

## Greenstone Hill Office Park: Property24 Checklist

### Property Summary

Rental Cost	R120/m <sup>2</sup> (includes rates and taxes)
Property Name	Greenstone Hill Office Park
Street Address	Greenstone Hill Office Park, 24 Emerald Boulevard, Greenstone, Edenvale
Google Location Link	Location <a href="#">Link</a> .
Size	Multiple units varying 100 500m <sup>2</sup> Building 4 : 2 438m <sup>2</sup> (sub-dividable into 4x 600m <sup>2</sup> ) Building 14: 93.3m <sup>2</sup> Building 14: 127.2m <sup>2</sup> Building 15: 909m <sup>2</sup> (Storeroom 217.1m <sup>2</sup> )
Image Bank Link	Dropbox Folder <a href="#">Access Link</a> .

### Property Description:

Greenstone Hill Office Park is an A grade building tucked away in the suburban neighbourhood of Greenstone Park, this well located office park allows for easy access to four shopping centres and residential areas located in Greenstone Hill, Thornhill Estate, Emerald Estate and Bushwillow Park. OR Tambo international airport located just a 15min drive away making this an ideal location for frequent business travellers and logistics operations.

The office park includes a coffee shop and is easily accessible from two major routes, the N3 highway and the R25 Modderfontein road. The Greenstone Shopping Centre is within walk distance of the office park. There is 24 hour access controlled security, fibre and a recently renovated landscape boasting a water feature and out-door seating area.

Office space is available in three of the buildings within Greenstone Hill allowing for flexible space planning for business owners seeking between 200 – 900 m<sup>2</sup>.

Internet Access: fibre to the park available

Parking: plenty of parking available (open, covered and basement parking)

On-site Generator: Building 15 / can be installed for the other buildings

### Property overview:

Listing Number	-
Type of Property	Office
Street Address	Greenstone Hill Office Park, 24 Emerald Boulevard, Greenstone, Edenvale
Description	Office
Listing date	-
ERF Size	14 532m <sup>2</sup>
Levies	Owner's Expense

Rates & Taxes	-
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**Facilities:**

Bathrooms	Share Bathrooms
Kitchen	Share Kitchen & Balcony
Offices	Offices and Boardroom

**External Features:**

Parking	Secure parking, number of bays, visitors parking
Outside Area	Outside features, sitting areas

**Other features:**

Security	24h Security, 2x Access controlled entrances
Nearby Public Transport	Gautrain station on Marlboro drive a few kilometres away. Taxi rank access (Modderfontein being a major taxi route).
Other	Walking distance to the Stoneridge Shopping Centre Coffee Shop on site

**Points of Interest:**

Covid-19 Friendly	Open-air parking, Minimal high touch surfaces , Two-storey walk up (no elevator).
Nearby Locations	<ul style="list-style-type: none"> <li>• Restaurants: Andiccio24 Greenstone, Jose's Taverna And Oyster Bar Edenvale, Coriander Café</li> <li>• Shopping Malls: Stone Ridge Centre, Greenstone Shopping Centre and Stonehill Crossing, Eden Meadows Shopping Centre</li> <li>• Virgin Active Fitness Centre</li> <li>• Major Highways: N3 highway and the R25 Modderfontein</li> </ul>