



**RENNIE**  
PROPERTY

OFFICE  
MARKET RENT  
BY CITY

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**Q1 2021: JOHANNESBURG // TSHWANE // CAPE TOWN**

# MAJOR NODES

(INCLUDING DATA FROM NEARBY SUBURBS)

## GROSS ASKING RENT PER M<sup>2</sup> PER MONTH (ZAR)

	A GRADE			PREMIUM GRADE			PIPELINE DEVELOPMENT
	MIN	AVE	MAX	MIN	AVE	MAX	
<b>GREATER JHB</b>							
East Rand							
Bedfordview	88,00	126,09	195,00				
Midrand and Waterfall							
Midrand	89,00	105,37	125,00				
Waterfall	120,00	133,48	184,77	145,00	198,33	219,00	205,00
Northern Suburbs							
Bryanston	130,00	142,50	155,00	175,00	187,50	195,00	220,00
Fourways	110,00	146,53	177,00	172,50	185,82	192,00	
Hyde Park	125,00	148,92	180,00				
Illovo	102,00	138,40	200,00	225,00	237,44	265,00	
Melrose	130,00	140,00	150,00	215,00	217,52	230,76	
Parktown	80,00	103,81	148,23		150,00		179,00
Randburg	85,00	120,00	160,00				
Rivonia	90,00	111,80	125,00				
Rosebank	100,00	159,94	185,00	174,79	218,08	275,36	295,00
Sandton Central	100,00	140,00	180,00	200,00	211,75	269,00	
Sandton Central Periphery	130,00	140,00	291,50	170,00	175,00	190,00	
Woodmead	100,00	126,95	165,00				
Westrand							
Constantia Kloof	110,00	124,08	130,00				
<b>TSHWANE</b>							
Brooklyn	130,00	147,00	177,00	192,00	195,33	222,00	
Centurion	115,00	135,00	188,00	200,00	206,45	223,00	
Hatfield	98,51	150,64	180,58				
Lynwood	120,00	150,00	170,00	205,00	219,20	232,00	
Menlyn	110,00	160,00	200,00	200,00	203,33	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.

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(INCLUDING DATA FROM NEARBY SUBURBS)

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	A GRADE			PREMIUM GRADE			PIPELINE DEVELOPMENT
	MIN	AVE	MAX	MIN	AVE	MAX	
<b>GREATER CAPE TOWN</b>							
<b>Atlantic Seaboard</b>							
Green Point	135,00	159,83	200,00				
Sea Point	165,00	180,53	185,00				
Waterfront	148,00	179,23	230,00	200,00	202,86	220,00	
<b>Boland</b>							
Somerset West	100,00	153,79	228,84				185,00
Stellenbosch	145,00	179,77	268,61	230,00	271,08	287,00	
Techno Park	100,00	141,88	180,00				
<b>Cape Town</b>							
Cape Town CBD	120,00	148,34	290,00	165,00	214,45	257,00	257,00
Cape Town CBD Periphery	120,00	155,27	190,00				
<b>Northern Suburbs</b>							
Century City	120,00	163,39	205,00	180,00	207,27	245,00	230,00
Parow North	136,00	156,14	214,28				
Platteklouf	155,00	168,13	210,00				
Tygervalley	100,00	136,62	187,50				
<b>Southern Suburbs</b>							
Claremont	100,00	169,48	250,00	185,00	215,56	250,00	310,00
Constantia				192,00	259,75	286,00	
Newlands	170,00	189,78	210,00	215,86	245,24	308,00	
Steenberg	135,00	162,86	175,00				

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## OUR SERVICES

Established in **1997** our service offering includes:

- Lease Broking
- Capital Markets
- Occupier Services
- Property Management for; Owners, Bodies Corporate and Property Owners Associations
- Consulting
- Valuations (through trusted partners)



## TRUSTED PAN AFRICAN PARTNERS IN

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

## OUR LOCATIONS

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