



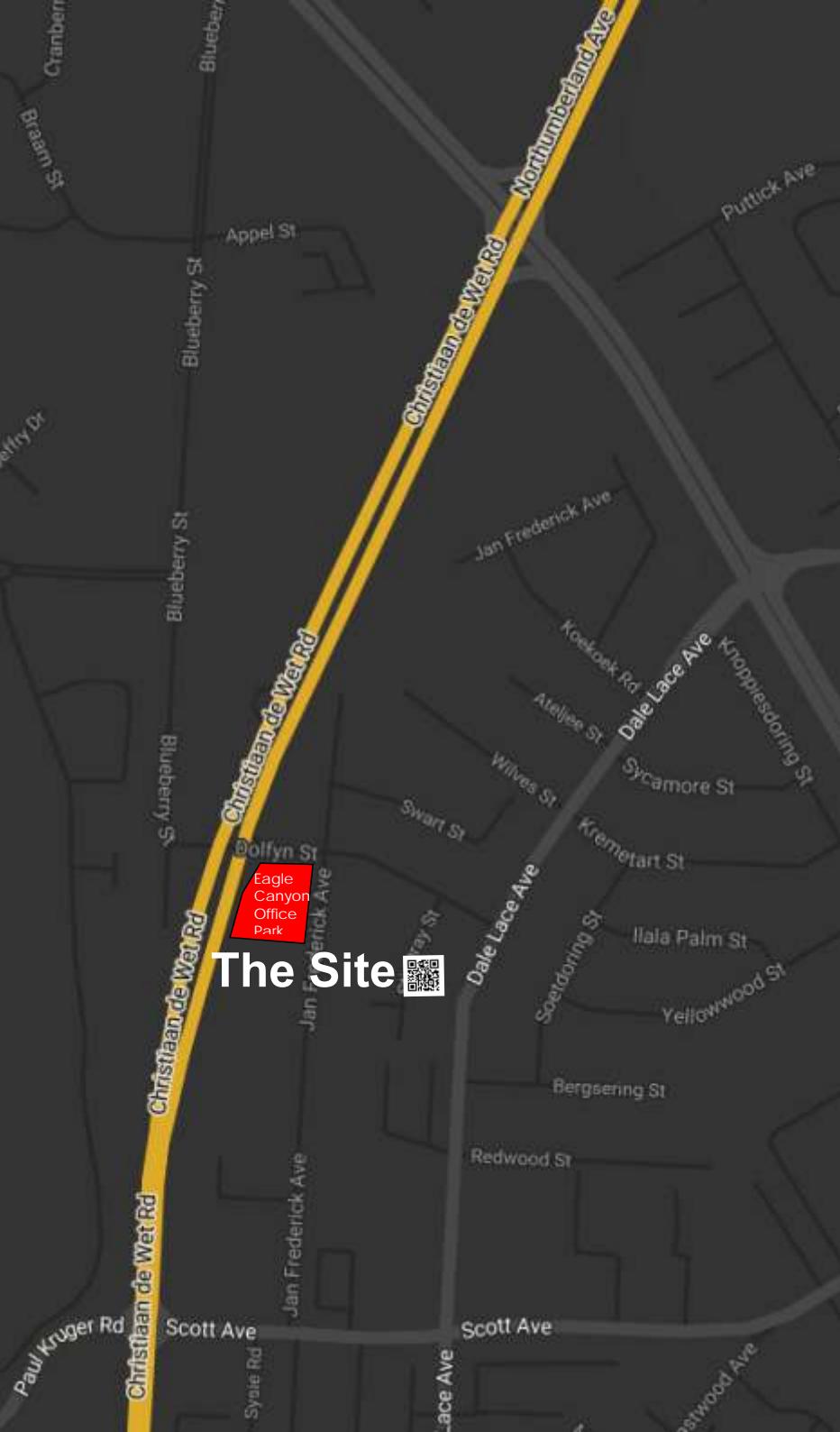
Etienne Mynhardt 082 578 1994

[etiennem@renico.co.za](mailto:etiennem@renico.co.za)



PRIME OFFICE DEVELOPMENT





## A MODERN PRIME GRADE OFFICE DEVELOPMENT WITH PROMINENT EXPOSURE

Eagle Canyon Office Park is a Prime-grade office development situated within close proximity to the Beyers Naudé and Christiaan de Wet intersection.

Nestled across from the Eagle Canyon Housing Estate, the development is centrally located close to the Northgate Mall, the Honeydew business district and the West Rand.

Access to the N1 and N14 via Beyers Naudé Drive is readily accessible.





## QUICK ACCESS TO MAJOR CENTERS

The Business Park affords ready access to all the mayor business areas via multiple roads in all directions. A number of residential developments and schools surround the office park.





## SUSTAINABLE SOLUTIONS FOR DISCERNING TENANTS

The building is designed to offer exciting space that balances access to a outstanding open garden area and parking. A large proportion of the parking bays are covered basement parking.

Natural light and access to fresh air (all windows and doors open) whilst minimizing heat losses through the building envelope.

The sustainable features of the building have resulted in significantly reduced operational costs.





## SECURITY FOR PEACE OF MIND

Eagle Canyon Business Park offers a safe, sustainable and upmarket office location.

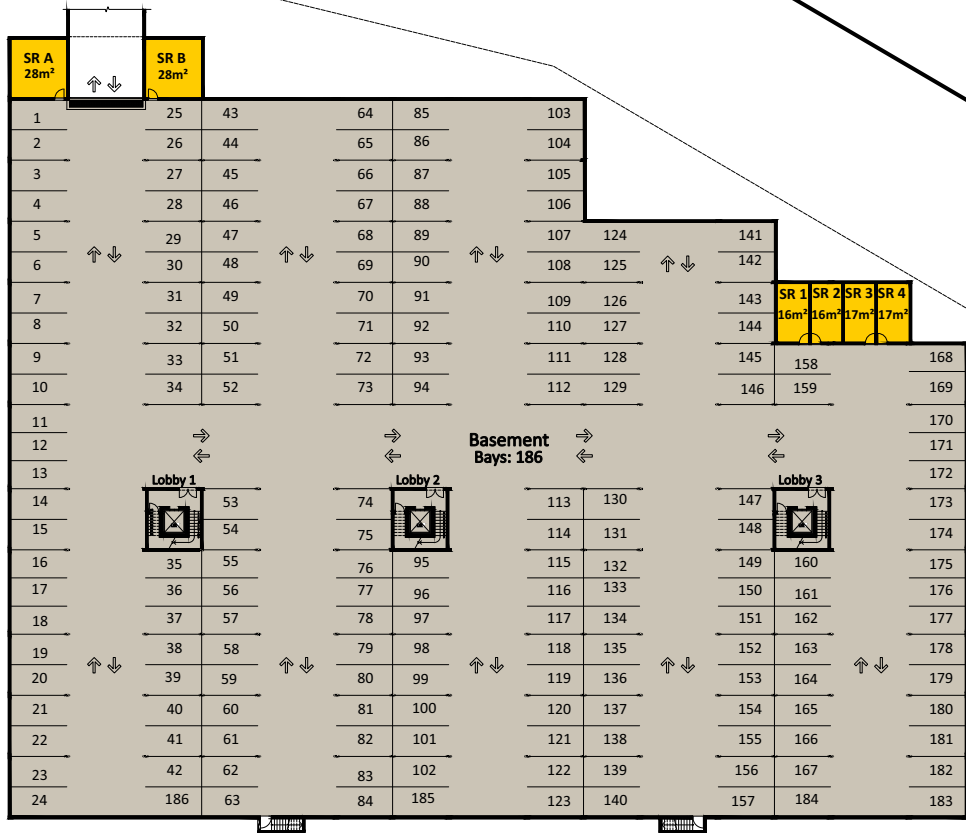




Christiaan de Wet Road



Dolfyn Street



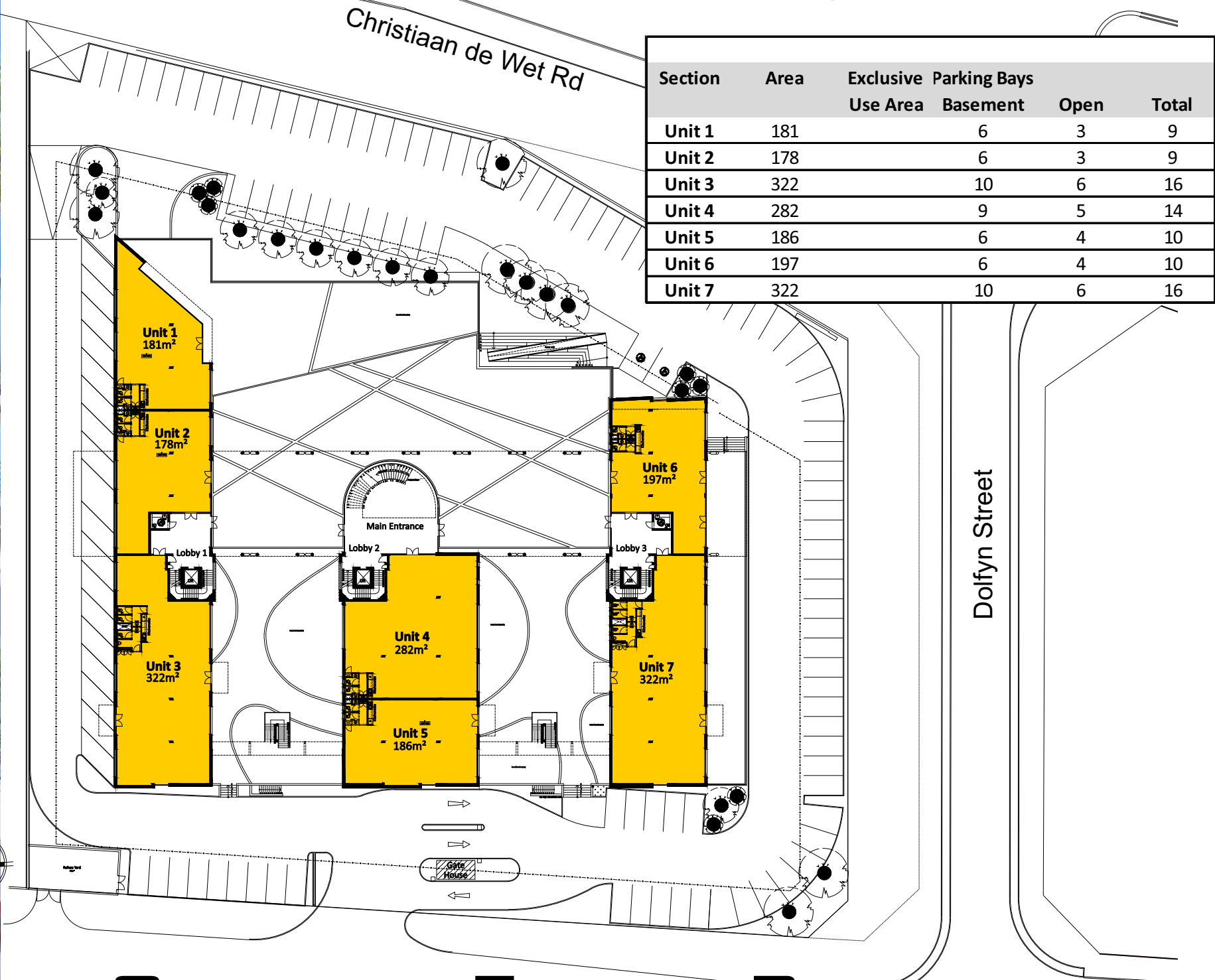
# BASEMENT PLAN





Christiaan de Wet Rd

| Section | Area | Exclusive Parking Bays |          |      | Total |
|---------|------|------------------------|----------|------|-------|
|         |      | Use Area               | Basement | Open |       |
| Unit 1  | 181  |                        | 6        | 3    | 9     |
| Unit 2  | 178  |                        | 6        | 3    | 9     |
| Unit 3  | 322  |                        | 10       | 6    | 16    |
| Unit 4  | 282  |                        | 9        | 5    | 14    |
| Unit 5  | 186  |                        | 6        | 4    | 10    |
| Unit 6  | 197  |                        | 6        | 4    | 10    |
| Unit 7  | 322  |                        | 10       | 6    | 16    |



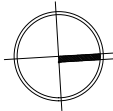
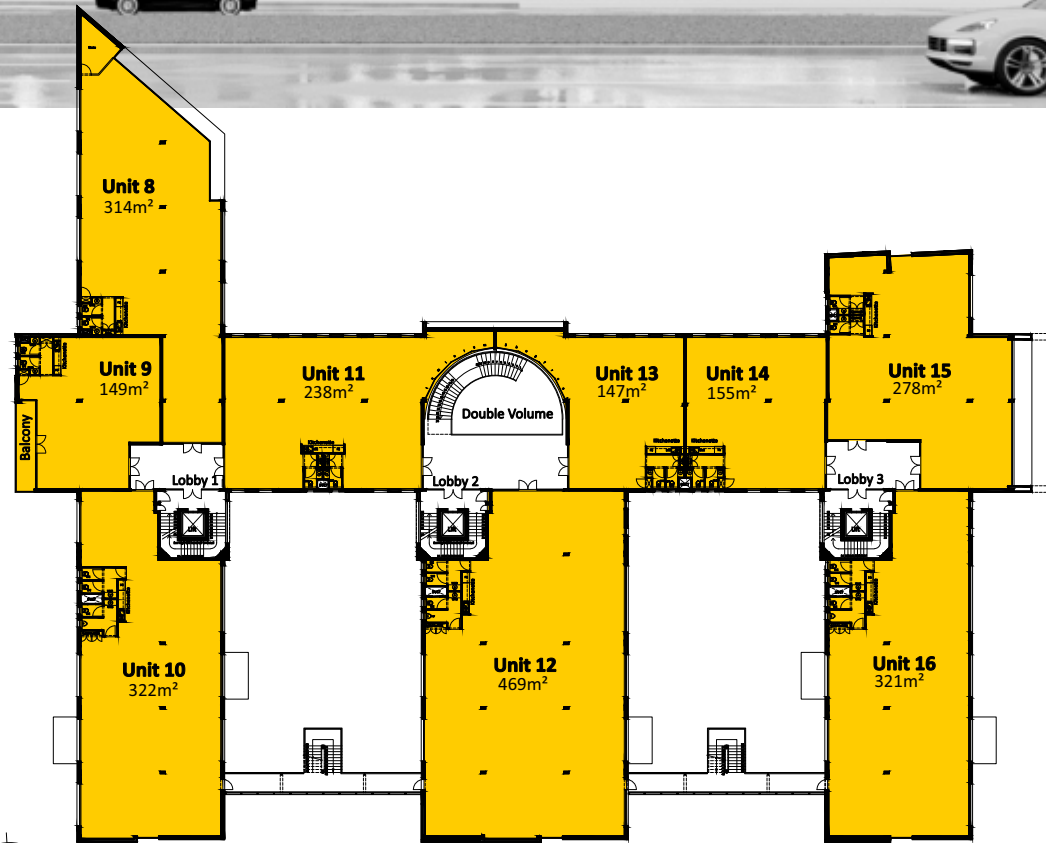
Dolfyn Street

# GROUND FLOOR PLAN





| Section              | Area | Exclusive Parking Bays |          |      | Total |
|----------------------|------|------------------------|----------|------|-------|
|                      |      | Use Area               | Basement | Open |       |
| Unit 8               | 314  |                        | 9        | 6    | 15    |
| Unit 9               | 136  | 13                     | 4        | 3    | 7     |
| <i>Total Section</i> |      | <b>149</b>             |          |      |       |
| Unit 10              | 322  |                        | 10       | 7    | 17    |
| Unit 11              | 238  |                        | 8        | 5    | 13    |
| Unit 12              | 469  |                        | 15       | 9    | 24    |
| Unit 13              | 147  |                        | 5        | 3    | 8     |
| Unit 14              | 155  |                        | 5        | 3    | 8     |
| Unit 15              | 278  |                        | 8        | 5    | 13    |
| Unit 16              | 321  |                        | 10       | 6    | 16    |



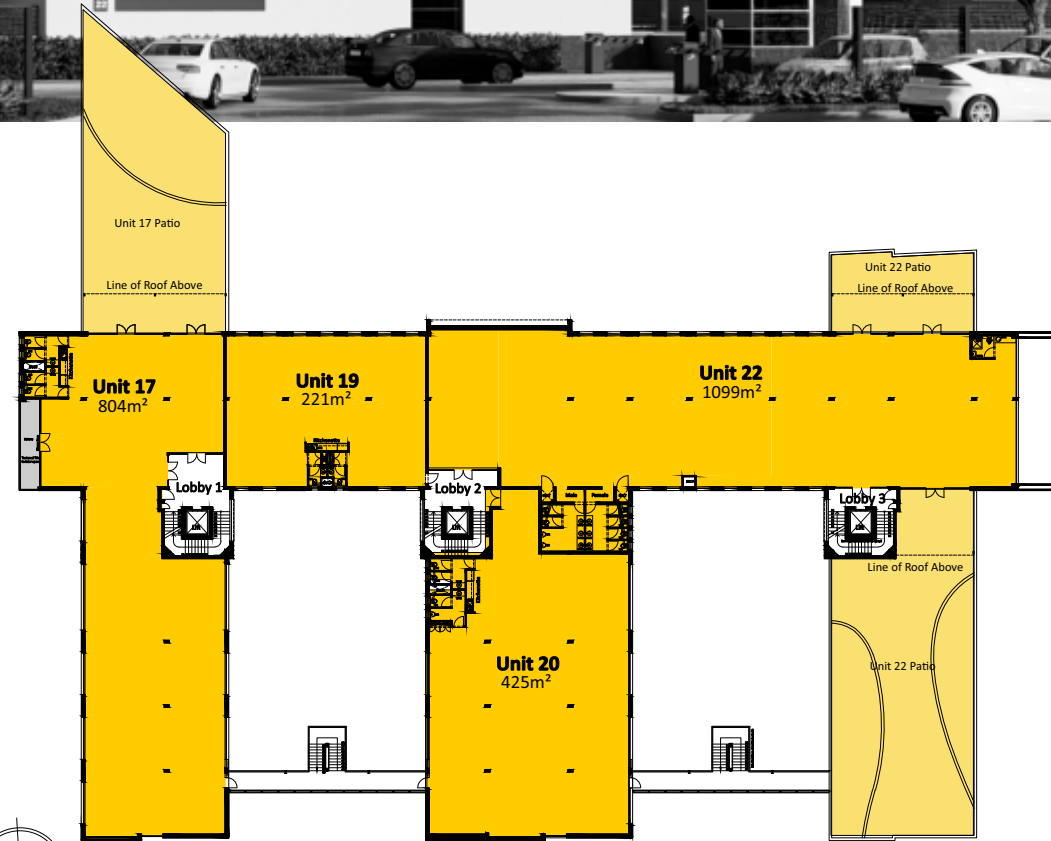
# FIRST FLOOR PLAN







| Section              | Area                       | Exclusive Parking Bays |          |      | Total |
|----------------------|----------------------------|------------------------|----------|------|-------|
|                      |                            | Use Area               | Basement | Open |       |
| Unit 17              | 526                        | 278                    | 16       | 10   | 26    |
| <i>Total Section</i> |                            | <b>804</b>             |          |      |       |
| Unit 18              | <b>Unit 18 is Not Used</b> |                        |          |      |       |
| Unit 19              | 221                        |                        | 8        | 4    | 12    |
| Unit 20              | 425                        |                        | 14       | 9    | 23    |
| Unit 21              | <b>Unit 21 is Not Used</b> |                        |          |      |       |
| Unit 22              | 698                        | 401                    | 16       | 11   | 27    |
| <i>Total Section</i> |                            | <b>1099</b>            |          |      |       |



## SECOND FLOOR PLAN



## KEY FEATURES

- 2/3-storey A-grade office building in close proximity to the Eagle Canyon Residential Estate
- Excellent visibility and point of presence
- Safe walking distance to medical facilities
- Secure parking including covered basement parking.
- Magnificent views to the North and South from the upper floor levels.
- Flexible floor plates catering to the specific needs of businesses







MAGNIFICENT EXPOSURE TO CHRISTIAAN DE WET ROAD





## FLEXIBILITY TO MEET ENTREPRENEURIAL BUSINESS NEEDS

Eagle Canyon Business Park offers stand-alone office suites each with their own kitchens and bathrooms, efficient layouts can be obtained due to the square shapes of the units presenting the flexibility to accommodate small to large sized companies with the potential to expand.



## LOCATION

- Walking distance to amenities/medical
- Easy walking distance to Beyers Naudé Drive
- 10 minute drive to the N1/N14
- 15 minute drive to Lanseria Airport
- 5 minute drive to Northgate Mall and Clearwater Mall







CONTACT

ETIENNE MYNHARDT | MARKETING AGENT

082 578 1994

011 794 1177

[etiennem@renico.co.za](mailto:etiennem@renico.co.za)

384 Johan Road  
Cnr Taylor Road  
Honeydew.  
2040



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