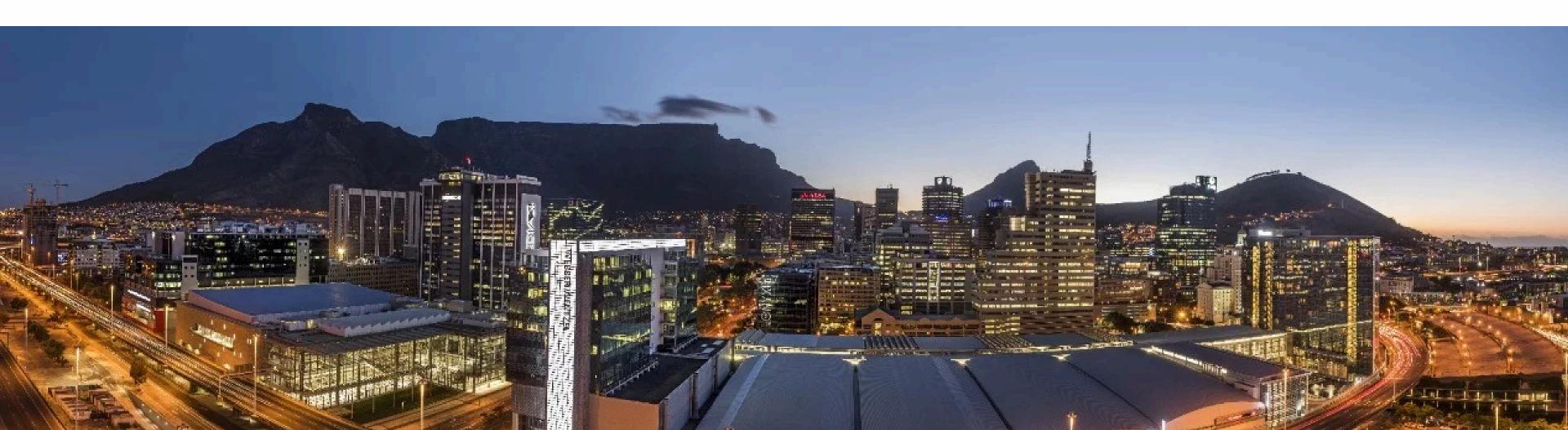
# INOSPACE

# The Exchange

15 Lower Long Street, Foreshore, Cape Town



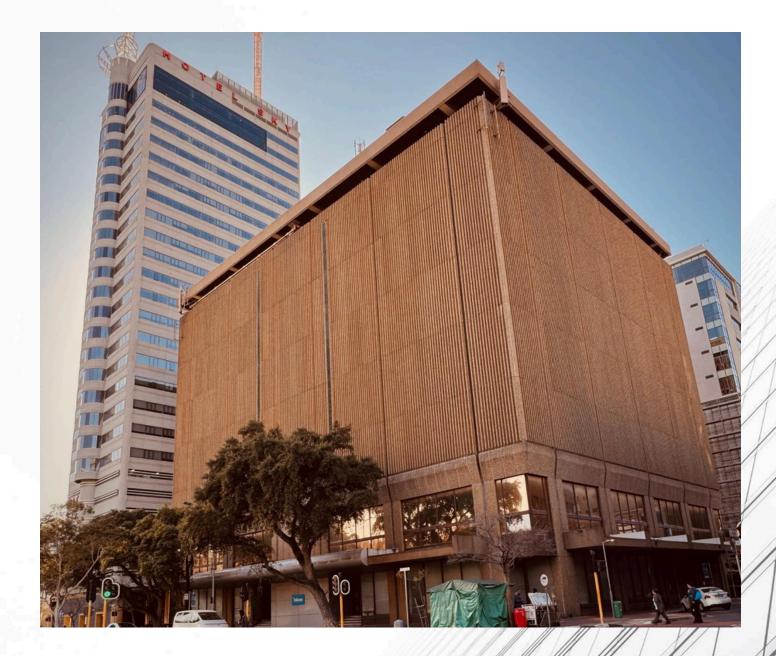


## Billions of Rands of new developments in the area

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.

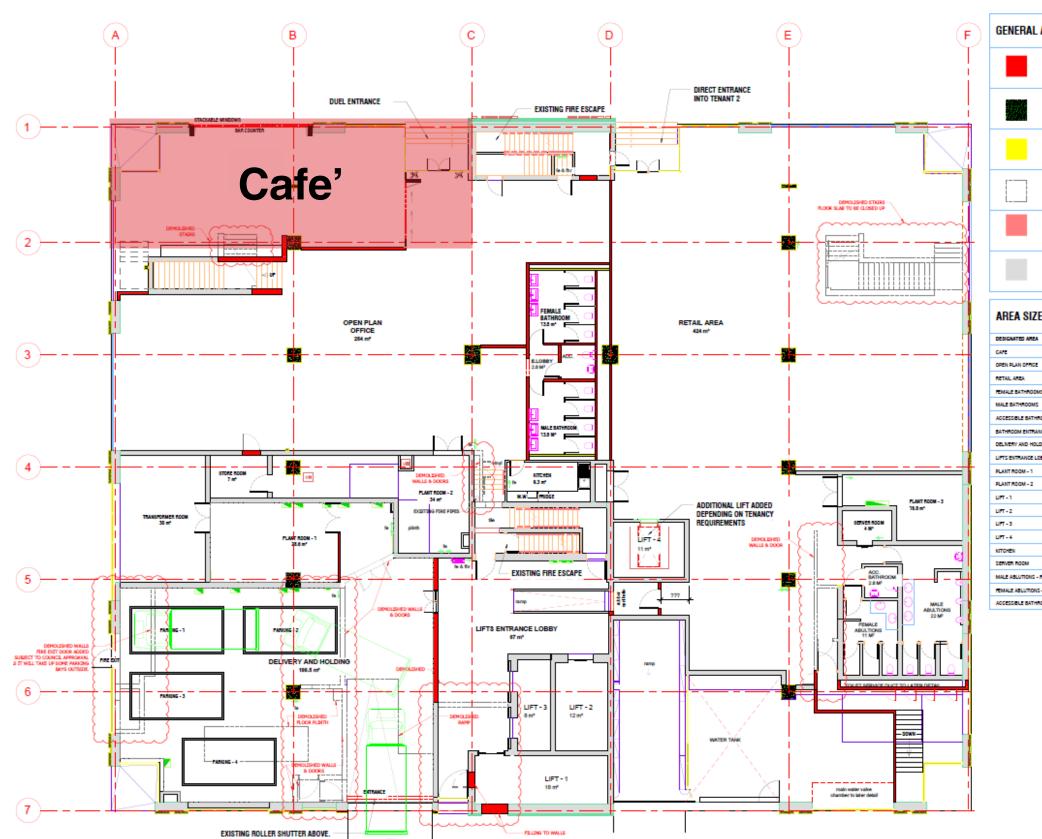
Inospace I The Exchange

## 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



**KEY PLAN** 

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

### **AREA SIZE - LEGEND**

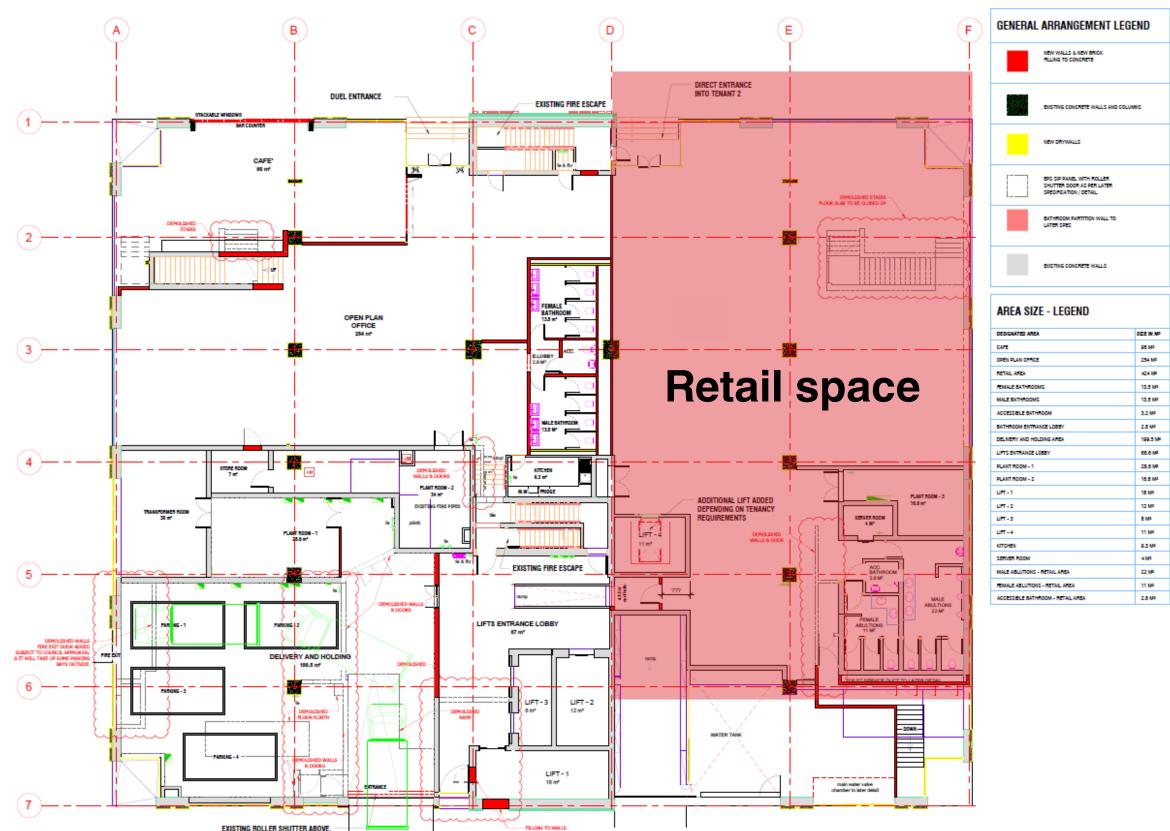
DEDIGNATED AREA	SEE IN ME
GAME	95 M <sup>2</sup>
OPEN PLAN OFFICE	254 MP
NETAL ANEA	424 MP
REMALE BATHROOMS	13.5 MP
MALE BATHROOMS	13.5 M <sup>2</sup>
ACCESSIBLE BATHROOM	3.2 MP
BATHROOM ENTRANCE LOBEY	2.8 MP
DELIVERY AND HOLDING AREA	199.5 MP
LIFTS ENTRANCE LOBBY	66.6 MP
PLANT MOOM - 1	28.6 MF
PLANT 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	410
MALE ABLUTIONS - RETAIL AREA	22 MP
FEMALE 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 ME
CAPE	95 MP
OPEN PLAN OFFICE	254 MP
NETAL ANEA	424 16
REMALE BATHROOMS	13.5 MP
MALE BATHNOOMS	13.5 MP
ACCESSIBLE BATHROOM	3.2 M <sup>2</sup>
BATHROOM ENTRANCE LOBEY	2.8 M <sup>2</sup>
DELMERY AND HOLDING AREA	199.5 MP
LIFTS ENTRANCE LOBBY	65.6 MP
PLANT ROOM - 1	25.5 MP
PLANT ROOM - 2	16.6 MP
UFT-1	18 MP
UFT-2	12 MP
UFT - 3	8 MP
UFT-4	11 MP
NITCHEN	9.3 M <sup>2</sup>
SERVER ROOM	4.00
MALE ABLUTIONS - RETAIL AREA	22.16
FEMALE ABLUTIONS - RETAIL AREA	11 MP
ACCESSIBLE BATHROOM - RETAIL AREA	2.8 M <sup>2</sup>



