



# REACHING HIGHER

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# Reaching higher

Ideally located at the heart of the Upper Hill financial district, UAP Tower is so much more than Nairobi's highest point. The Tower on the Hill marks a new milestone in the evolution of the Nairobi skyline.

The brainchild of the UAP Group, the 33-storey UAP Tower stands at an impressive 163 meters tall, or 5,700 feet above sea level, higher into the Nairobi sky than any other building.

The achievement of UAP Tower is a metaphorical statement that Nairobi has earned her place as a global financial center and the gateway to business in the East and Central Africa region. This spectacular building also stands as a testament to UAP Group's stability, vision and its dependability as a leading regional financial services organization.

# Designed to aim higher

UAP Tower raises the stakes in Nairobi's commercial real estate game by bringing to the table a whole new level of aesthetic finesse in corporate space.

Through a courageous vision combined with a well-designed plan and professional project management, UAP Tower has managed to create an architectural masterpiece and an inspirational visitor experience.

The lobby area is open, spacious and bathed in natural light. Above, an acid-etched glass bridge spans the lobby connecting the two sides of the mezzanine floor.

The exterior lighting design is still a well kept secret. Suffice to say that the 'Tower on the Hill' will be a well-known and highly visible Nairobi landmark for many years to come.

Also among the cutting-edge finishes will be an ingenious 'live wall' that will seamlessly incorporate benefits such as dampened noise pollution and purified air.



# Higher value in office space

UAP Tower is poised to set a new benchmark for sustainable building standards within Nairobi's commercial development arena.

Green practices aimed at reducing tenants' utility costs, as well as building operating costs, have been an integral part of the UAP Tower vision since its inception. Creating a cleaner, healthier working environment will inevitably boost employee productivity.

These features, coupled with open plan offices that allow efficient and flexible planning of work spaces, a highly efficient ICT and fibre backbone infrastructure and two 900KVA synchronized back-up generators, make for an assurance of efficiency in operations for value-conscious business owners.

A generous tenant parking ratio of 1:300 - in contrast to the more typical 1:1000 - as well as a parking section dedicated for visitors is supported by a highly secure yet friendly parking management system.





# A higher perspective

The inspired combination of prime location and sheer height means tenants have a unique, unobstructed vantage point from which to enjoy panoramic views of Nairobi and the national park.

The apex floors provide magnificent views, ideally suited for executive boardrooms and entertainment facilities.



# Higher benchmarks for security

The welfare of tenants and visitors is of utmost importance and UAP Tower has been designed with an impressive network of advanced security and safety systems.

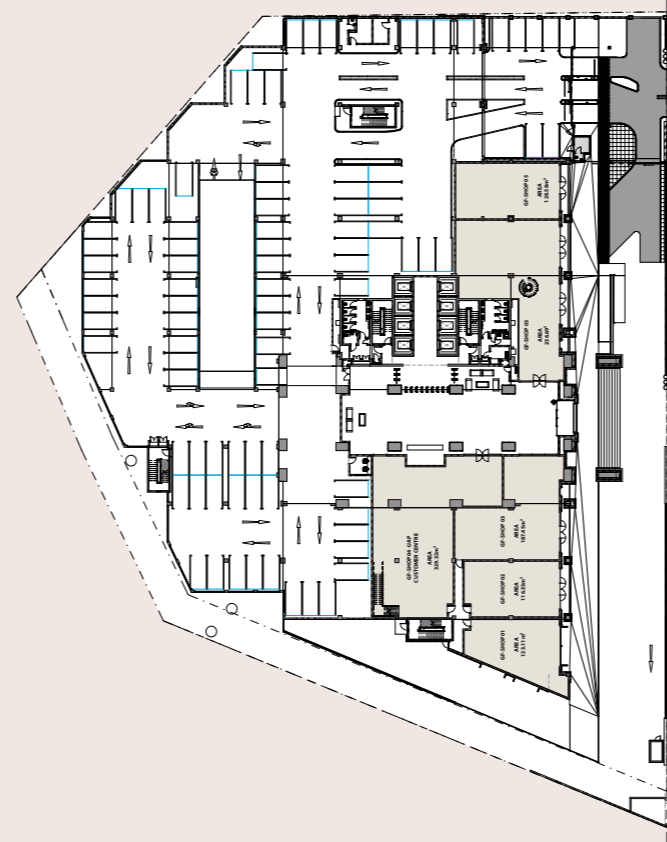
**International standards in security have guided the design of the Tower. The features that have subsequently emerged include:**

- A cutting-edge control room forming the heart of the Tower's security;
- Dedicated security desks at the basement and ground floor;
- Provision for ICT fibre and copper back bone infrastructure;
- Intercom system and scanners to serve common installations in the building;
- CCTV cameras in public areas and entrances;
- Turnstiles and automatic bollards at building entrances;
- Security controlled parking management;
- 24-hour security support;
- Modern fire and safety features including Fire Detection and Alarm Warning Systems; and
- Well established fire escape routes and modern fire-fighting equipment and sprinkler systems.

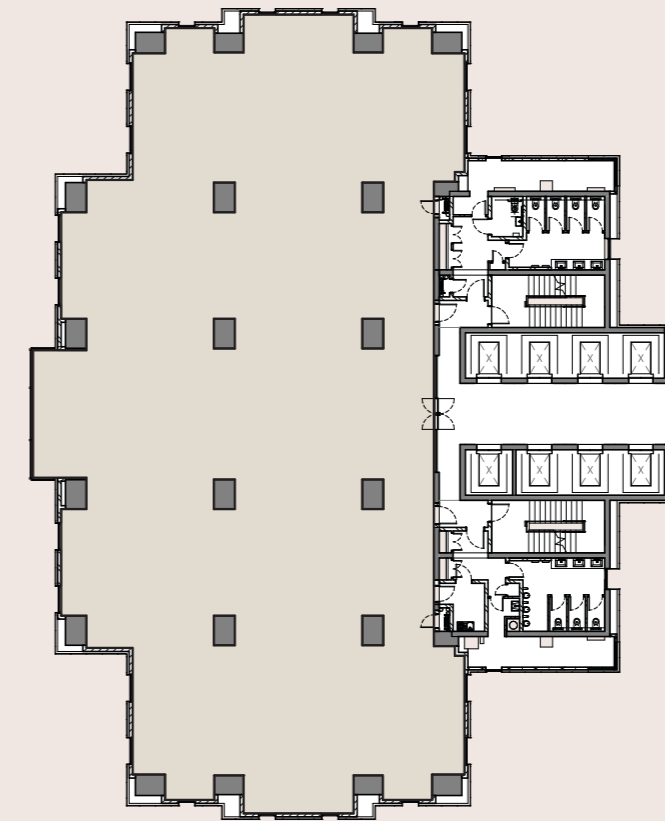


## Floor plans

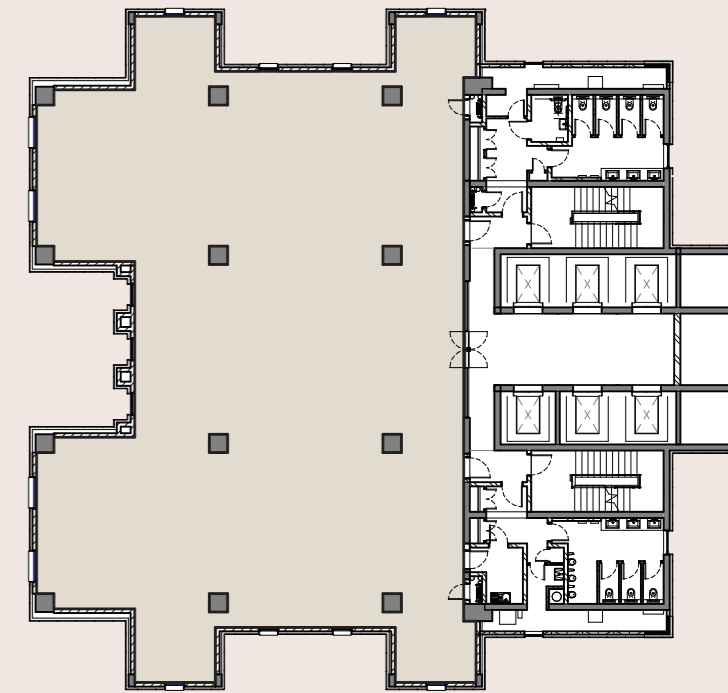
GROUND FLOOR PLAN



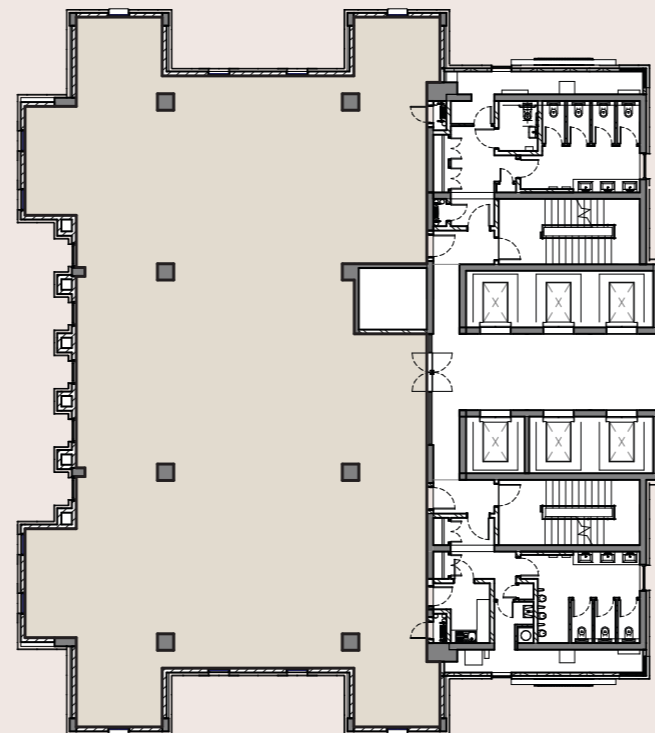
5<sup>TH</sup> FLOOR PLAN



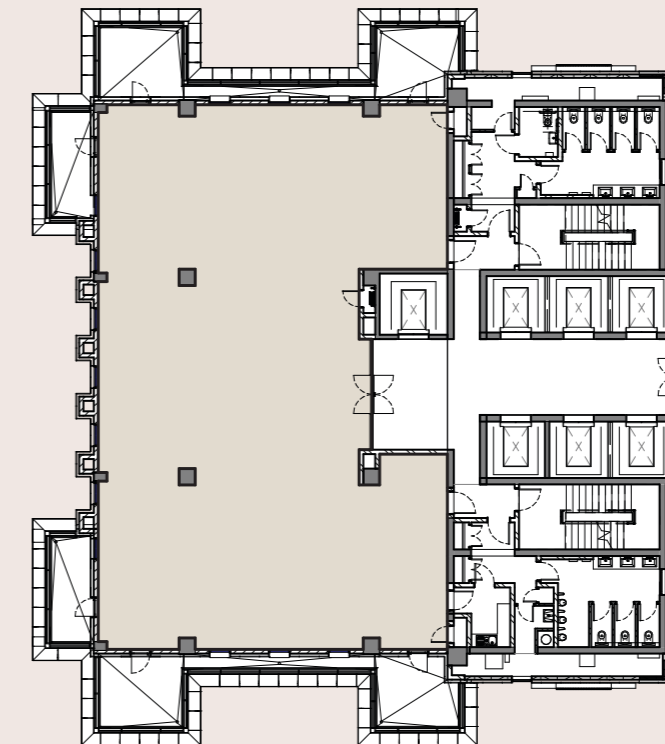
21<sup>ST</sup> FLOOR PLAN



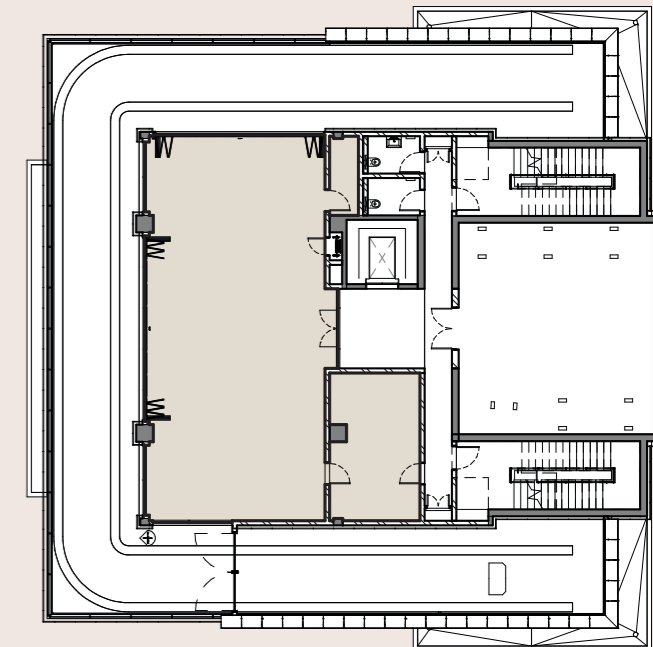
29<sup>TH</sup> FLOOR PLAN



30<sup>TH</sup> FLOOR PLAN



31<sup>ST</sup> FLOOR PLAN



# Take business a notch higher

UAP Tower epitomises quality: a ground-breaking icon that is both ultramodern and unabashedly outstanding; an address befitting your organisation's stature.

We invite you to be a part of this revolutionary landmark where your business will thrive surrounded by breathtaking design, brilliance in innovation and sculptural presence.

Karibu, UAP Tower.

Speak to our letting team for more information:

**UAPTower@uap-group.com**  
0202850637  
0711065637  
www.uaptower.com

**Knight Frank**  
0728 741288  
020 423 9291

**broll**  
0723 221432  
0712 668 448

**AXIS**  
REAL ESTATE  
0705 197 195  
0717 526 988

## Schedule of floor areas

### LETTABLE AREA SCHEDULE

FLOOR LEVEL	GROSS LETTABLE AREA (SQM)
B03 Basement	827.42
B02 & B01 Basement	Parking
00 Ground Floor	1,755.88
01 First Floor	1,468.73
02 Second Floor	Parking
03 Third Floor	1,020.13
04 Fourth Floor	1,037.88
05 Fifth Floor	1,037.72
06 Sixth - 08 Eighth Floor	1,039.24
09 Ninth Floor	1,007.50
10 Tenth - 13 Thirteenth Floor	1,009.02
14 Fourteenth Floor	1,012.61
15 Fifteenth Floor	1,012.38
16 Sixteenth Floor	1,012.05
17 Seventeenth Floor	1,012.82
18 Eighteenth Floor	956.06
19 Nineteenth Floor	923.88
20 Twentieth Floor	698.58
21 Twenty-First Floor	688.59
22 Twenty-Second Floor	681.26
23 Twenty-Third Floor-28 Twenty-Eighth Floor	637.44
29 Twenty-Ninth Floor	625.78
30 Thirtieth Floor	518.44
31 Thirty-First Floor	212.28
32 Thirty-Second Floor	298.10

REPRESENTATIVE FLOOR PLAN	FLOOR RANGE
Ground Floor	B02 - 03rd Floors
5th Floor	04th - 19th Floors
21st Floor	20th - 22nd Floors
29th Floor	23rd - 29th Floors
30th Floor	30th Floor
31st Floor	31st - 32nd Floors

## AVAILABILITY ENQUIRIES



0728 741288  
020 423 9291



Tel: 0723 221 432,  
0712 668 448



0705 197 195  
0717 526 988

## LOCATION: UAP Tower, Upper Hill Road, Upper Hill, Nairobi



## PROJECT PARTNERS



small back room

Chapman + BDSP



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