

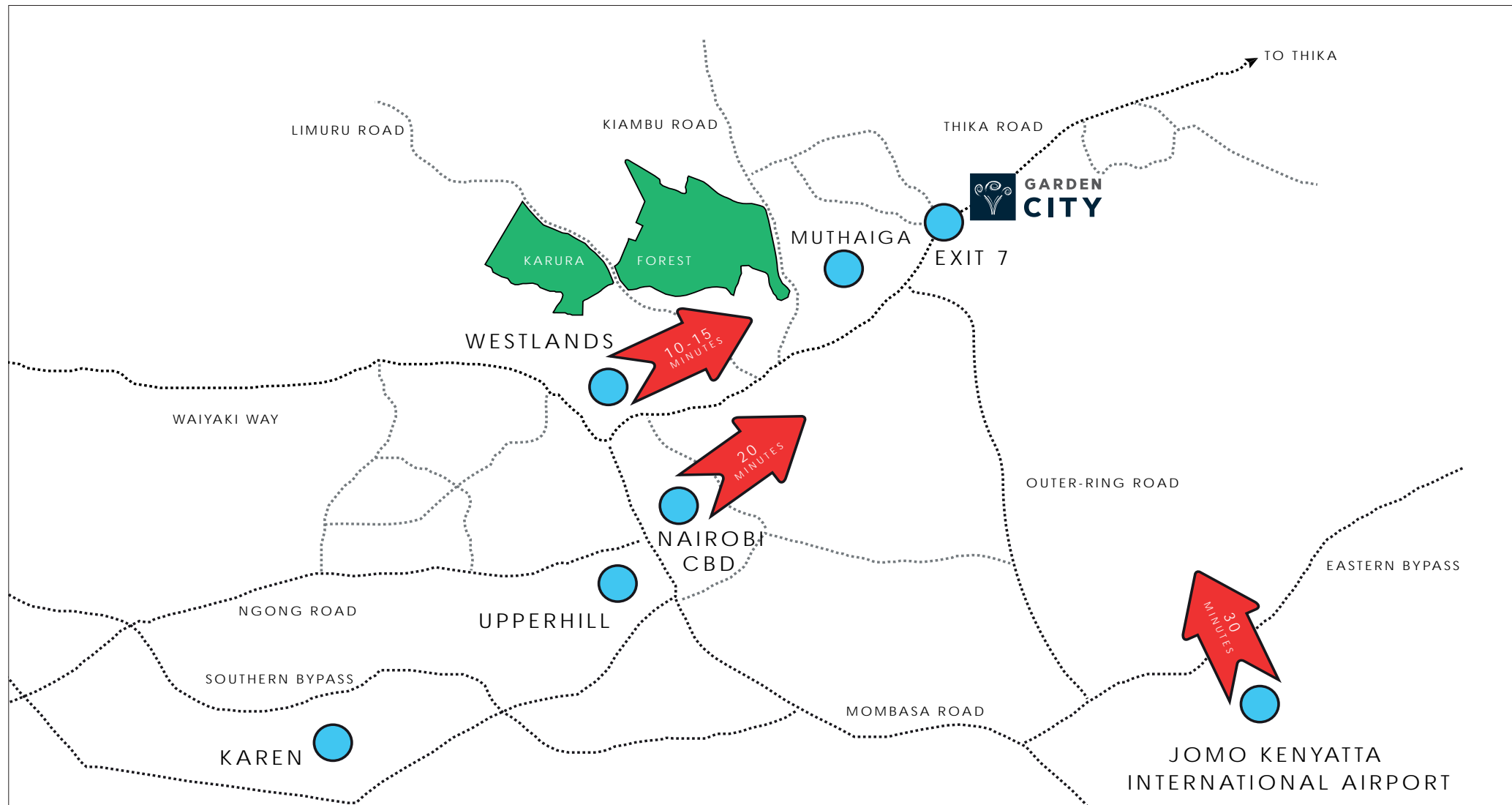


GARDEN  
CITY  
BUSINESS PARK

# GROW



GARDEN CITY BUSINESS PARK · GRADE A OFFICES · PHASE ONE



Cut your journey to work in half. Conveniently located at Exit 7 of Thika Superhighway, just 20 minutes from Nairobi's Central Business District, and easily accessible from Jomo Kenyatta International Airport via the city's new Outer Ring Road. Garden City Business Park (GCBP) is the perfect location for your company's regional headquarters, offering premium and affordable office space for both single and multi-tenant occupancy.



# G R O W

WITH GARDEN CITY

The Business Park is phase two of Kenya's first truly mixed-use project. Garden City, developed by leading growth markets private equity investor Actis, offers residential, commercial, leisure and shopping facilities within one 47 acre integrated plan - a unique offer within Nairobi today. Designed by a team of international architects for both functionality and comfort, the Business Park will offer over 25,000 m<sup>2</sup> of lettable Grade A offices, a healthcare facility, two hotels and over 400 mid-market residential units.

Garden City has been awarded Vision 2030 status by the Kenyan Government in recognition of its economic growth impact. Like other Actis projects, Garden City has sustainability at its core and the completed retail and residential properties will be the first mixed-use development in East Africa to gain LEED's international Gold certification.





# MASTER SITE PLAN

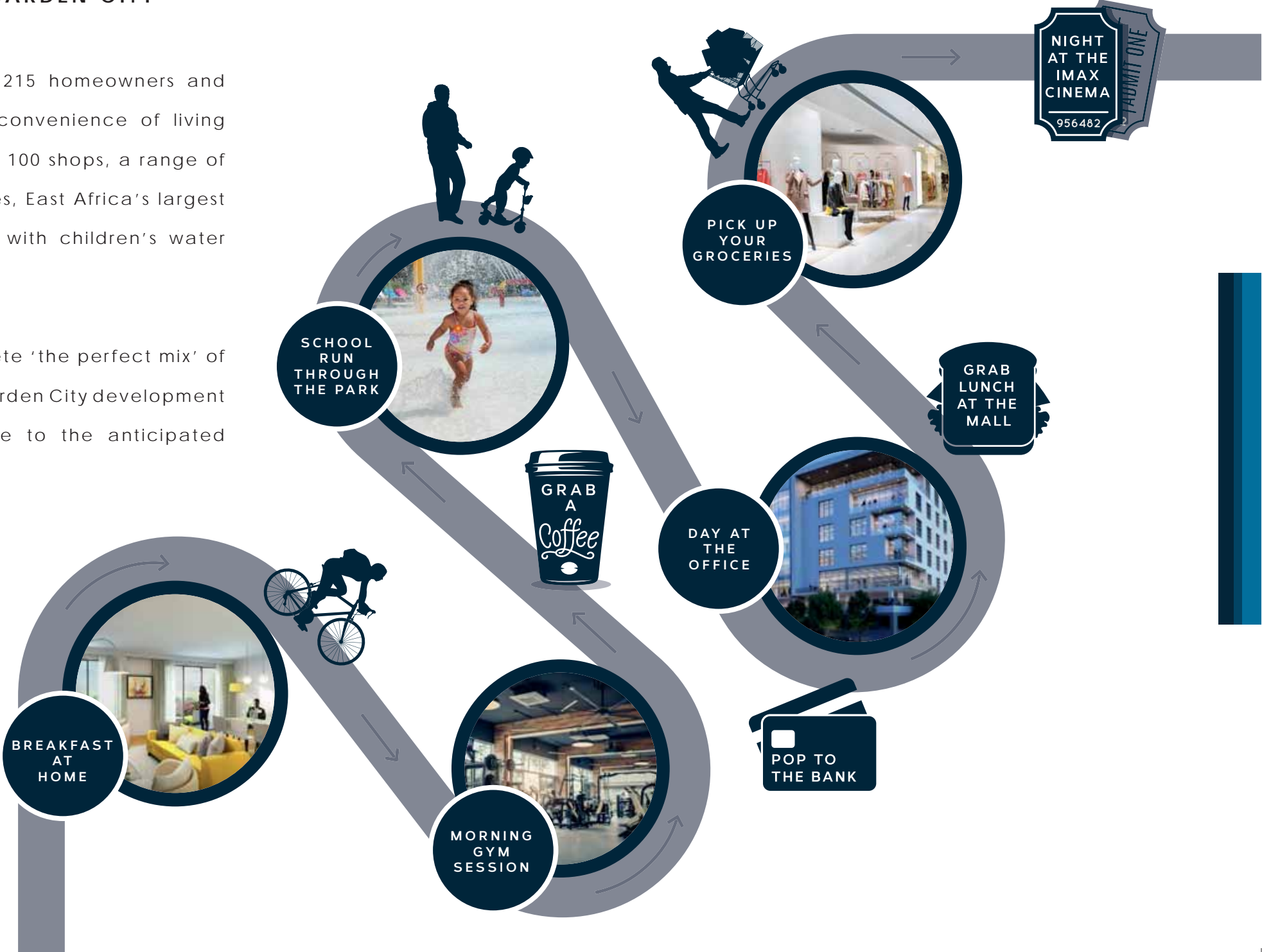


1. Garden City Shopping Mall opened September 2015 with over 100 stores (33,500 m<sup>2</sup> GLA).
2. Garden City Residences comprising 215 apartments and townhouses completed in phases (2016-2017).
3. 3 acre public park & recreation area.
4. Land sold to Safaricom – 5 acres.
5. Land sold – 2.3 acres for residential development.
6. Garden City Business Park – Four Grade A office buildings totalling 25,000 m<sup>2</sup> GLA, to be completed in phases (2019-2021).
7. Plot for Sale or joint venture – 2 acres.
8. Proposed medical facility.
9. Proposed hotel with conference facilities.
10. 400 middle income apartments.
11. EABL Headquarters.

# LIVE, WORK AND PLAY AT GARDEN CITY

Garden City is already home to 215 homeowners and residential tenants enjoying the convenience of living alongside a thriving mall with over 100 shops, a range of popular restaurants, bars and cafes, East Africa's largest iMax cinema and a central park with children's water park and playground.

These integrated amenities complete 'the perfect mix' of the 'live, work and play' themed Garden City development and offer excellent add-on value to the anticipated 3,000-strong office community.





## GRADE A OFFICES · PHASE ONE

The GCBP workspace successfully creates distinctive, vibrant and inspiring places in which your staff can interact, entertain and do business. Phase one offers two free standing five storey buildings providing 12,500 m<sup>2</sup> of leasable Grade A office space. Phase 2 will provide a further 12,500 m<sup>2</sup>.



## BUILDING SPECIFICATIONS

List of Amenities	Notes
Sustainability :	IFC Edge Certification.
Electrical :	Dedicated HV supply with back up generators for 100% back up supply.
Parking:	3.6 parking bays per 100 m <sup>2</sup> of leasable area. 408 parking bays in total. Option to use additional parking at Garden City Mall.
Ventilation:	Designed to operate as a naturally ventilated office in "open plan" with provisions for tenant HVAC installation.
Vertical Transportation:	2x high speed lifts will provide less than 30 second waiting time.
Water:	Water mains supply with 3 day water storage backup.
Toilet Accomodation:	Designed to British Council Offices Specifications with disabled W/C provided on all floors.
ICT:	Dedicated incoming ICT room with vertical access shafts to all office spaces.
Security:	24 hour manned security. CCTV and access control to points of entry and exit.
Lobby Finishes:	High quality lobby wall, ceiling and floor finishes provided.
Landscaped Area:	Courtyard areas between both buildings landscaped with benches/seating provided within lush landscaping for use as office break out space.
Reception:	Each building will benefit from a manned reception area and key card access control to all basement lobbies.
Garden City Mall:	Five minutes walk from over 100 shops including restaurants, cafes and entertainment.

# BUILDING A



Flexible floor plans provide leasable office space from 250 m<sup>2</sup> to circa 1,000 m<sup>2</sup> per level.

Area	Lettable office space (m <sup>2</sup> )	Common areas (m <sup>2</sup> )	Balconies (m <sup>2</sup> )	Total (m <sup>2</sup> )	Total (ft <sup>2</sup> )
Ground Floor	-	53	-	53	570.50
First Floor	1,136	115	139	1,390	14,962
Second Floor	1,145	115	28	1,288	13,864
Third Floor (EABL) - LET	1,145	115	28	1,288	13,864
Fourth Floor (EABL) - LET	1,145	115	28	1,288	13,864
Fifth Floor (EABL) - LET	1,027	115	132	1,274	13,713
<b>Totals</b>	<b>5,598</b>	<b>628</b>	<b>355</b>	<b>6,581</b>	<b>70,857.50</b>
Parking Bays	202				

Designed and built to IFC EDGE certification\*, promoting sustainability and a healthier environment. Modern, glazed facades provide an abundance of natural light and ventilation.

**Note:** Building car parking provided at 3.6 spaces per 100m<sup>2</sup> of leasable space. This is one of the highest office parking ratios in Nairobi.

\*An innovation of IFC, a member of the World Bank Group, EDGE certification rewards developers who implement strategies to reduce energy and water use in their buildings, as well as embodied energy in materials.



# BUILDING B



Flexible floor plans provide leasable office space from 250 m<sup>2</sup> to circa 1,000 m<sup>2</sup> per level.

Area	Lettable office space (m <sup>2</sup> )	Common areas (m <sup>2</sup> )	Balconies (m <sup>2</sup> )	Total (m <sup>2</sup> )	Total (ft <sup>2</sup> )
Ground Floor	-	76	-	76	818
First Floor	1,066	112	59	1,237	13,315
Second Floor	1,066	112	43	1,221	13,143
Third Floor (EABL) - LET	1,066	112	79	1,257	13,530
Fourth Floor (EABL) - LET	1,066	112	40	1,218	13,110
Fifth Floor (EABL) - LET	760	112	-	872	9,386
<b>Totals</b>	<b>5,024</b>	<b>636</b>	<b>221</b>	<b>5,881</b>	<b>63,302</b>

Sustainability is integrated into all aspects of the building from its architecture, environmental engineering, structural engineering, and landscape design, through to interior design and lighting.





# G R O W

WITH ACTIS

Actis is the largest real estate private equity investor in Sub-Saharan Africa with a 70 year track-record of delivering flagship retail, office, residential and industrial assets. Since 2006, Actis has invested in eighteen real estate developments in eight cities and seven countries across Sub-Saharan Africa, representing USD\$1.3 billion on a gross asset value basis.

Garden City is another world class real estate development by Actis and represents Kenya's first Grade A mixed use development bringing together retail, offices, residential and leisure. Since 2006, Actis has invested a total of US\$300 million into Nairobi real estate projects alone, including Nairobi Business Park, Junction Mall and Garden City Mall and Residences.



# GROW



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