



140 West Street

Sandton



140 West at a Glance

Why It Stands Out.

From global tenants to exceptional design, 140 West delivers a premium-grade experience in the heart of Sandton — blending performance, prestige, and sustainability.



An Iconic Address

In the heart of Sandton's financial district



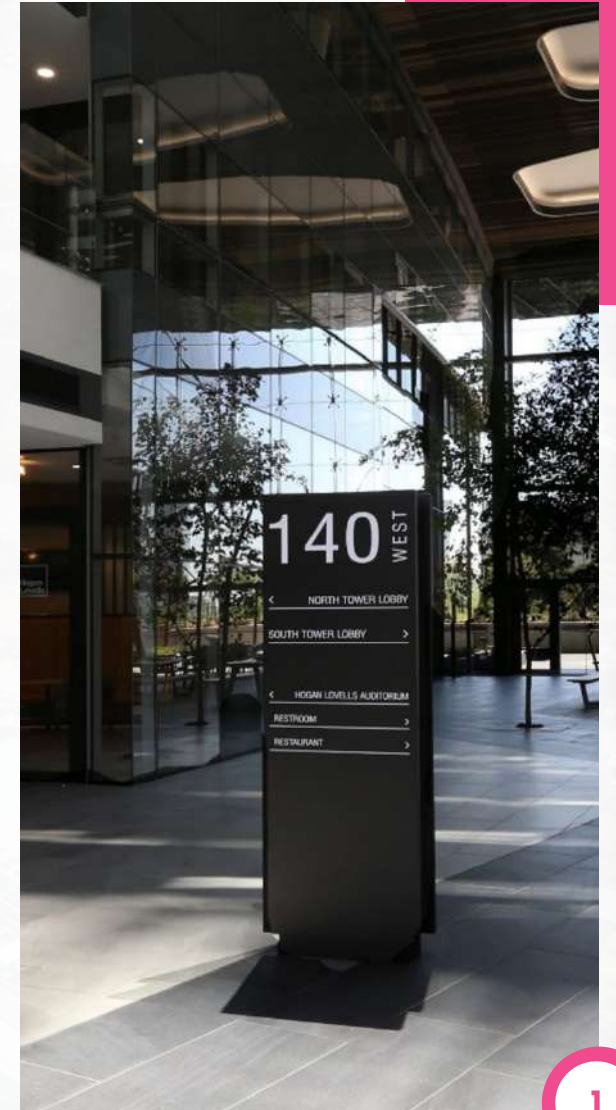
Completed in 2018

With world-class infrastructure and finishes



Trusted by Global Leaders

Apple, Morgan Stanley, Korn Ferry, Deutsche Bank



Built to Lead. Positioned to Outperform.



27,000m² of Premium Office Space
Built for high-performance teams



1,400 Parking Bays
Seamless access for staff and visitors



4-Star Green Star Rated
Sustainable, efficient, and ESG-aligned

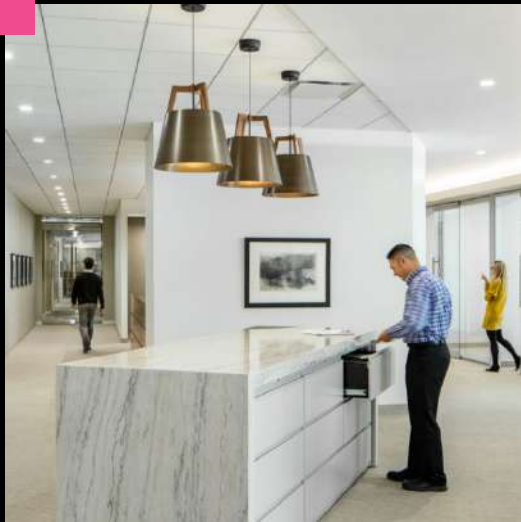


On-Site Olives and Plates
Premium dining for teams, clients and events

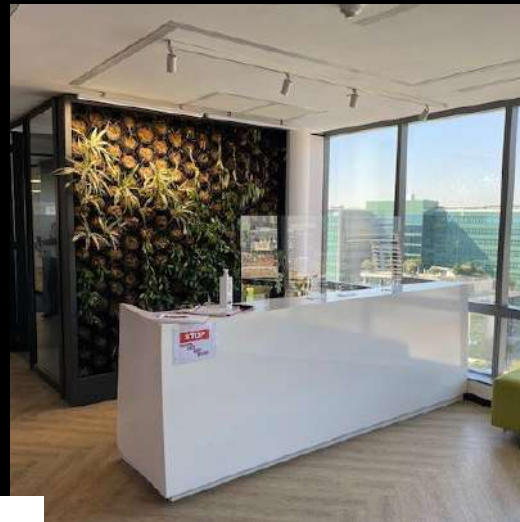


Prime Financial Hub Location

A smarter space for smarter business



Purpose-Led
Strategy & Value



Premium Design
& Visibility



Built for Modern
Occupiers



Prime Financial
Hub Location

Strategic Value

Where value meets versatility.



Cost-Effective Advantage

Competitive pricing for a prime location and high-end amenities



Turnkey Fit-Out

Move-in ready space designed for immediate use



Prestigious Address

Located in the heart of Sandton's financial district



Flexible Leasing

Options tailored to evolving business needs

Premium Design & Visibility

Designed to be seen. Built to lead.



Branding Opportunities

Showcase your identity on both the building and auditorium



Major Tenant Anchor

Sasfin occupies the largest share of the building



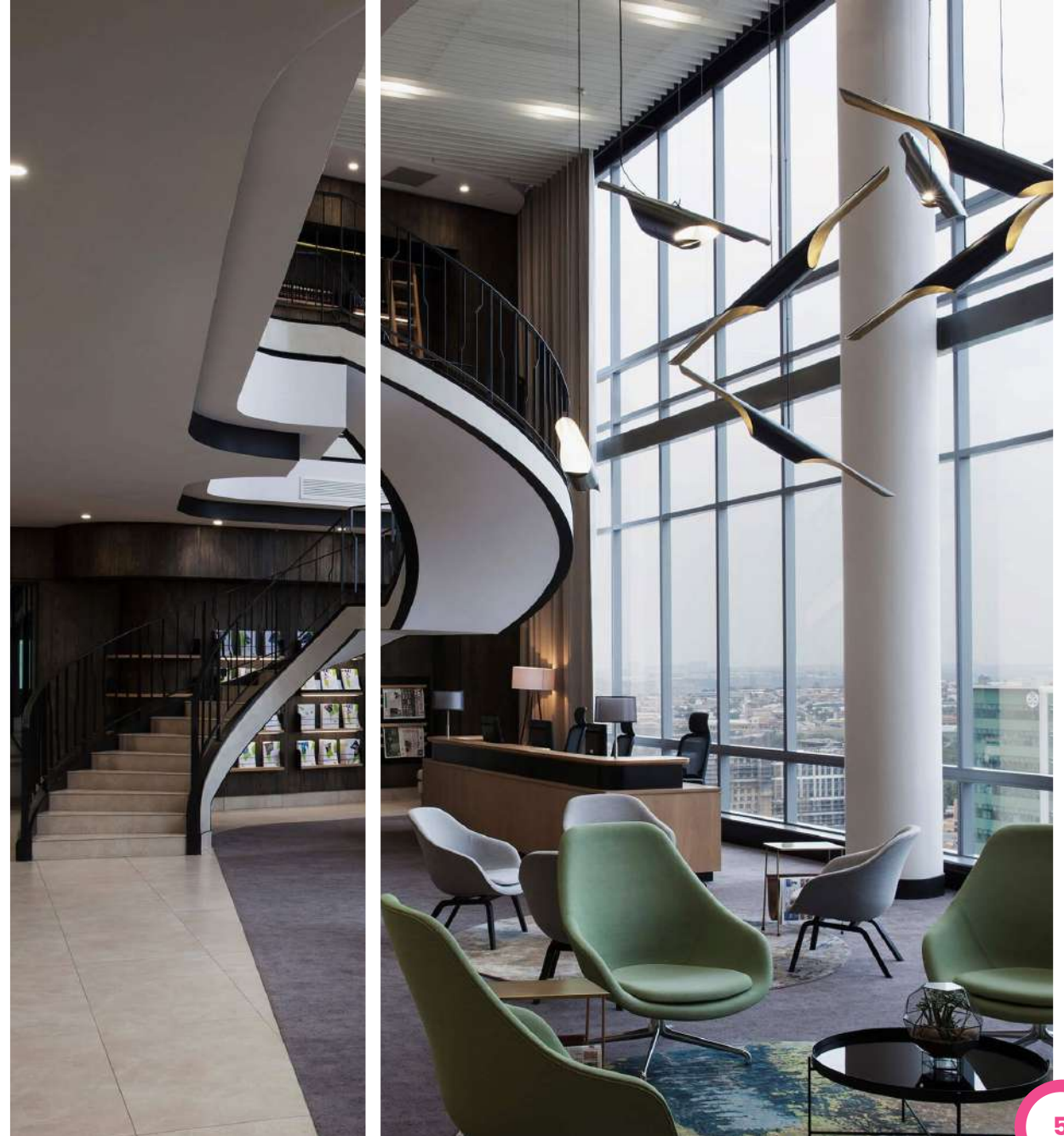
High-Exposure Office Space

Visually striking corporate offices with scalable layouts for growth



Prime Address

Positioned alongside prestigious international banks and occupiers



Purpose-Built. Future-Ready.



Hybrid-Ready Infrastructure
Plug-and-play setup with full tech integration



Fully Equipped Workspace
Designed, furnished, and ready for business



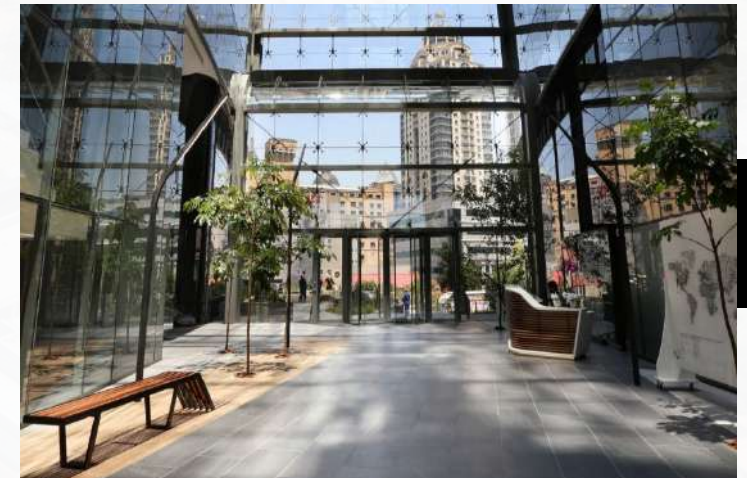
Operational Efficiency

Minimal fit-out needs and low space wastage



Tailored for Premium Businesses

Purpose-built to support hybrid operations



Prime Financial Hub Location



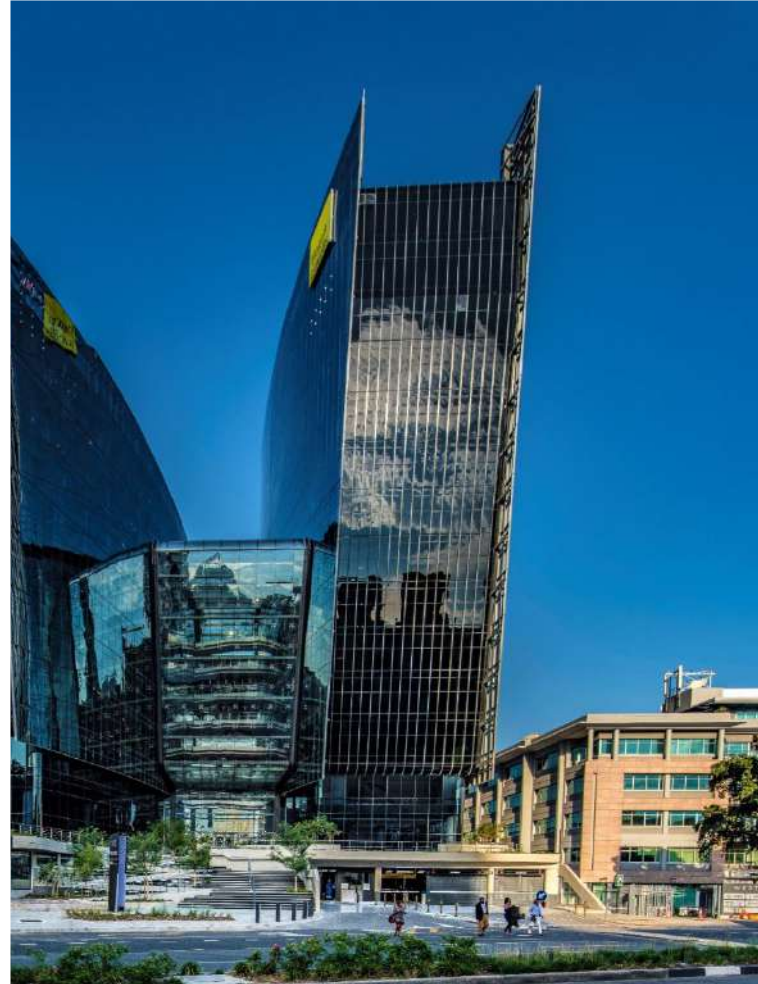
Prominent Positioning

Strong brand presence in Sandton's finance district



Mobility Hub

Centrally located with direct Gautrain access



Prestige & Convenience

Across from Mandela Square, a landmark address



Vibrant Surroundings

Walkable access to top restaurants and amenities

Lease Summary

The proposed lease offers competitive rates aligned with the property's premium positioning in Sandton.



Base Rentals & Charges

Net Rental: **R210.00/m²**

Operating Costs: **R38.00/m²**

Rates & Taxes: **R37.00/m²**

Canteen Levy: **R12.00/m²**

Parking

5 bays per 100m²

@ R1,250.00 per bay

Tenant Installation Allowance

R750.00/m² for a 5-year lease

Comprehensive On-Site Features

Reflects average monthly rental and operational costs at 140 West Street.

Auditorium	Access	Recreational	Restaurants
143-seat capacity with 6 wheelchair-accessible spaces	Opposite Gautrain for seamless commuting	Dedicated basement smoking lounge	News Café on the ground floor for casual dining
Fully equipped with audio-visual technology	Public transport access at your doorstep	Private-access gym (available exclusively to the occupier)	On-site canteen with Halaal options and subsidised meals via access card
Branding and exclusive-use rights available for occupier	49 visitor bays	Walking distance to premier retail at Sandton City	Slow Lounge available for private functions and events
	304 staff bays + additional parking in Basement -8	14th-floor entertainment area with skyline views	Walking distance to Mandela Square and its wide dining selection
	Secure, access-controlled entry		



Sasfin at a Glance

Purpose-Built for Performance

A high-performance headquarters built for modern banking — from smart workspace design to scalable collaboration zones.



Workspace Capacity

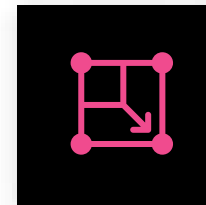
430 total seats, including private office allocations



Collaboration & Meeting Hubs

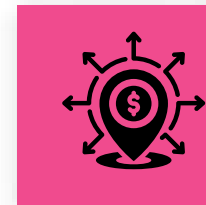
263-seat Co-Lab designed for innovation and agile teams

526-seat Meeting Suite spread across high-performance rooms



Total Footprint

6,904m² of premium-grade office space



Flexible Expansion

Additional premium space available — ideal for **top-tier tenants** seeking scale, convenience, and seamless integration.

Seating Overview



6th Floor

Staff Seating
220 Desks
North Wing: 90
South Wing: 130

166 Co-lab spaces
Includes collaboration zones, phone booths, focus rooms & meeting rooms



13th Floor

Training room
Capacity for 50

Boardrooms
2 rooms with seating for 28

Entertainment area
& outdoor deck

5th Floor

Staff Seating
210 Desks
North Wing: 80
South Wing: 130

97 Co-lab spaces
Includes collaboration zones, phone booths, focus rooms & meeting rooms



12th Floor

Main reception area

Boardrooms
16 rooms with a combined seating capacity of 158



Building Layout



5th Floor Layout

Dynamic Workspace Hub with Open-Plan Desks, Boardroom, Focus Pods, and Collaboration Zones

Includes **Co-Lab Spaces** (Pink):

Shared North Wing zones with extended access for external tenant **Nyanza**



Total
Shared Area
2,499m²



6th Floor Layout

Executive & Shared Suites featuring Private Offices, Hot Desks, Meeting Rooms, and Shared Support Services

Includes **Co-Lab Spaces (Pink)**: Designated Collaboration Zones for Internal Teams



Total
Shared Area
2,028m²



12th Floor Layout



Welcoming **Reception Area**



16 Modern Meeting Rooms

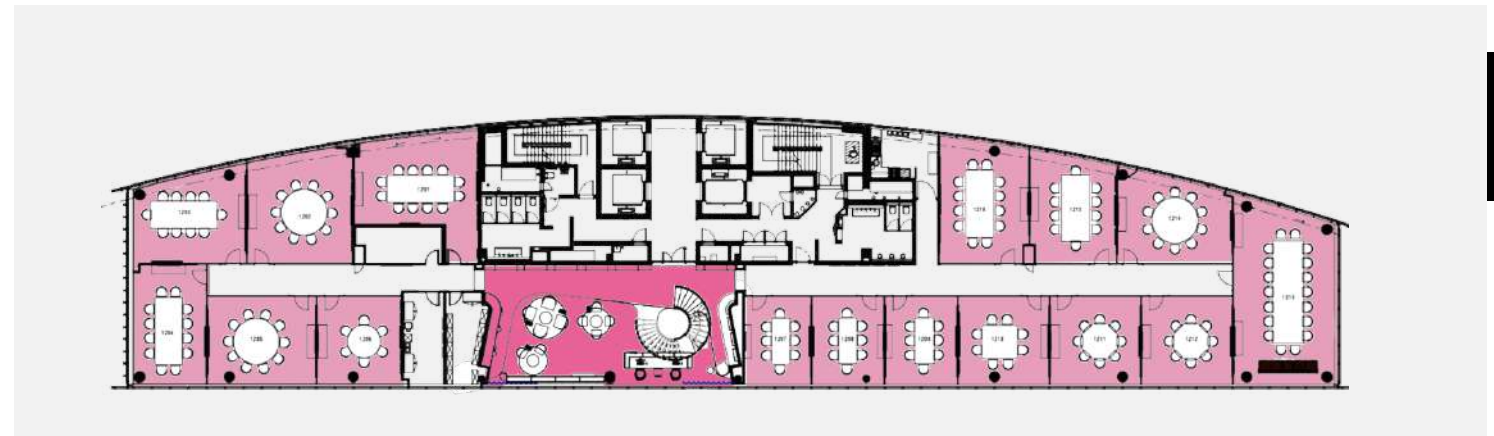


Barista-Quality Coffee Station



158 Seats

Across
Collaborative
Zones



14th Floor Layout



Training Room with VC, seating for 50



2 Meeting Rooms, seating for 28 total

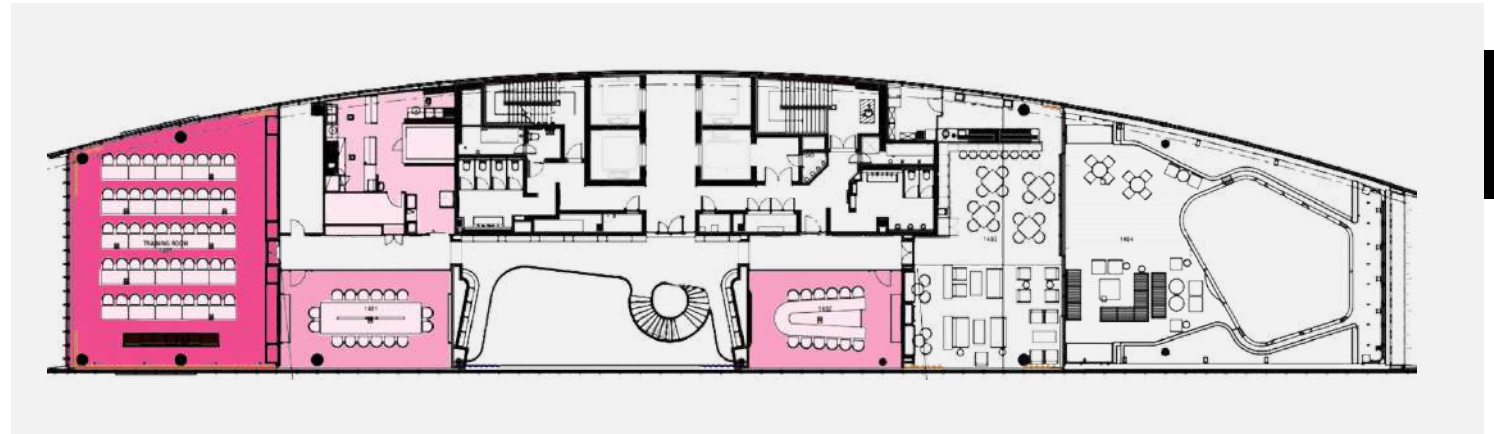


Fully Equipped Kitchen with Walk-In Fridge

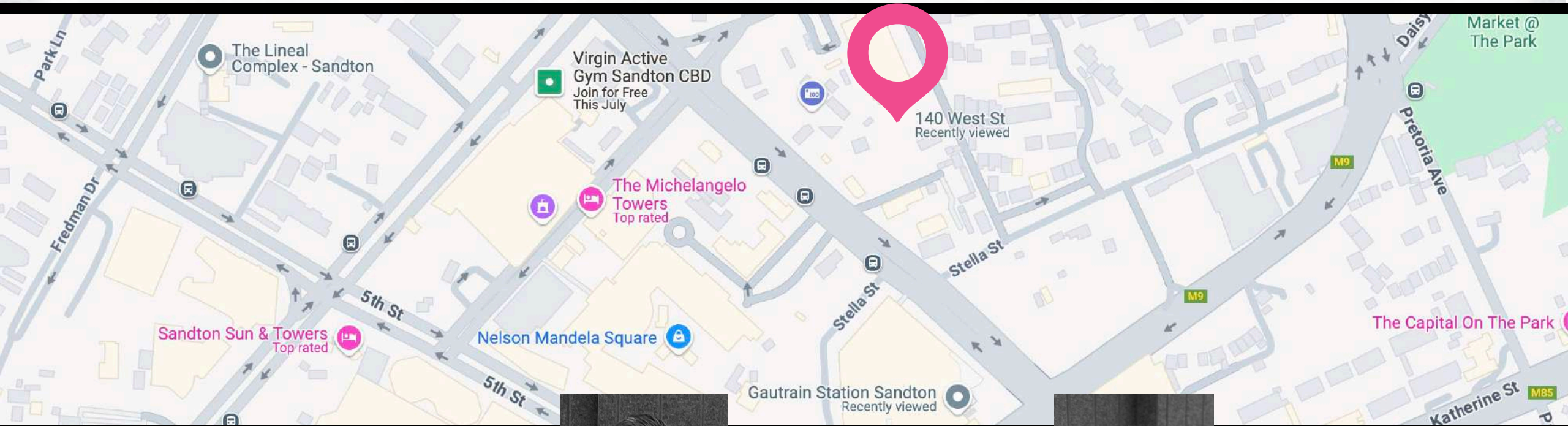
Entertainment Area with Deck Access



Training Room with VC
Seating for **50**



Your property. **Your vision.** Our expertise.



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An aerial photograph of a cityscape. In the center, a modern glass skyscraper stands out among older buildings with red-tiled roofs. The skyscraper has a unique, angular design. The surrounding area includes a mix of urban architecture, green spaces with trees, and a street with cars and a bus in the lower-left corner. The text "Thank You" is overlaid in white on the skyscraper.

Thank You

