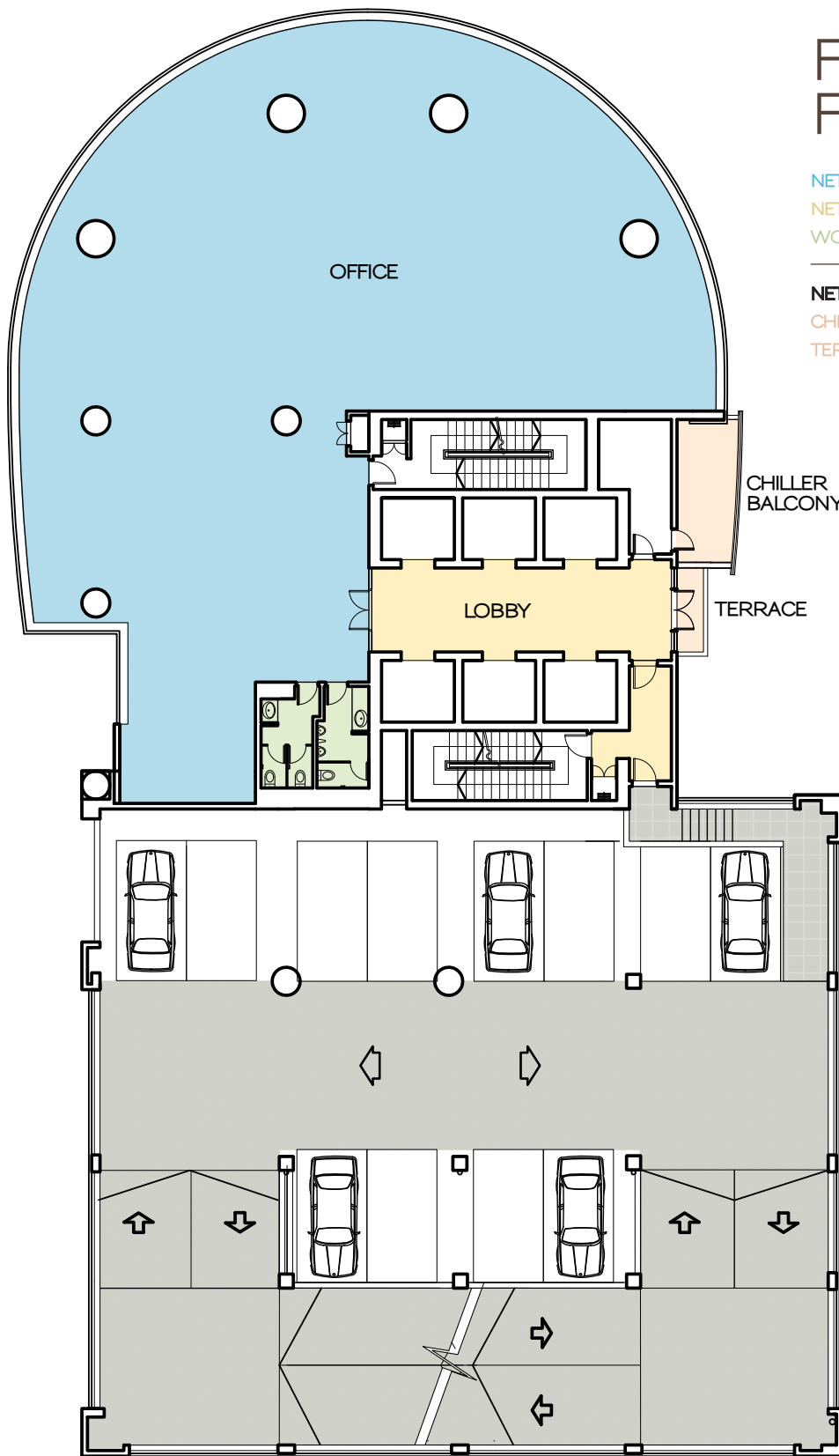
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

FOURTH FLOOR



NET INTERNAL AREA: 4,435 ft² (412 m²)

NET LOBBY AREA: 441 ft² (41 m²)

WCs: 183 ft² (17 m²)

NET LETTABLE AREA: 5,059 ft² (470 m²)

CHILLER BALCONY: 129 ft² (12 m²)

TERRACE: 32 ft² (3 m²)



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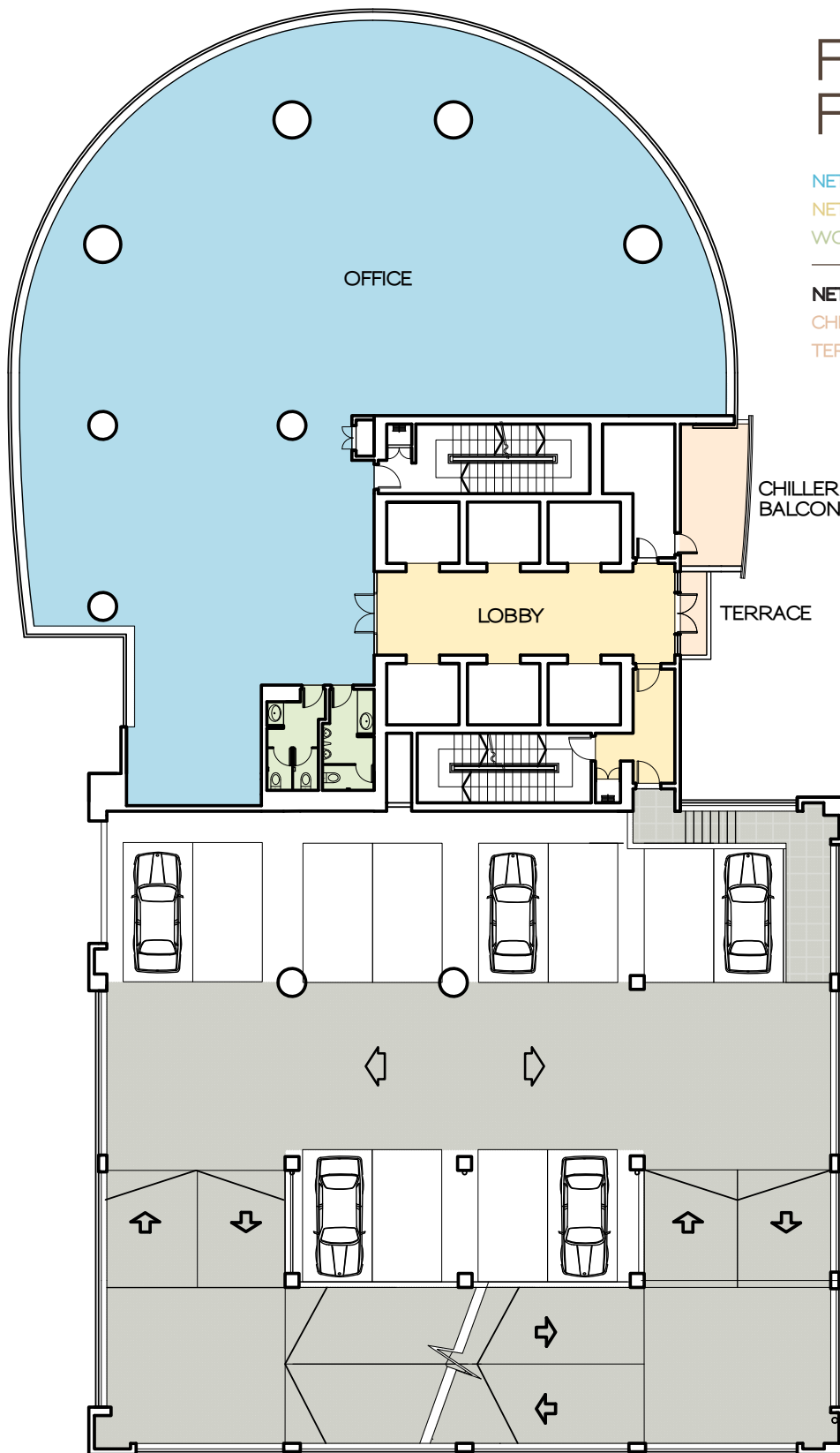


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ONE AFRICA PLACE

FIFTH FLOOR



NET INTERNAL AREA: 4,575 ft² (425 m²)

NET LOBBY AREA: 441 ft² (41 m²)

WCs: 183 ft² (17 m²)

NET LETTABLE AREA: 5,199 ft² (483 m²)

CHILLER BALCONY: 140 ft² (13 m²)

TERRACE: 32 ft² (3 m²)



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TECHNICAL INFORMATION

POWER DISTRIBUTION

- Available power capacity for office areas = 100 KVA/sqm
- Distribution through 2 bus bars of 800A load (greater load flexibility)
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1x350 KVA back-up capacity)
- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

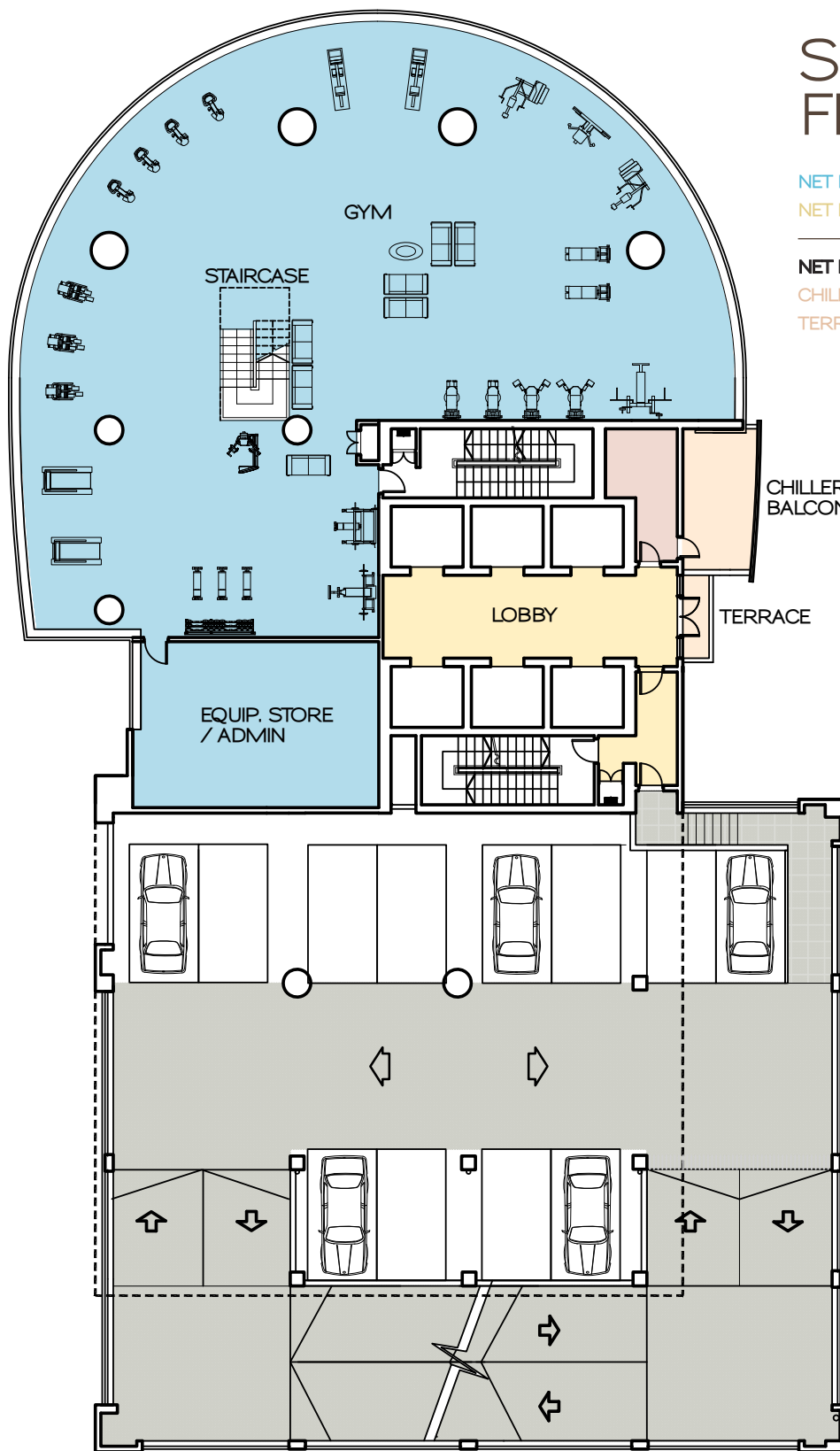
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

SIXTH FLOOR



NET INTERNAL AREA: 4,865 ft² (452 m²)
 NET LOBBY AREA: 441 ft² (41 m²)

NET LETTABLE AREA: 5,306 ft² (493 m²)
 CHILLER BALCONY: 151 ft² (14 m²)
 TERRACE: 32 ft² (3 m²)



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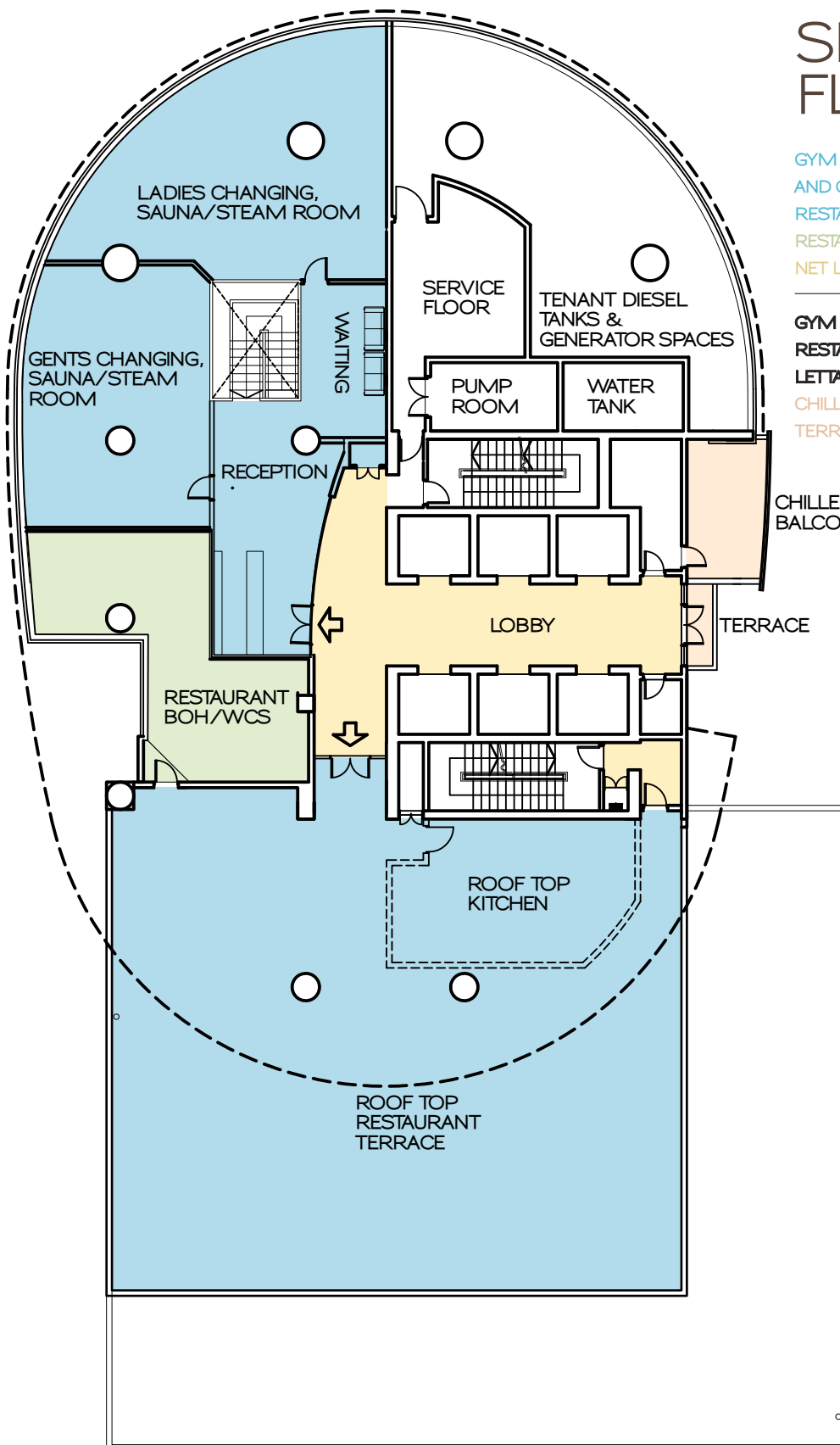


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ONE AFRICA PLACE

SEVENTH FLOOR



GYM RECEPTION AND CHANGING: 2,347 ft² (218 m²)
 RESTAURANT: 4,015 ft² (373 m²)
 RESTAURANT BOH/WCS: 592 ft² (55 m²)
 NET LOBBY AREA: 667 ft² (62 m²)

GYM NET LETTABLE AREA: 2,573 ft² (239 m²)
 RESTAURANT NET LETTABLE AREA: 5,048 ft² (469 m²)
 CHILLER BALCONY: 161 ft² (15 m²)
 TERRACE: 32 ft² (3 m²)



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TECHNICAL INFORMATION

POWER DISTRIBUTION

- Available power capacity for office areas = 100 KVA/sqm
- Distribution through 2 bus bars of 800A load (greater load flexibility)
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1x350 KVA back-up capacity)
- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

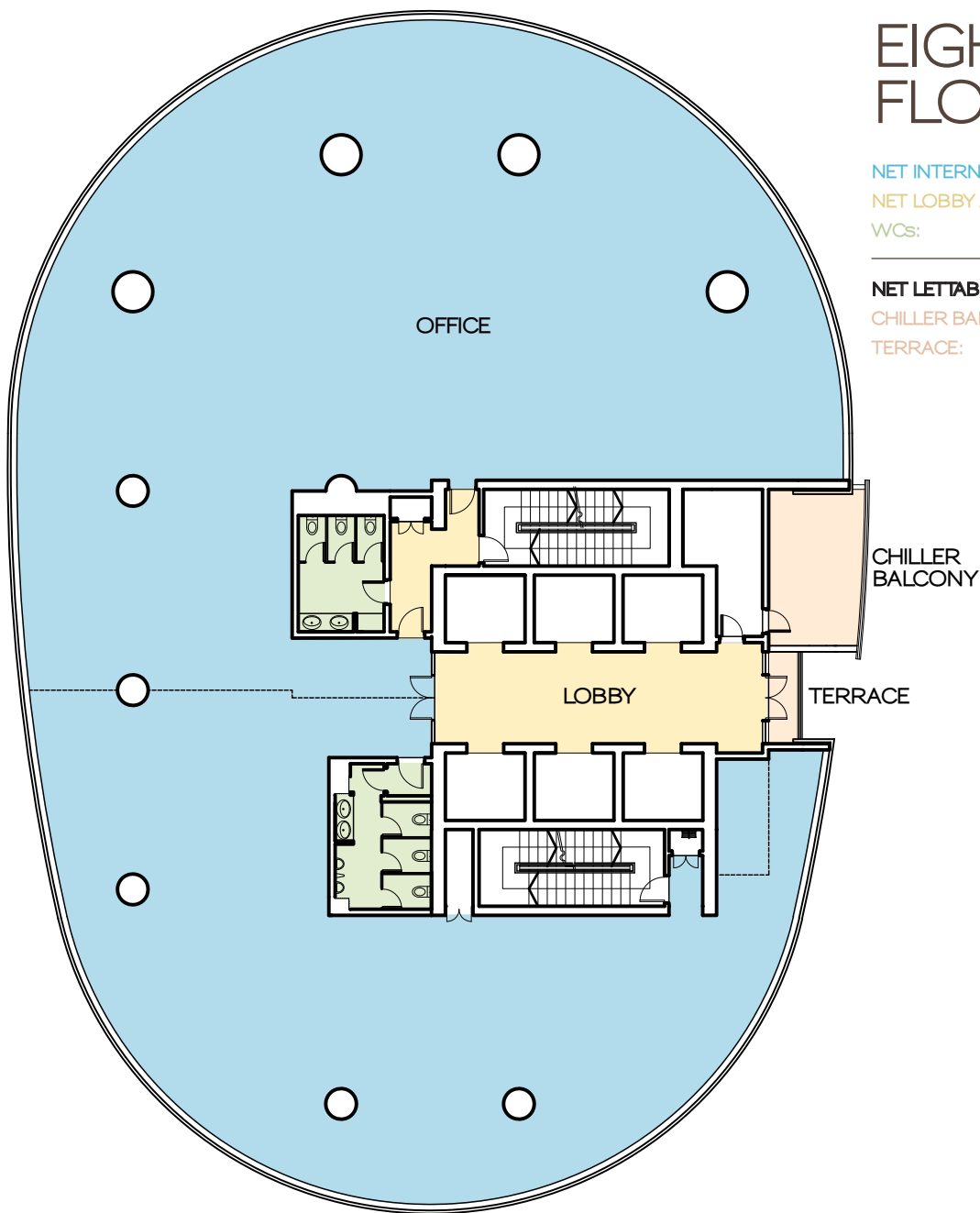
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

EIGHTH FLOOR



NET INTERNAL AREA: 7,072 ft² (657 m²)
 NET LOBBY AREA: 441 ft² (41 m²)
 WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 7,858 ft² (730 m²)
 CHILLER BALCONY: 183 ft² (17 m²)
 TERRACE: 32 ft² (3 m²)



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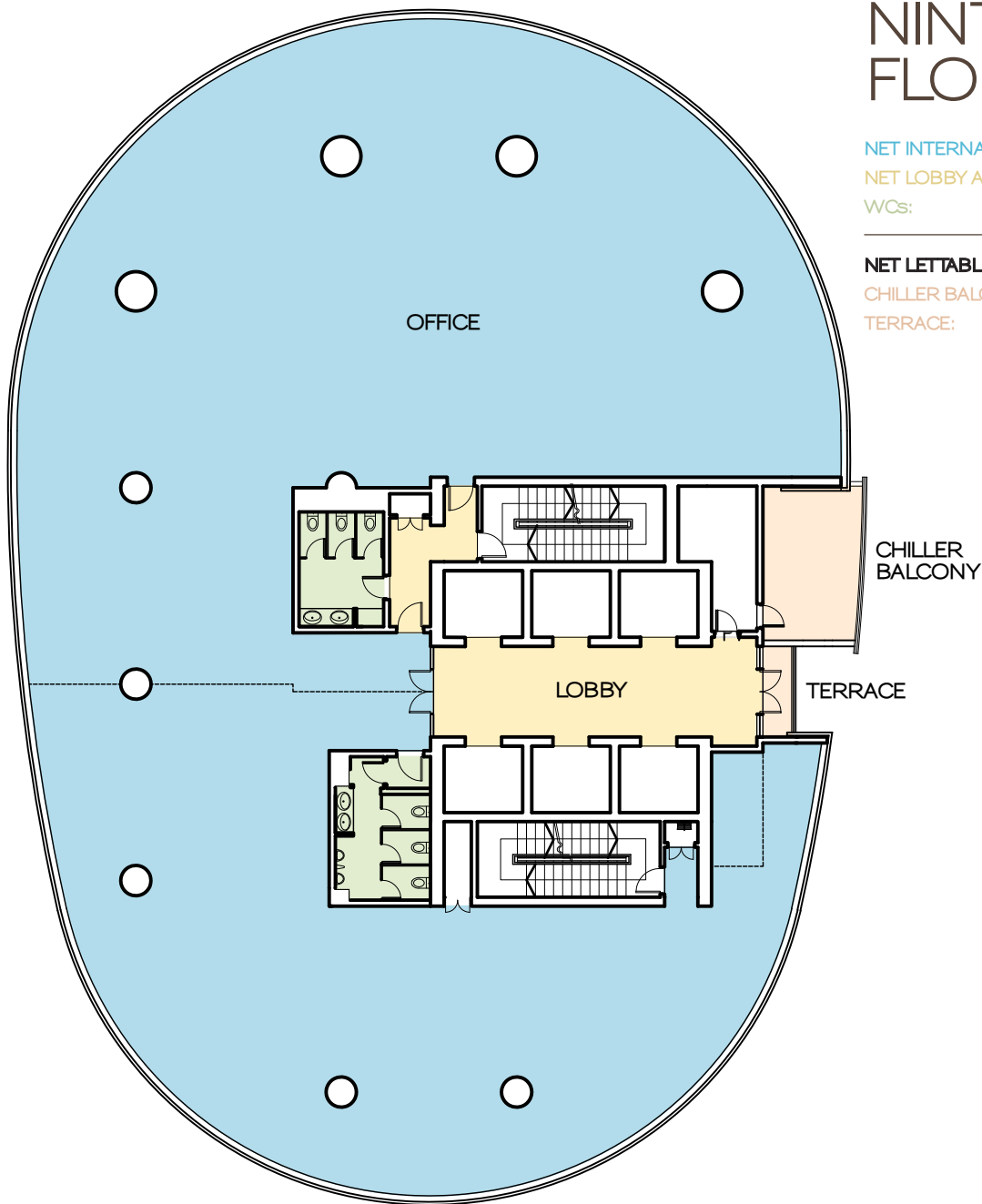


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ONE AFRICA PLACE

NINTH FLOOR



NET INTERNAL AREA: 7,233 ft² (672 m²)
 NET LOBBY AREA: 441 ft² (41 m²)
 WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 8,019 ft² (745 m²)
 CHILLER BALCONY: 194 ft² (18 m²)
 TERRACE: 32 ft² (3 m²)



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TECHNICAL INFORMATION

POWER DISTRIBUTION

- Available power capacity for office areas = 100 KVA/sqm
- Distribution through 2 bus bars of 800A load (greater load flexibility)
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1x350 KVA back-up capacity)
- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

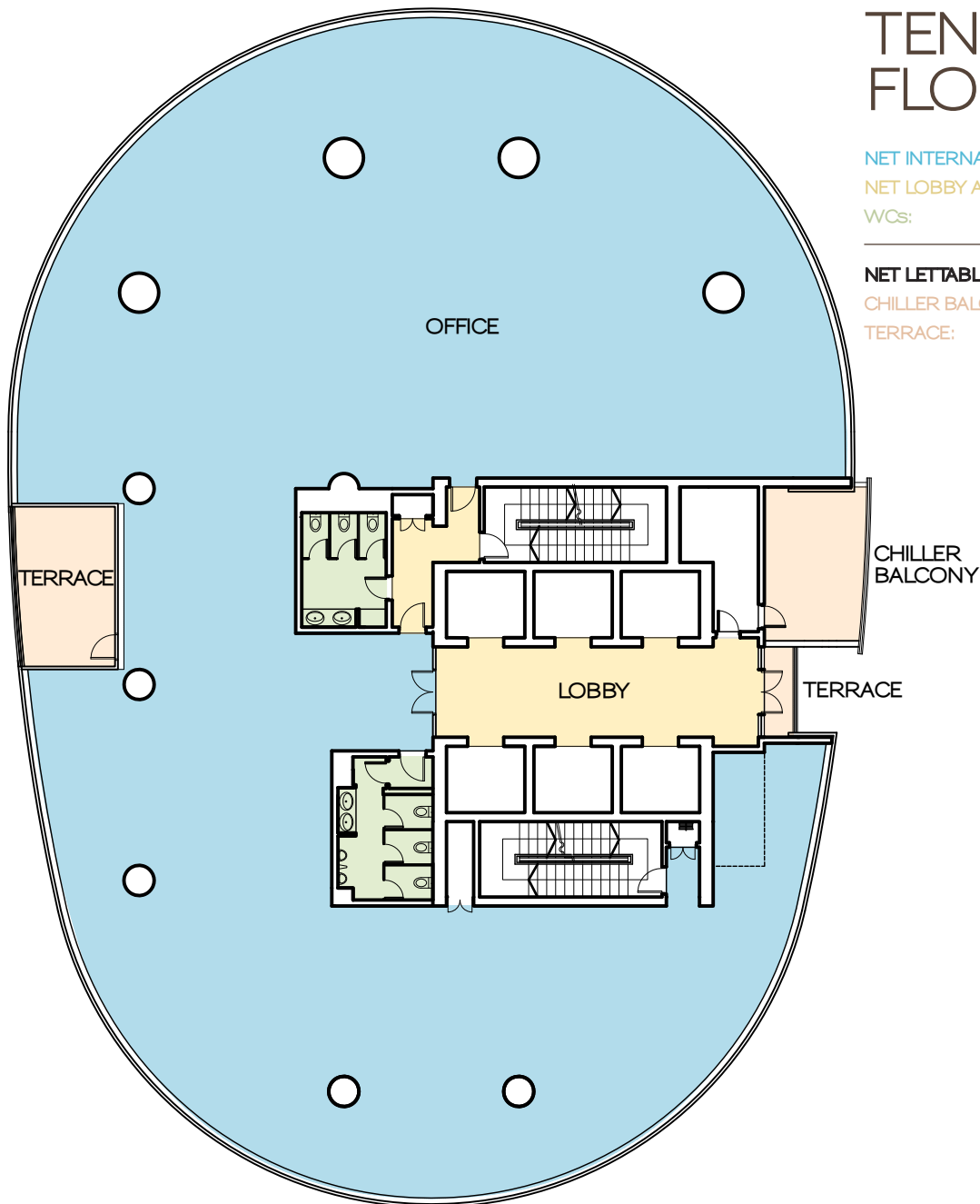
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

TENTH FLOOR



NET INTERNAL AREA: 7,158 ft² (665 m²)

NET LOBBY AREA: 441 ft² (41 m²)

WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 7,944 ft² (738 m²)

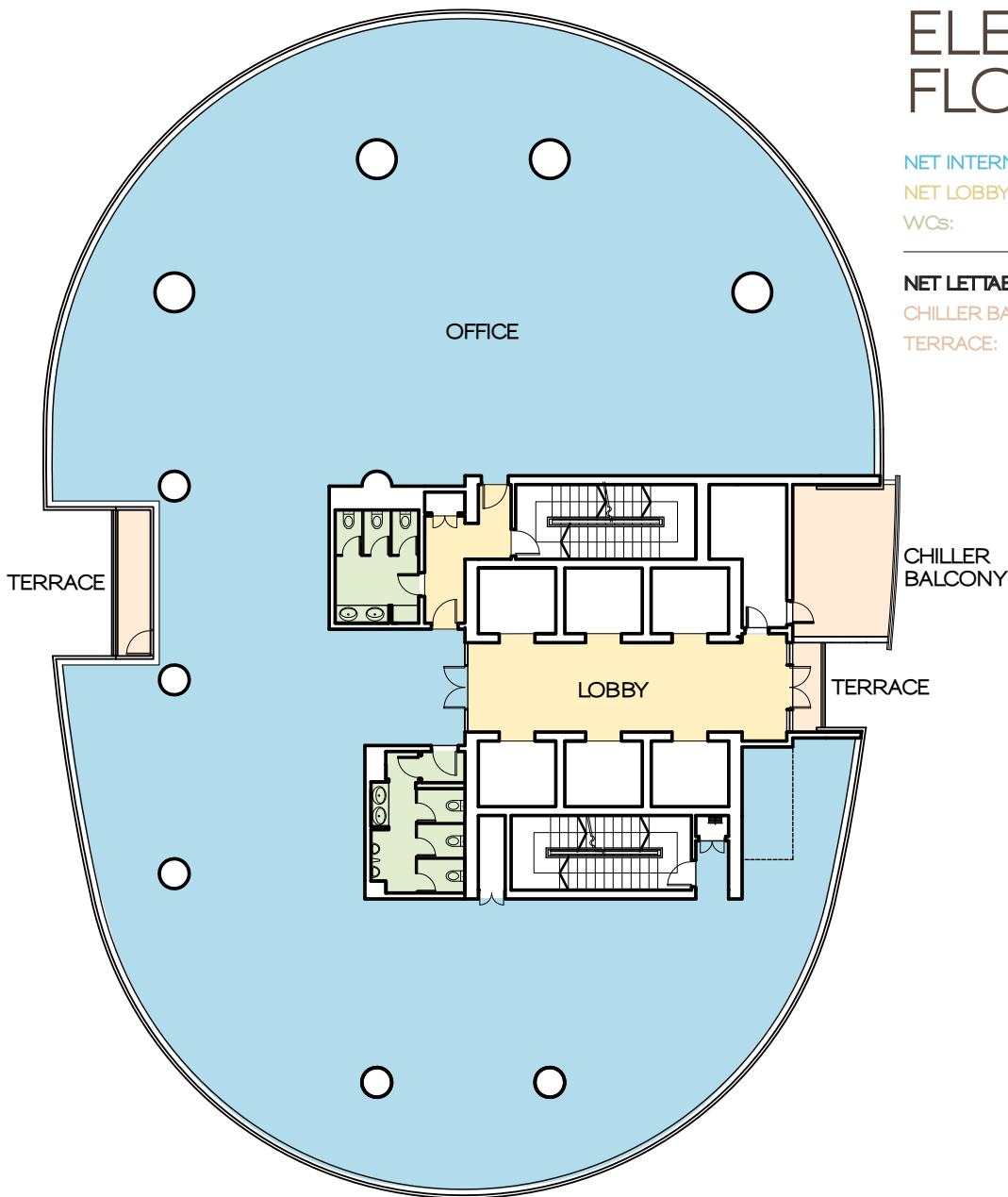
CHILLER BALCONY: 194 ft² (18 m²)

TERRACE: 215 ft² (20 m²)



ONE AFRICA PLACE

ELEVENTH FLOOR



NET INTERNAL AREA: 7,223 ft² (671 m²)
 NET LOBBY AREA: 441 ft² (41 m²)
 WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 8,008 ft² (744 m²)
 CHILLER BALCONY: 205 ft² (19 m²)
 TERRACE: 118 ft² (11 m²)



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POWER DISTRIBUTION

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- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
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PLUMBING

- Municipal and borehole supply of water
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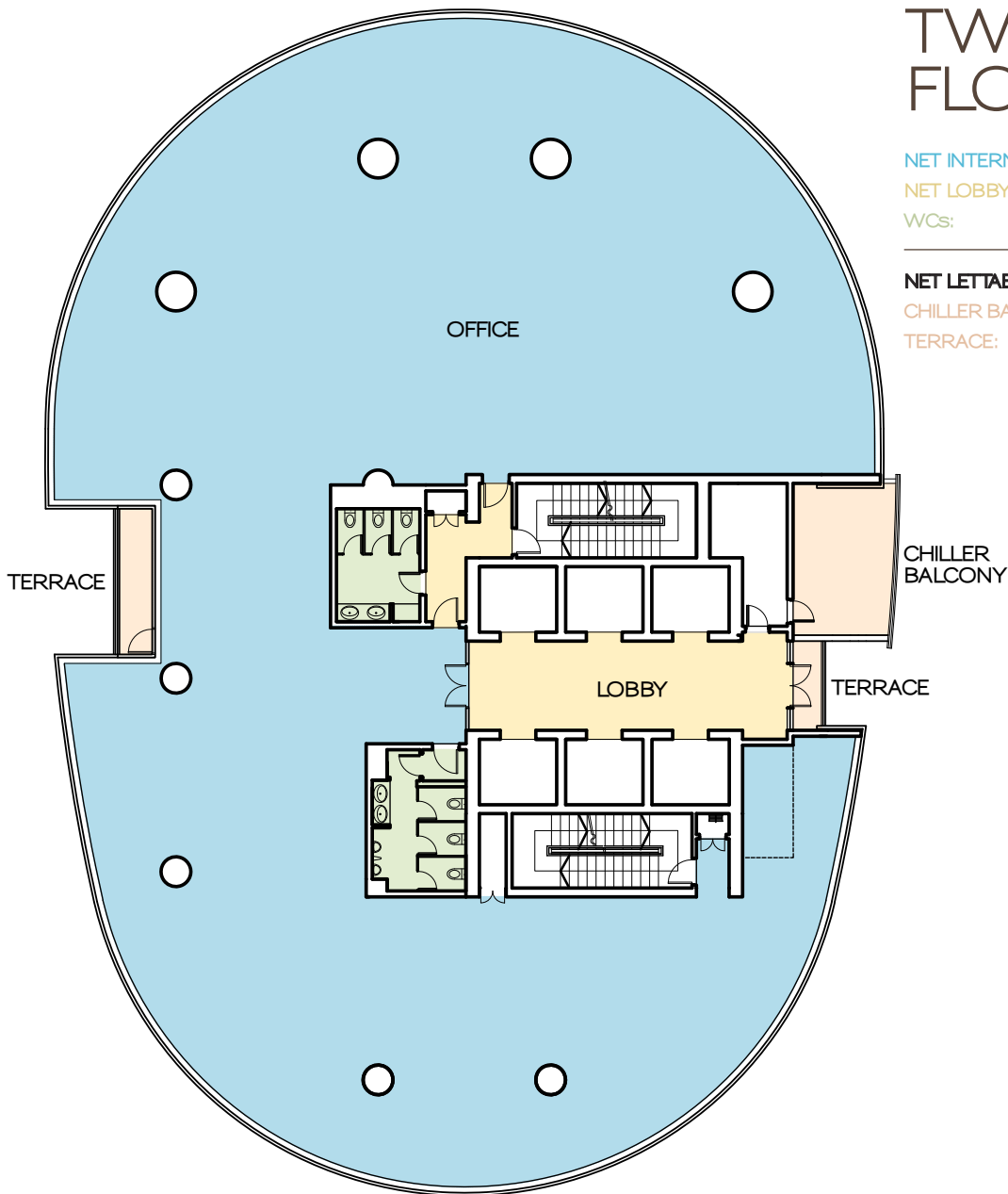
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

TWELFTH FLOOR



NET INTERNAL AREA: 7,190 ft² (668 m²)
 NET LOBBY AREA: 441 ft² (41 m²)
 WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 7,976 ft² (741 m²)
 CHILLER BALCONY: 205 ft² (19 m²)
 TERRACE: 118 ft² (11 m²)



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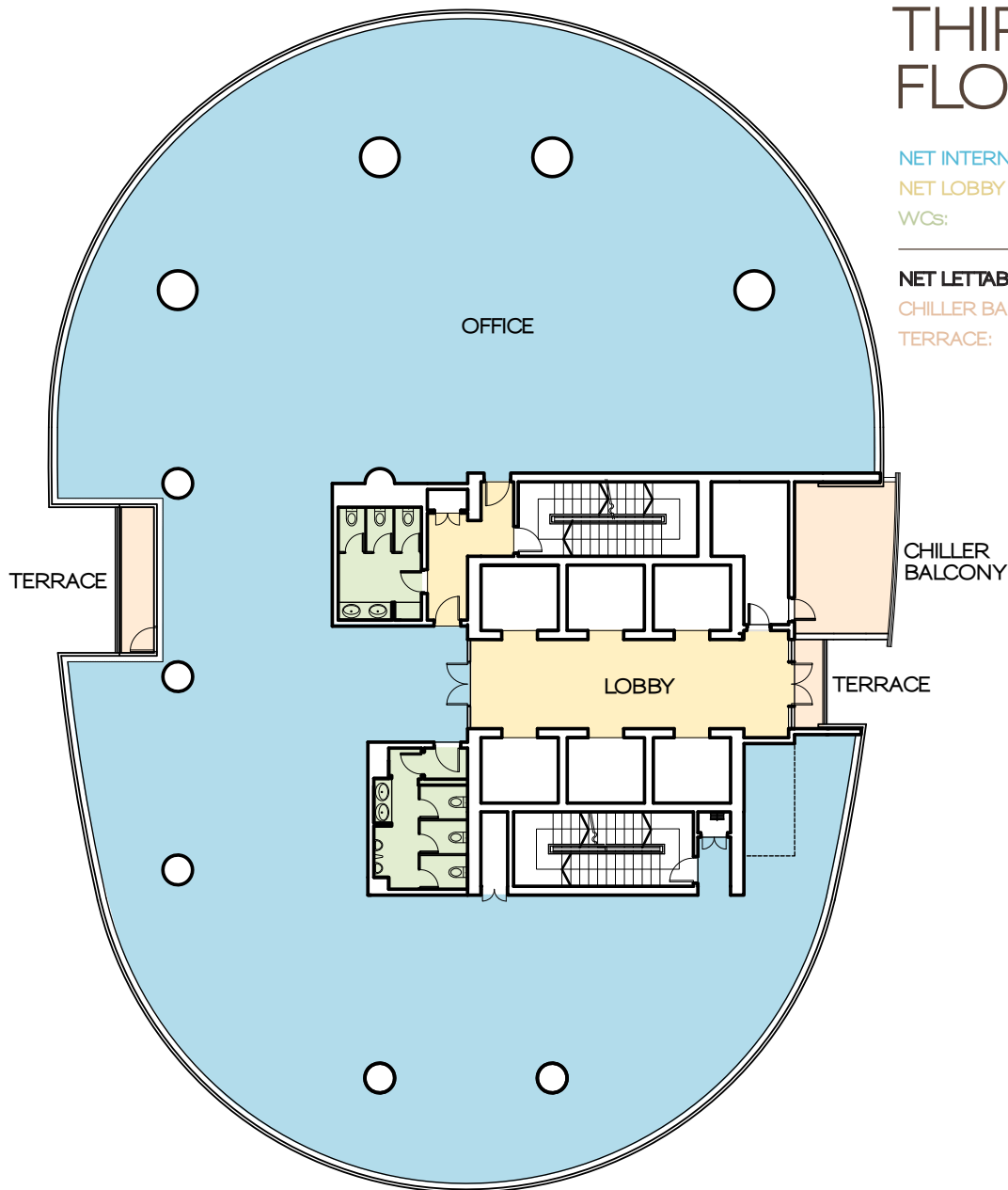


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ONE AFRICA PLACE

THIRTEENTH FLOOR



NET INTERNAL AREA: 7,126 ft² (662 m²)
NET LOBBY AREA: 441 ft² (41 m²)
WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 7,911 ft² (735 m²)
CHILLER BALCONY: 194 ft² (18 m²)
TERRACE: 118 ft² (11 m²)



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ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

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- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

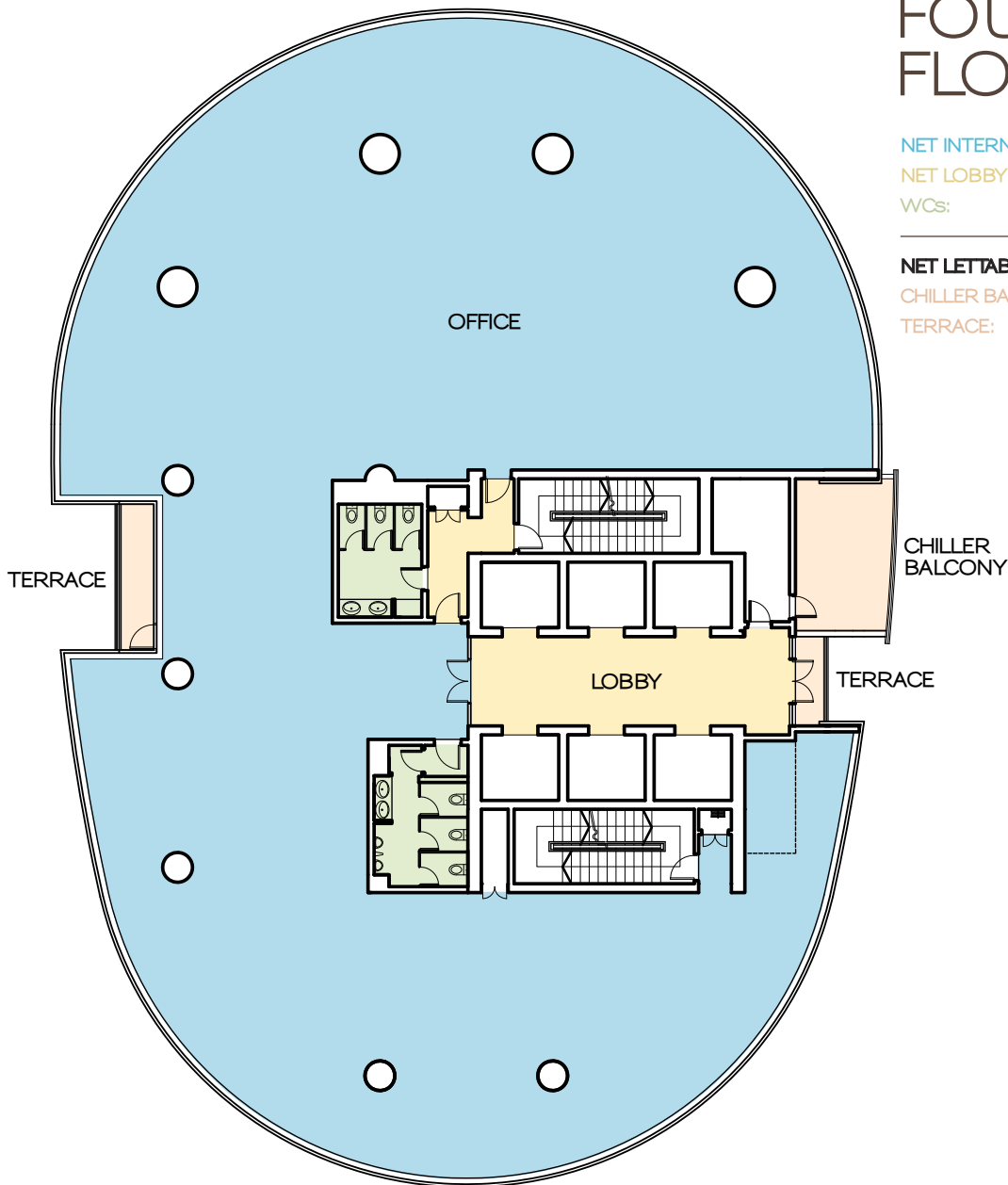
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

FOURTEENTH FLOOR



NET INTERNAL AREA: 7,050 ft² (655 m²)
 NET LOBBY AREA: 441 ft² (41 m²)
 WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 7,836 ft² (728 m²)
 CHILLER BALCONY: 194 ft² (18 m²)
 TERRACE: 118 ft² (11 m²)



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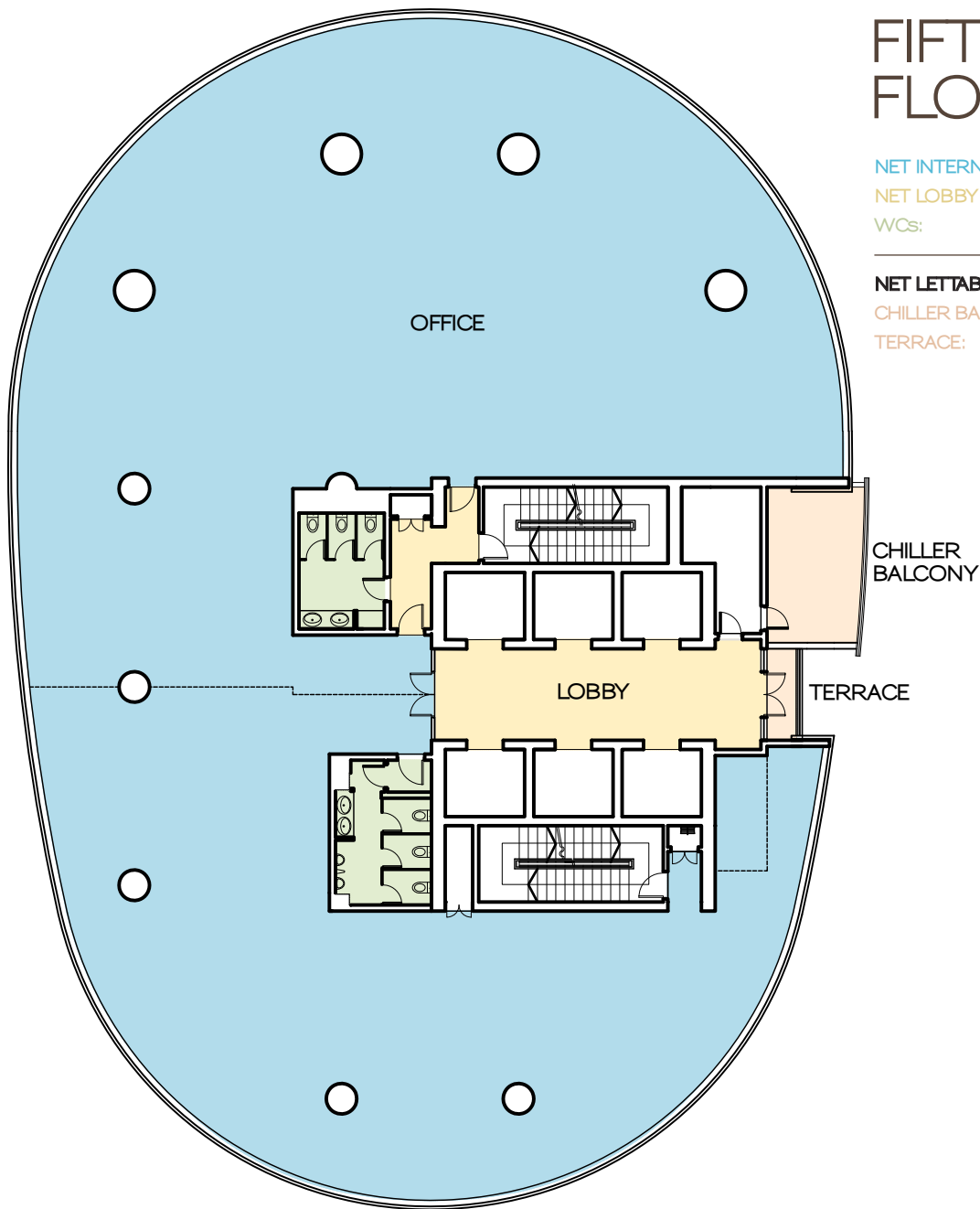


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ONE AFRICA PLACE

FIFTEENTH FLOOR



NET INTERNAL AREA: 7,115 ft² (661 m²)
 NET LOBBY AREA: 441 ft² (41 m²)
 WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 7,901 ft² (734 m²)
 CHILLER BALCONY: 183 ft² (17 m²)
 TERRACE: 32 ft² (3 m²)



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TECHNICAL INFORMATION

POWER DISTRIBUTION

- Available power capacity for office areas = 100 KVA/sqm
- Distribution through 2 bus bars of 800A load (greater load flexibility)
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1x350 KVA back-up capacity)
- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

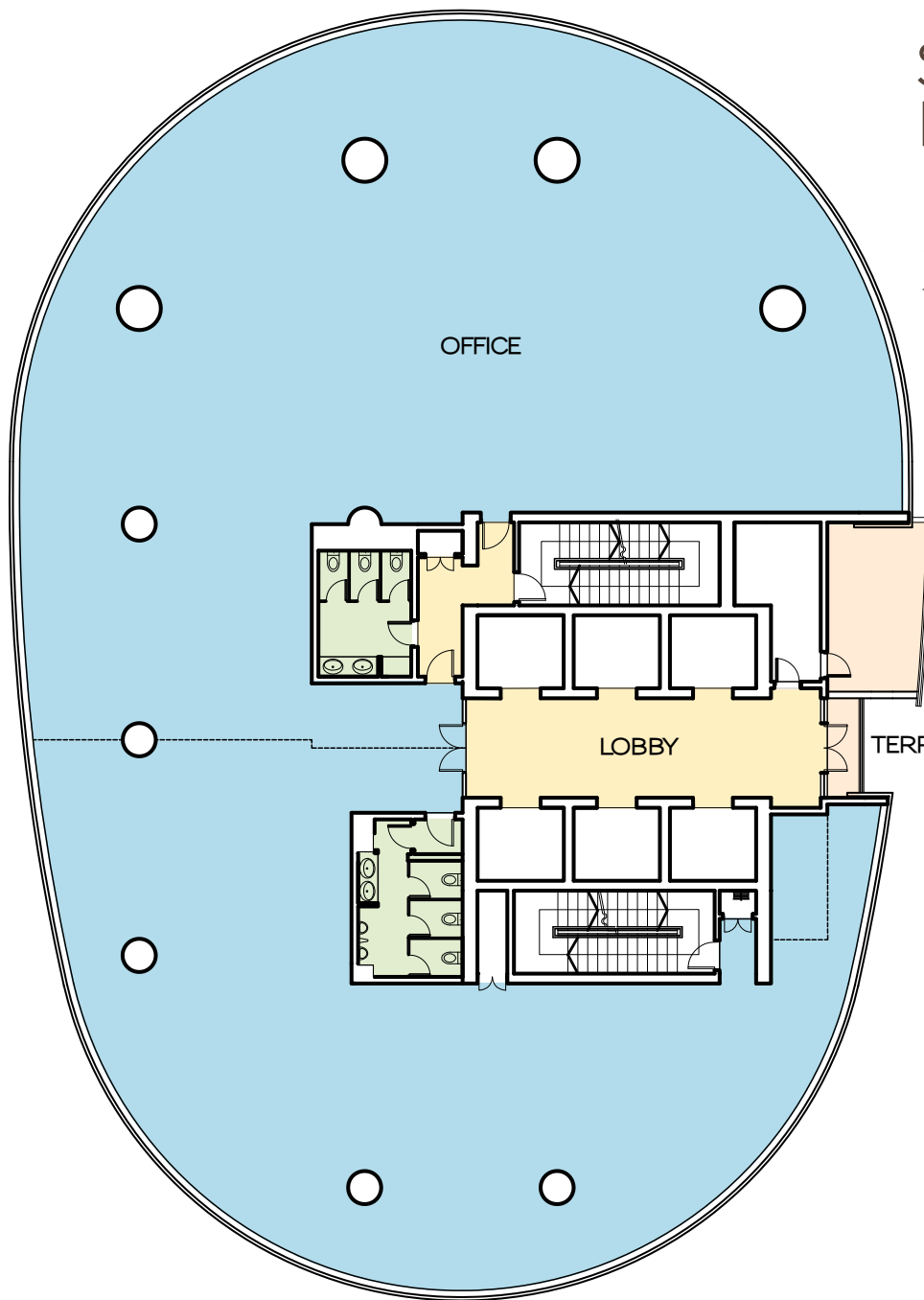
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

SIXTEENTH FLOOR



NET INTERNAL AREA:	6,878 ft² (639 m²)
NET LOBBY AREA:	441 ft² (41 m²)
WCs:	344 ft² (32 m²)
<hr/>	
NET LETTABLE AREA:	7,664 ft² (712 m²)
CHILLER BALCONY:	172 ft² (16 m²)
TERRACE:	32 ft² (3 m²)



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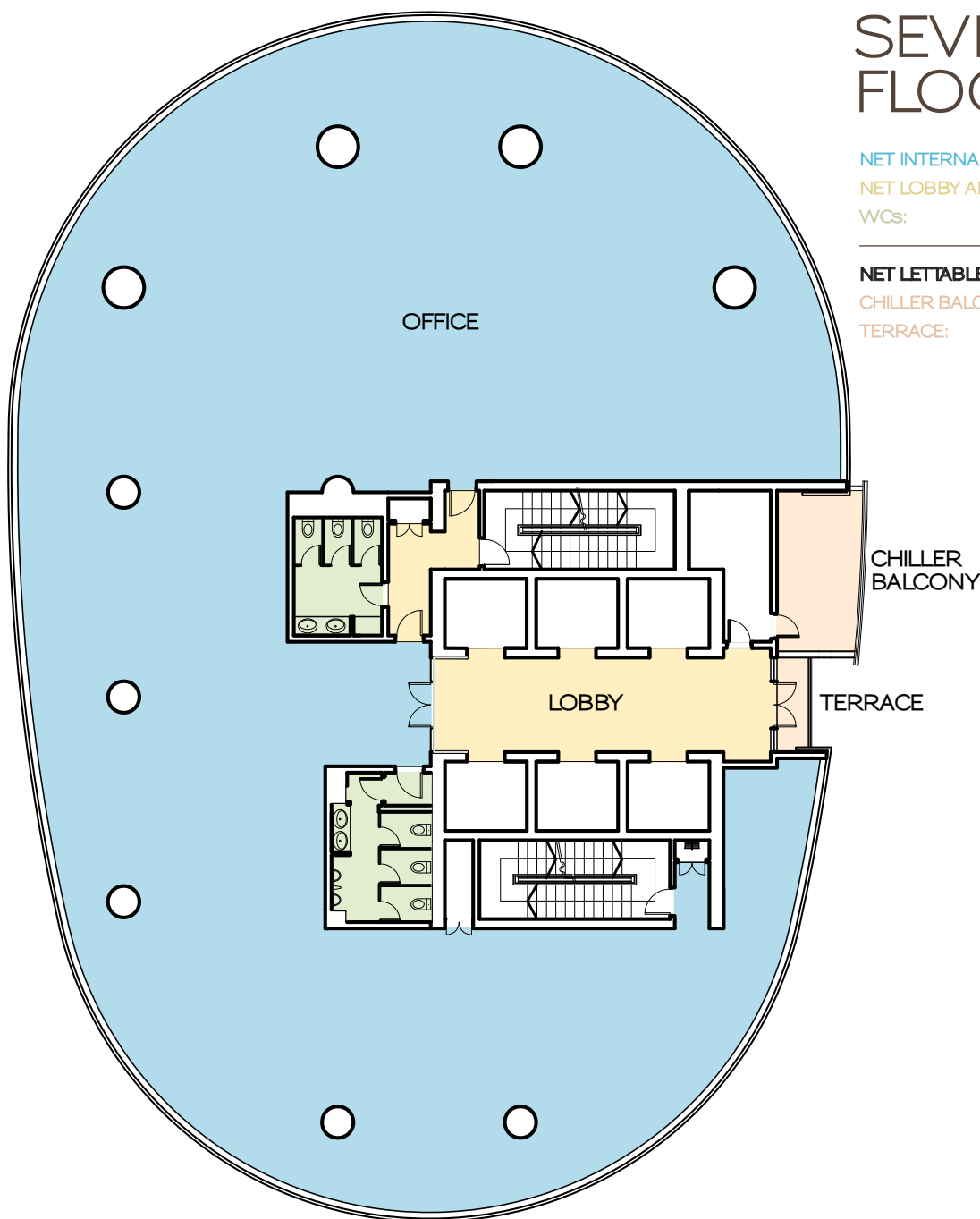


ONE AFRICA PLACE

SEVENTEENTH FLOOR

NET INTERNAL AREA: 6,609 ft² (614 m²)
 NET LOBBY AREA: 441 ft² (41 m²)
 WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 7,395 ft² (687 m²)
 CHILLER BALCONY: 161 ft² (15 m²)
 TERRACE: 32 ft² (3 m²)



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TECHNICAL INFORMATION

POWER DISTRIBUTION

- Available power capacity for office areas = 100 KVA/sqm
- Distribution through 2 bus bars of 800A load (greater load flexibility)
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1x350 KVA back-up capacity)
- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

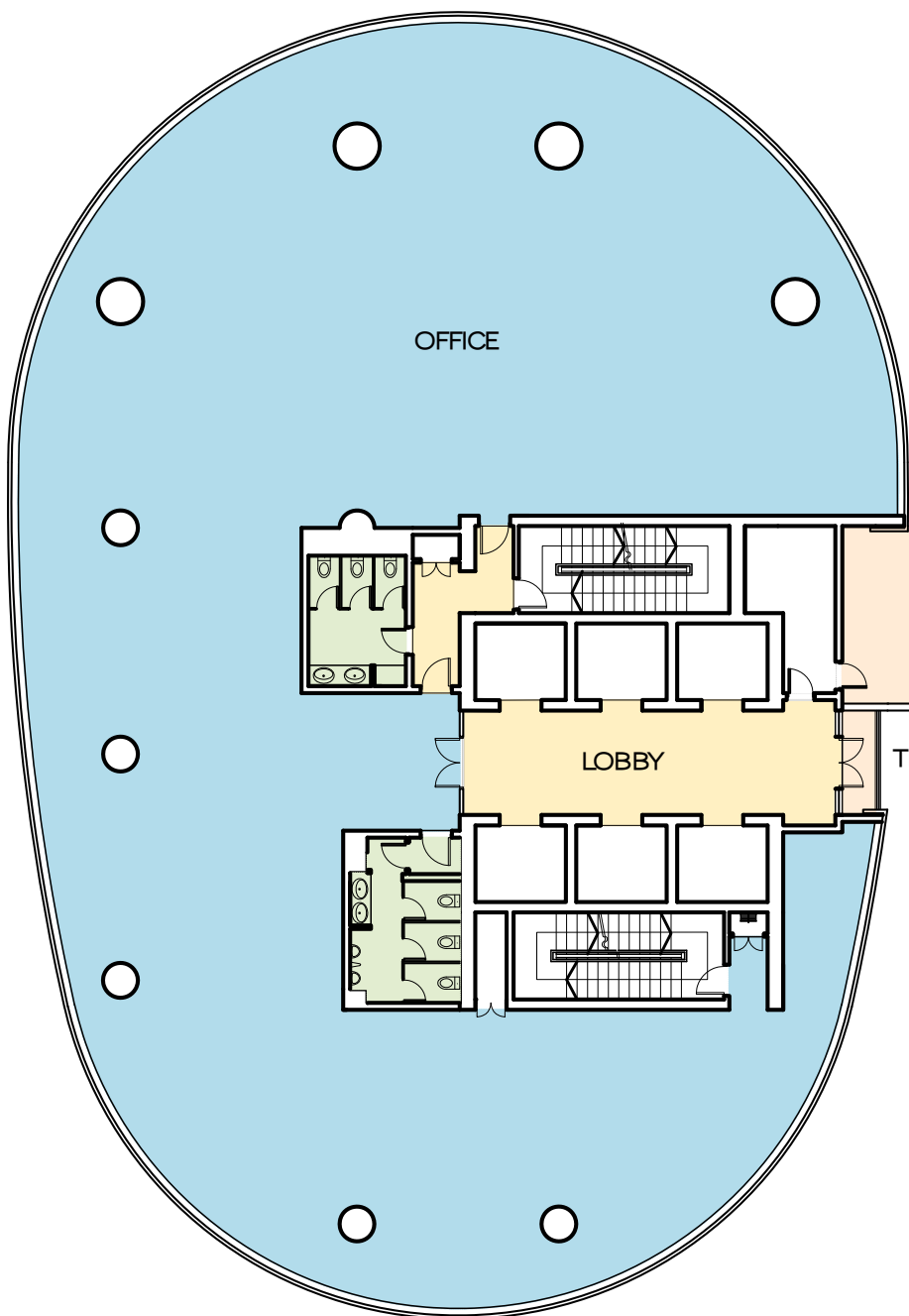
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

EIGHTEENTH FLOOR



NET INTERNAL AREA: 6,200 ft² (576 m²)
NET LOBBY AREA: 441 ft² (41 m²)
WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 6,986 ft² (649 m²)
CHILLER BALCONY: 129 ft² (12 m²)
TERRACE: 32 ft² (3 m²)



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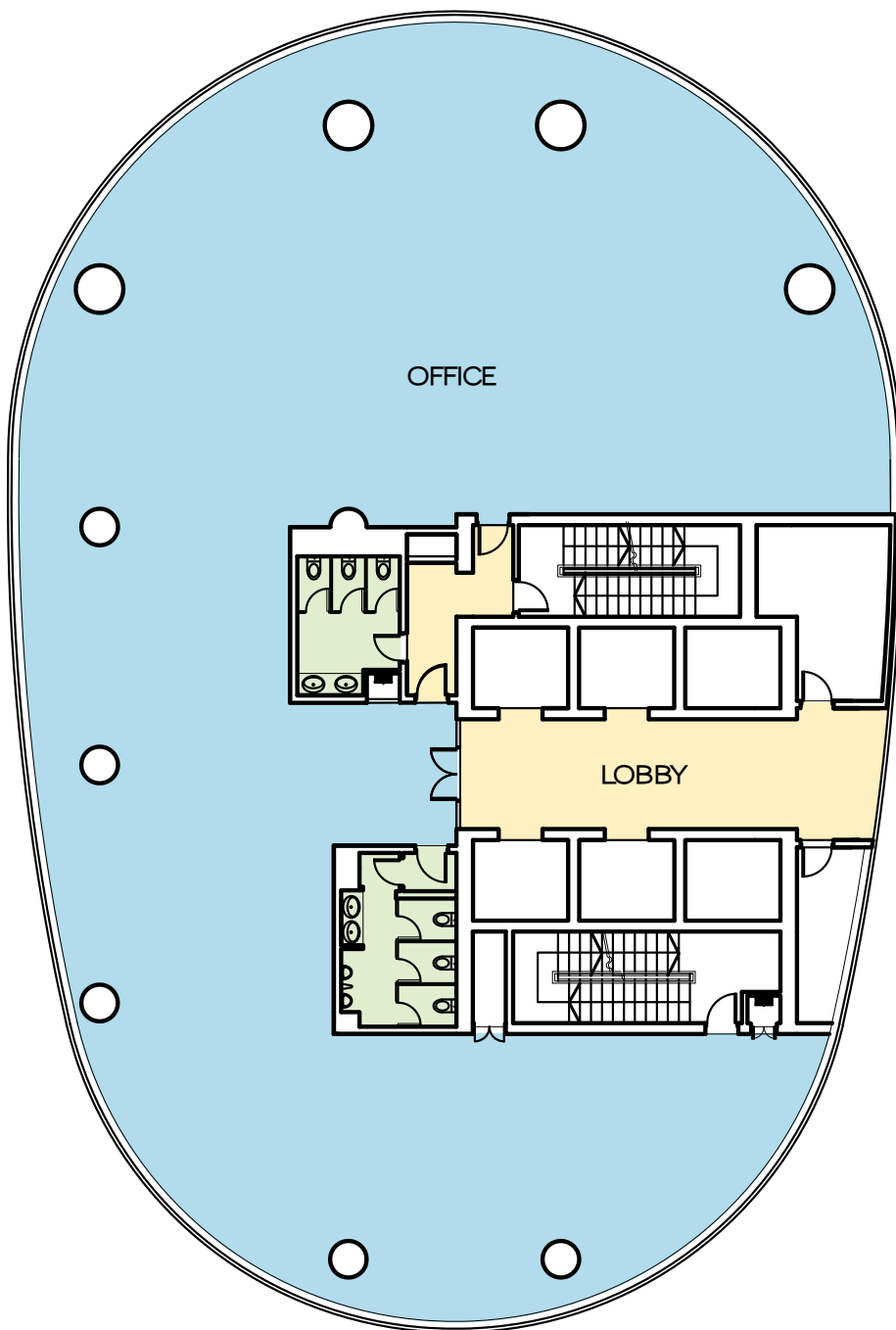


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ONE AFRICA PLACE

NINETEENTH FLOOR



NET INTERNAL AREA: 5,393 ft² (501 m²)
 NET LOBBY AREA: 474 ft² (44 m²)
 WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 6,211 ft² (577 m²)



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TECHNICAL INFORMATION

POWER DISTRIBUTION

- Available power capacity for office areas = 100 KVA/sqm
- Distribution through 2 bus bars of 800A load (greater load flexibility)
- Three stand-by generators for 100% load back up (2 x 500 KVA + 1x350 KVA back-up capacity)
- Provision for tenant UPS installation

ICT-LOW VOLTAGE

- Complete backbone infrastructure (fibre optics)/structured system for high speed data
- Intrusion alarm system
- Integrated CCTV
- Access control
- TV network

BMS

- Integrated network to control all equipment installed in the building

HVAC

- Complete parking ventilation system for all basements
- Provision for tenant ventilation based on ASHRAE standards
- Provision for tenant HVAC through VRF systems

FIRE PROTECTION

- Sprinkler network throughout the building according to NFPA 13 regulations (Class I building); Provision for tenant areas
- Standpipe system including fire hose reels according to NFPA 14 regulations (Class I system)
- Automatic fire suppression system for mechanical and electrical areas
- Fire detection and alarm system

PLUMBING

- Municipal and borehole supply of water
- Onsite water purification plant
- Central booster set for uniform water distribution
- Remote tank and booster set for 7th floor + Central sewage system connected to the municipal network
- Provision for a central STP installation.

VERTICAL TRANSPORTATION

- 6 high-speed lifts (3m/s) of 21 passenger capacity; average waiting time (36 seconds) in-line with European standards EN 81.1 and EN 81.2

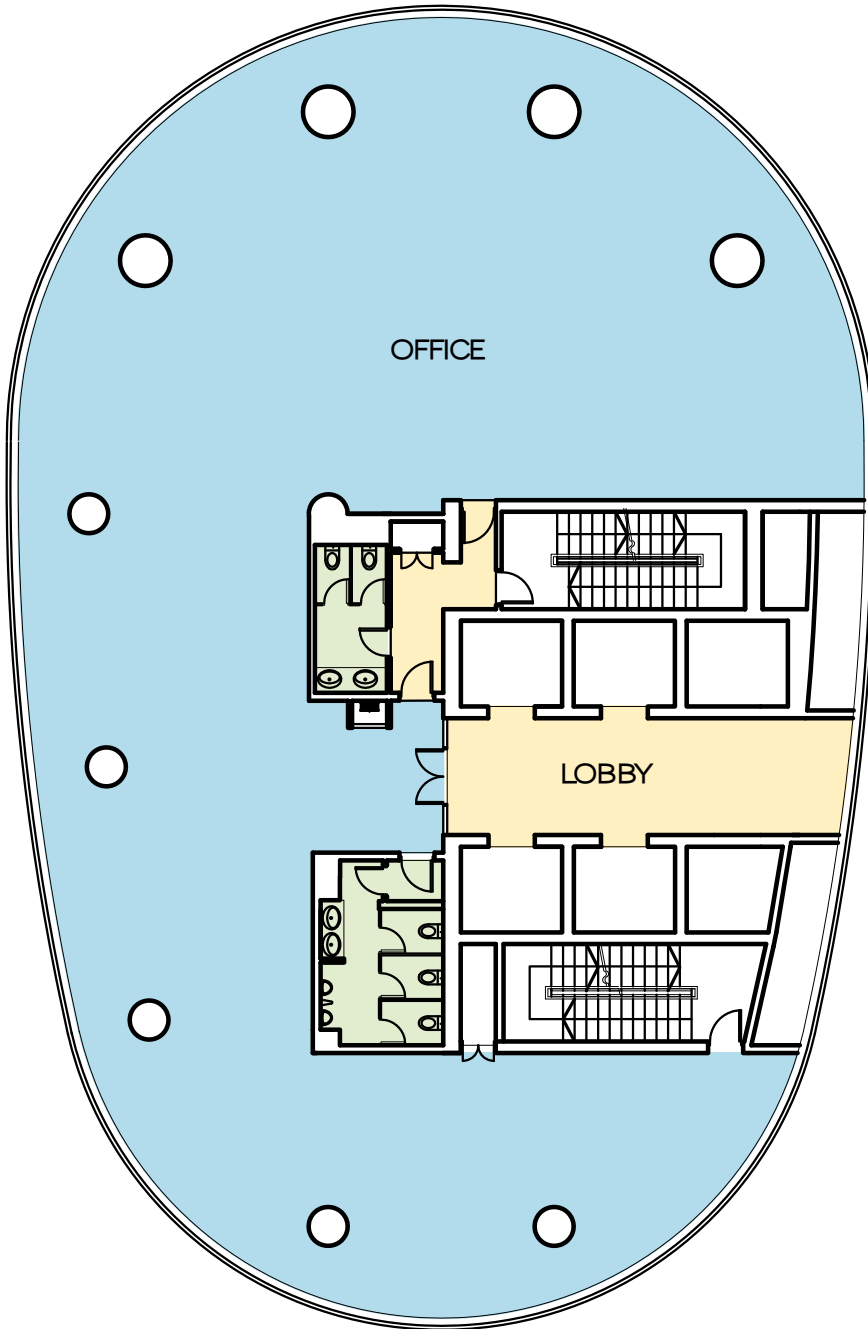
SUSTAINABILITY

- LED facade lighting
- Low energy consumption VRF installations
- Low water consumption taps
- Variable speed pumps
- Central BMS system



ONE AFRICA PLACE

TWENTIETH FLOOR



NET INTERNAL AREA: 4,585 ft² (426 m²)

NET LOBBY AREA: 420 ft² (39 m²)

WCs: 258 ft² (24 m²)

NET LETTABLE AREA: 5,264 ft² (489 m²)



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ONE AFRICA PLACE

EXAMPLE LAYOUT

NET INTERNAL AREA: 7072 ft² (657 m²)

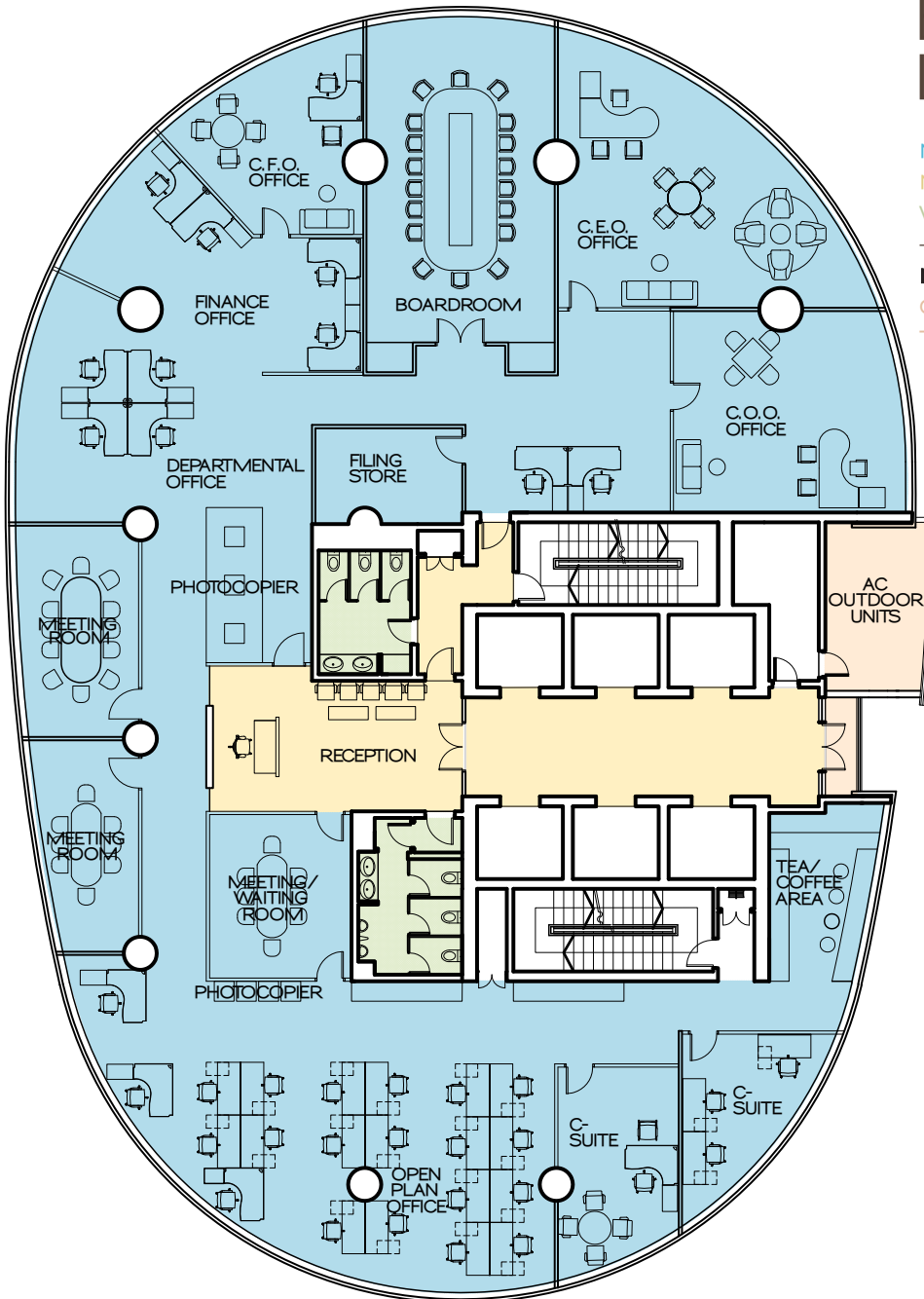
NET LOBBY AREA: 441 ft² (41 m²)

WCs: 344 ft² (32 m²)

NET LETTABLE AREA: 7858 ft² (730 m²)

CHILLER BALCONY: 183 ft² (17 m²)

TERRACE: 32 ft² (3 m²)

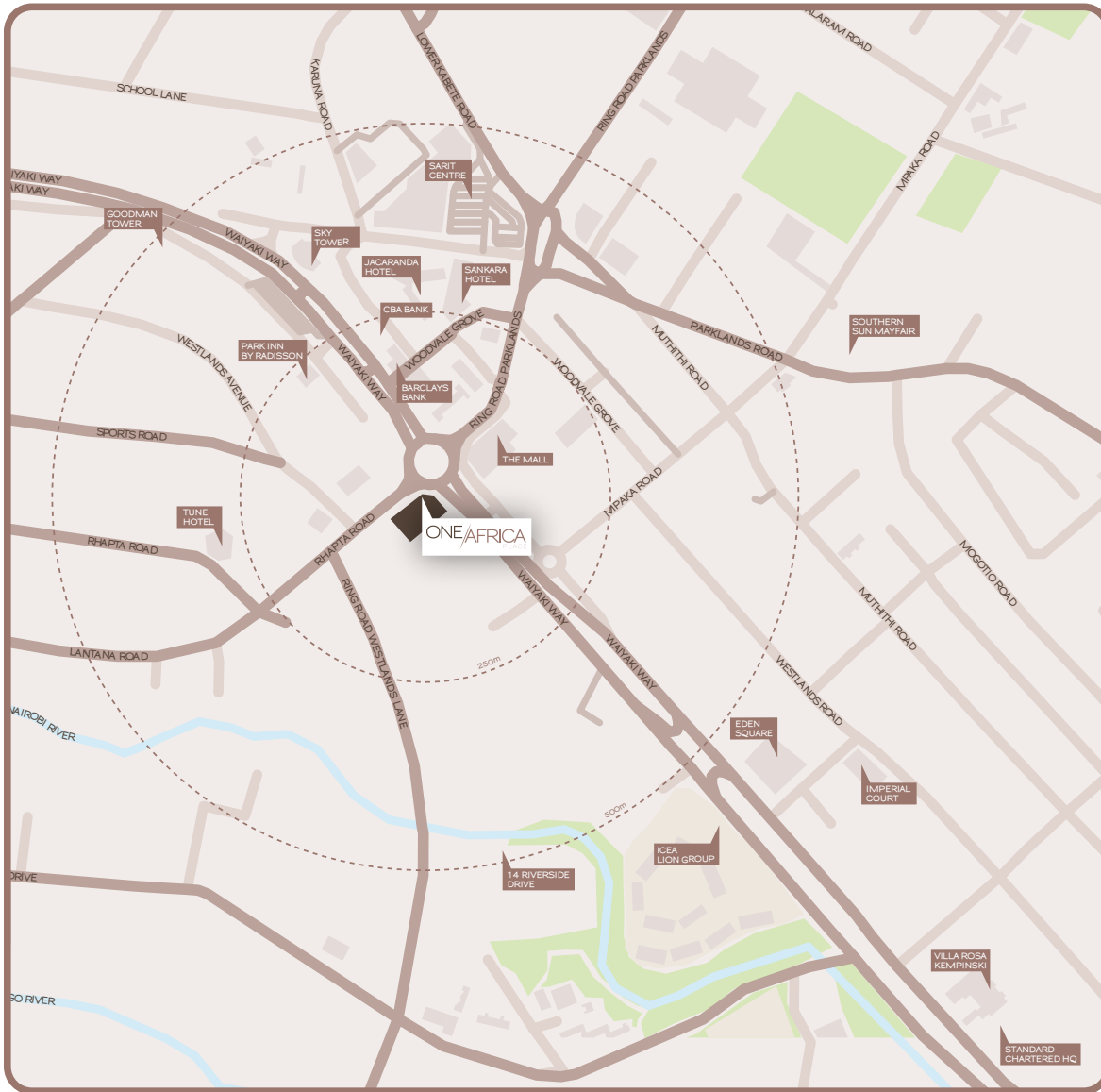


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