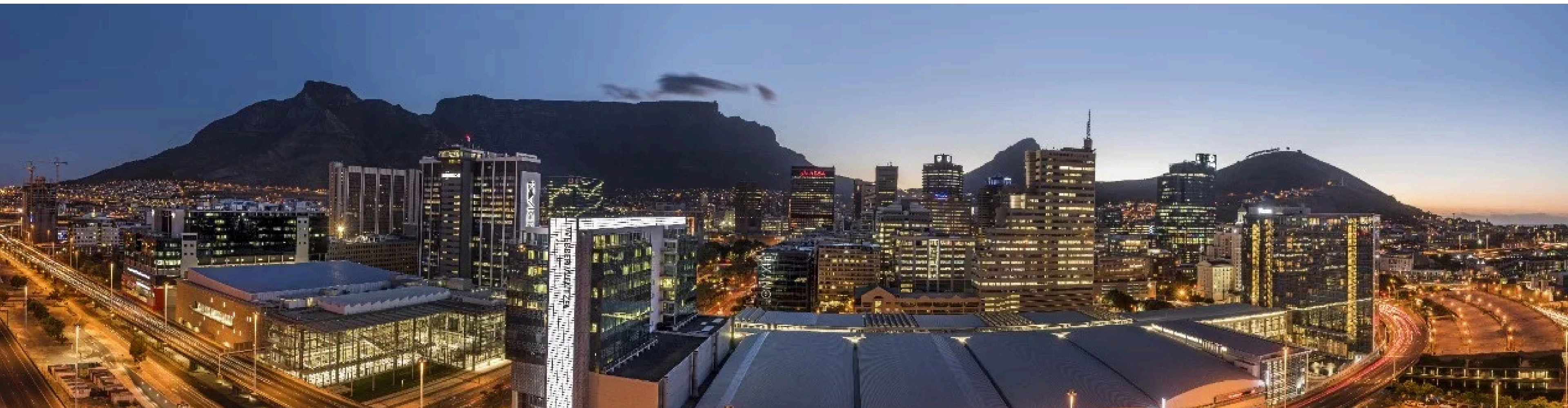


**inospace**

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# **The Exchange**

15 Lower Long Street, Foreshore, Cape Town





# Billions of Rands of new developments in the area

1. Freeway Development
2. CTICC Tower
3. Zip Zap Arena
4. W Hotel & Residences
5. The Exchange
6. Divercity
7. 23 Lower Long
8. Southern Sun Hotel
9. GrowthPoint Block B
10. Ninety One
11. One on Bree

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# 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.

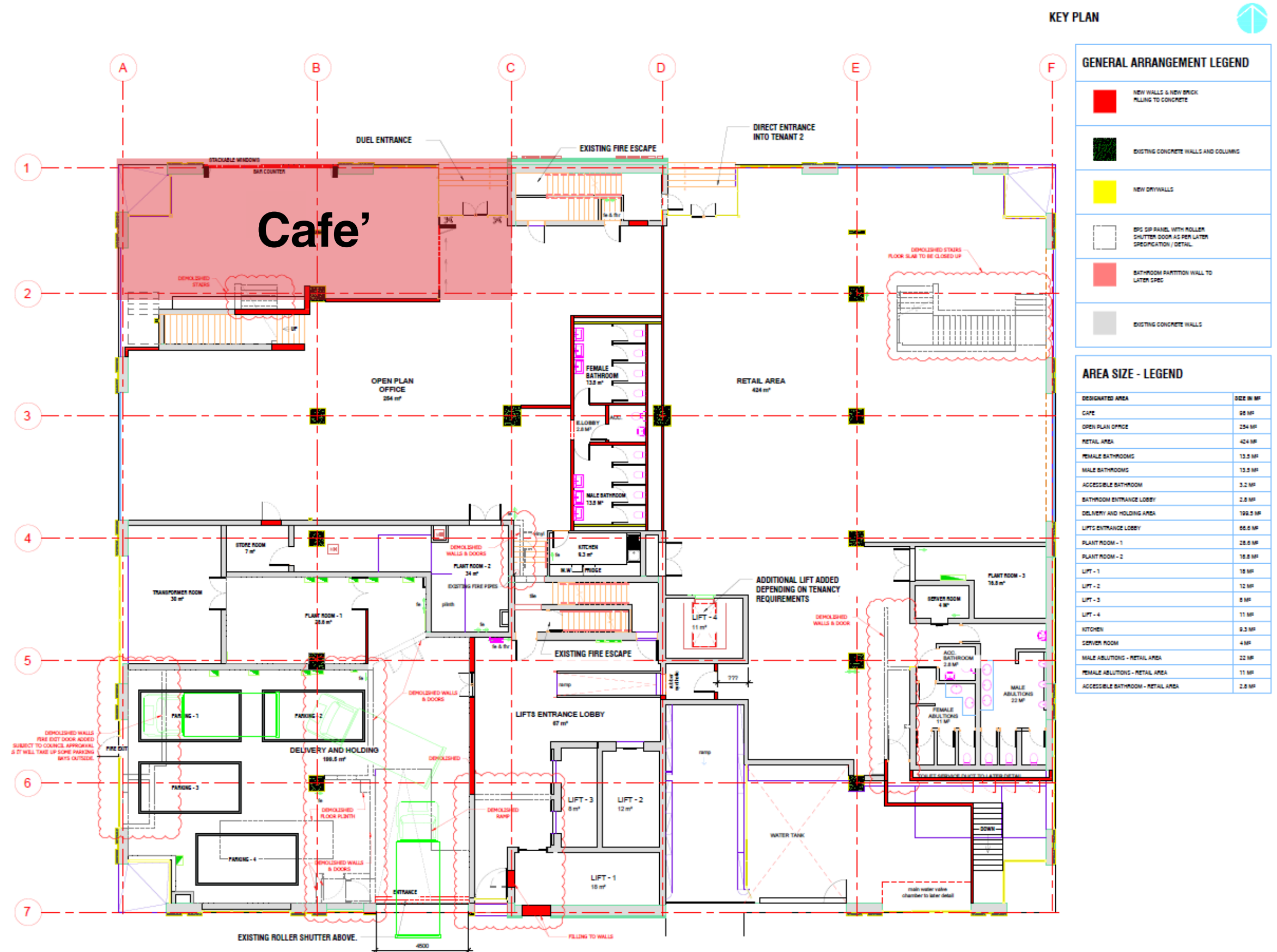


# LEASE

## Cafe' Space

**R59 500 per month**

- Ground floor
- 230 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



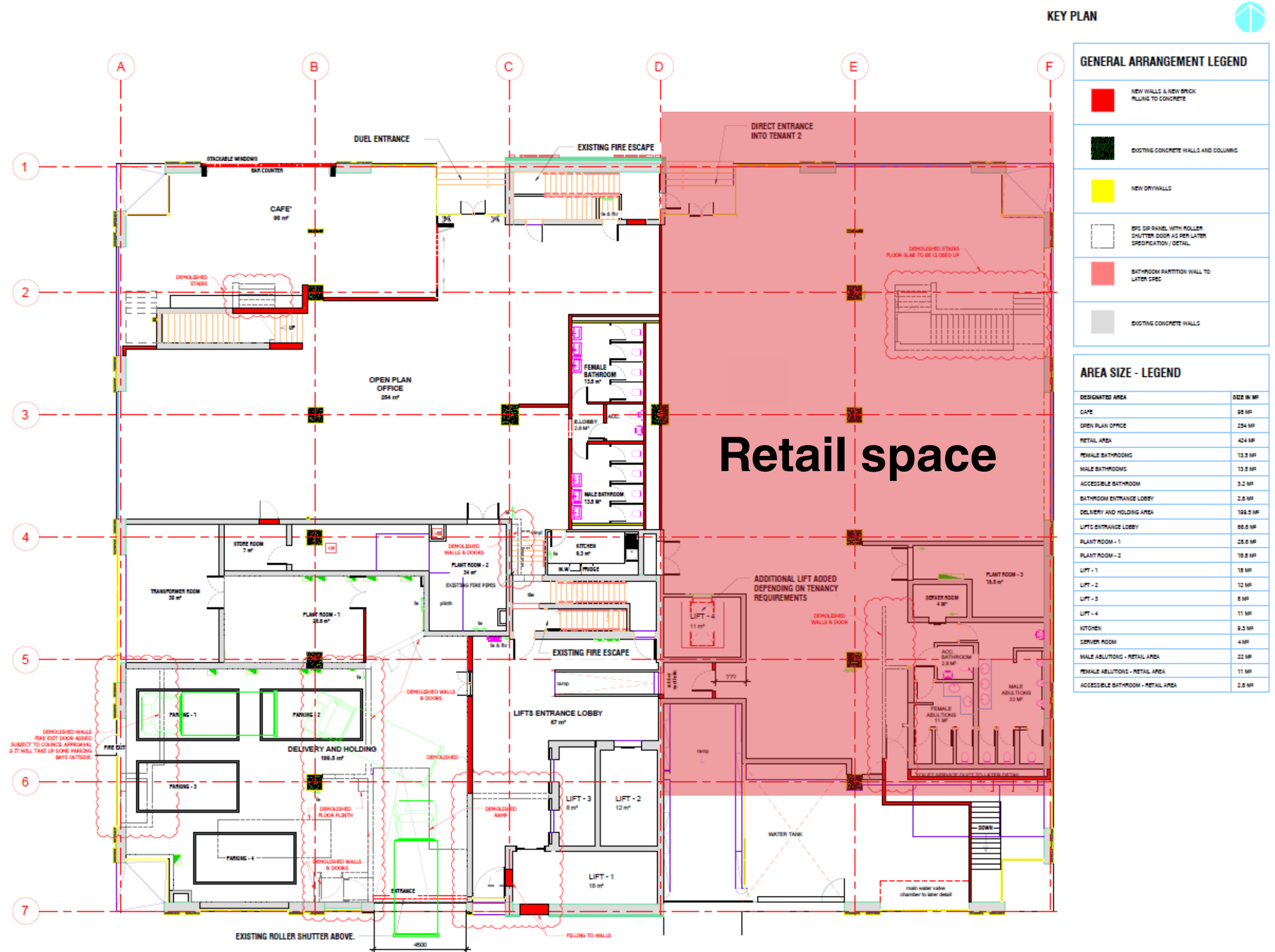


# LEASE

## 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







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