



RENNIE
PROPERTY

OFFICE
MARKET
REPORT

Q4 2020: JOHANNESBURG // TSHWANE // CAPE TOWN

MAJOR NODES

(INCLUDING DATA FROM NEARBY SUBURBS)

GROSS ASKING RENT PER M² PER MONTH (ZAR)

	A GRADE			PREMIUM GRADE		
	MIN	AVE	MAX	MIN	AVE	MAX
GREATER JOHANNESBURG						
East Rand						
Bedfordview	128,00	156,00	195,00			
Midrand and Waterfall						
Midrand	89,00	119,00	185,00			
Waterfall				145,00	205,00	219,00
Northern Suburbs						
Bryanston	112,00	134,32	200,00	155,00	184,17	195,00
Fourways	112,00	129,14	169,00	145,00	179,32	192,00
Hyde Park	125,00	150,39	180,00			
Illovo	129,00	139,57	160,35	205,00	253,19	265,00
Melrose	150,00	160,75	193,01	215,00	216,00	234,00
Parktown	80,00	104,29	148,23	150,00	164,50	179,00
Randburg	150,00	150,00	150,00			
Rivonia	89,00	108,46	125,00			
Rosebank	110,00	187,00	200,00	185,00	234,06	275,00
Sandton Central	80,00	155,52	285,71	100,00	196,41	270,00
Sandton Central Periphery	155,00	173,00	189,00	170,00	236,00	292,00
Woodmead	105,00	127,08	160,00			
Westrand						
Constantia Kloof	110,00	126,03	244,30			
TSHWANE						
Brooklyn	127,61	143,76	202,61	185,00	190,60	192,00
Centurion	105,00	141,85	175,00	200,00	203,43	210,86
Hatfield	93,59	144,54	166,07			
Lynwood	145,00	154,86	170,86	205,00	216,00	227,00
Menlyn	125,00	132,50	140,00	205,00	217,73	235,00

TAKE NOTE

- This report is produced in the first week of the current quarter. As a result the Gross Rentals reported may change over time.
- Gross rents reported reflect data from existing buildings or property developments underway that have already broken ground.
- Gross Rents reported exclude VAT and are the aggregate of base rent, property operating costs, and municipal rates where such information is supplied to us.

MAJOR NODES

(INCLUDING DATA FROM NEARBY SUBURBS)

GROSS ASKING RENT PER M² PER MONTH (ZAR)

	A GRADE			PREMIUM GRADE		
	MIN	AVE	MAX	MIN	AVE	MAX
GREATER CAPE TOWN						
Atlantic Seaboard						
Green Point	135,00	151,80	160,00			
Sea Point	165,00	202,57	311,00			
Waterfront	148,00	176,70	200,00	200,00	209,23	220,00
Boland						
Somerset West	120,00	156,04	228,84	200,00	200,00	200,00
Stellenbosch	165,00	171,31	180,00	230,00	275,60	287,00
Techno Park	100,00	131,96	180,00	219,00	219,00	219,00
Cape Town						
Cape Town CBD	95,00	144,00	250,00	165,00	213,42	257,00
Cape Town CBD Periphery	95,00	155,20	190,00			
Northern Suburbs						
Century City	120,00	162,70	210,00	175,00	216,25	245,00
Parow North	136,00	156,14	214,28			
Platteklouf	155,00	165,73	170,00			
Tygervalley	100,00	136,05	185,00	185,00	205,32	238,00
Southern Suburbs						
Claremont	100,00	160,01	200,00	185,00	249,58	335,00
Constantia				250,00	269,43	286,00
Newlands	160,00	189,58	220,00	210,00	244,82	314,93
Steenberg	140,00	164,62	175,00			

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OUR SERVICES

Established as a property management company in **1997**. Our service offering includes:

- Property Management for Commercial, Retail and Industrial property owners
- Management of Bodies Corporate and Property Owners Association for mixed use schemes
- Consultancy in respect to; Due Diligences, Market Reviews for Occupiers and Owners
- Property Valuation through trusted relationships



TRUSTED PAN AFRICAN PARTNERS IN

- Botswana
- Kenya
- Nigeria
- Tanzania
- Uganda
- Zambia
- Zimbabwe

OUR LOCATIONS

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