INOSPACE

The Exchange

15 Lower Long Street, Foreshore, Cape Town





Billions of Rands of new developments in the area

Freeway Development
CTICC Tower
Zip Zap Arena
W Hotel & Residences
The Exchange
Divercity
23 Lower Long
Southern Sun Hotel
GrowthPoint Block B
Ninety One
One on Bree

Inospace I The Exchange

The Old Cape Town Telephone Exchange



In the heart of the action

Welcome to The Exchange, a rare opportunity built over a full city block right next to the CTICC and within walking distance of the V&A Waterfront. This part of Cape Town is the new epicentre of Cape Town's economic and social activity, with billions of Rands in development happening all around it.

This iconic building is being repurposed

Once Cape Town's Telephone Exchange, this iconic structure is a piece of the city's architectural and industrial heritage. Built with immense power infrastructure, double-volume floor plates, and an imposing presence, it's now being completely modernised and reimagined to serve as a dynamic multi-use destination.

At the centre of footfall & traffic

Surrounded by nine of Cape Town's top hotels, The Exchange sits amid a high-traffic pedestrian and vehicle corridor, making it an unmatched destination for retail, hospitality, or brand visibility. Whether for a destination showroom, flagship store, or hybrid retail-work concept, this location delivers impact.

Inospace I The Exchange

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Cafe' Space

R29 500 per month

- Ground floor
- 98 square metres
- 4,25m ceiling height
- Facing Lower Long Street
- Signage opportunities
- Receiving and loading area
- Fully refurbished
- A balcony could be added
- Fibre-ready
- Adjacent to numerous hotels and the CTICC
- Part of a vibrant mixed-use building



KEY PLAN

GENERAL ARRANGEMENT LEGEN NEW WALLS & NEW BRICK NETE WALLS AND COLUM PS SIP PANEL WITH MOLLER HUTTER DOOR AS PER LATER EXISTING CONCRETE WALLS

AREA SIZE - LEGEND

DESIGNATED AREA	SEE IN ME
GAME	95 MP
OPEN PLAN OFFICE	254 MP
NETAL ANEA	424 MP
REMALE BATHROOMS	15.5 MP
MALE BATHROOMS	13.5 M ²
ACCESSIBLE BATHROOM	3.2 MP
BATHROOM ENTRANCE LOBEY	2.8 MP
DELIVERY AND HOLDING AREA	199.5 MP
LIFTS ENTRANCE LOBBY	66.6 MP
PLANT MOOM - 1	28.6 MF
PLANT ROOM - 2	16.8 MP
UT-1	18 MP
UFT-2	12 MP
UFT - 3	8 MF
UFT-4	11 MP
NITCHEN	9.3 MP
SERVER ROOM	4.05
MALE ABLUTIONS - RETAIL AREA	22 MP
REMALE ABLUTIONS - RETAIL AREA	11 MP
ACCESSIBLE BATHROOM - RETAIL AREA	2.8 MP



Retail Space

R112 500 per month

- Ground floor
- 450 square metres
- 4,25m ceiling height
- Facing Lower Long Street
- Signage opportunities
- Delivery area into unit
- Fully refurbished
- A balcony could be added
- Large ablutions
- High power and generators
- Part of a vibrant mixed-use building



KEY PLAN

DEGIGNATED AREA	SEE IN MF
CAPE	96 MP
OPEN PLAN OFFICE	254 MP
NETAL ANEA	424 16
REMALE BATHROOMS	13.5 MP
MALE BATHROOMS	13.5 M ²
ACCESSIBLE BATHROOM	3.2 MP
BATHROOM ENTRANCE LOBEY	2.8 MP
DELIVERY AND HOLDING AREA	199.5 MP
LIFTS ENTRANCE LOBBY	66.6 MP
PLANT MOOM - 1	28.6 MF
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