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**DELTA  
CORNER  
ANNEX**  
ALONG RING ROAD, WESTLANDS

## AN IMPRESSIVE ADDRESS

The Delta Corner Annex is strategically located along Ring Road Westlands and is adjacent to the iconic Oracle Tower. It is across the highway from Westlands, within minutes of the Nairobi CBD and at the epicentre of an area that is quickly becoming a major business district of Nairobi. The building has a two way access; from either Ring Road or Waiyaki Way. The area is served well by both public and private transport and is very close to local amenities including The Mall, Sarit Centre and Westgate Shopping Centre and five star hotels. A number of major office users dominate the locality including financial, legal, insurance, banking, UN and diplomatic missions.

Delta Corner Annex is a commanding modern office complex offering high quality and flexible business accommodation designed to enhance your working lifestyle. The development has a total lettable space of 77,500 sq. ft spread over six floors. The complex offers high quality office accommodation, designed to International standards, offering the tenant a secure, highly efficient and flexible working environment.

Attractive amenities include; standby generators, borehole, passenger lifts, security check & CCTV surveillance, electric fence, fire alarm and detection system. Delta Corner Annex will be modern and state-of-the-art place of work in a one-of-a-kind location. It will comprise of Grade A building specifications with serious commitment to the environment. With one of the best parking ratios, Delta Corner Annex will provide its tenants with a prestigious, functional, and convenient environment. This property is positioned to meet the needs of today's corporate and professional firms, specifically targeting institutions from the discerning and security-conscious NGO/international community. It is perfectly designed to accommodate both world-class corporations seeking unique headquarters and elite international bodies seeking a full-floor identity in unique and tranquil surrounds.



## TECHNICAL SPECIFICATIONS

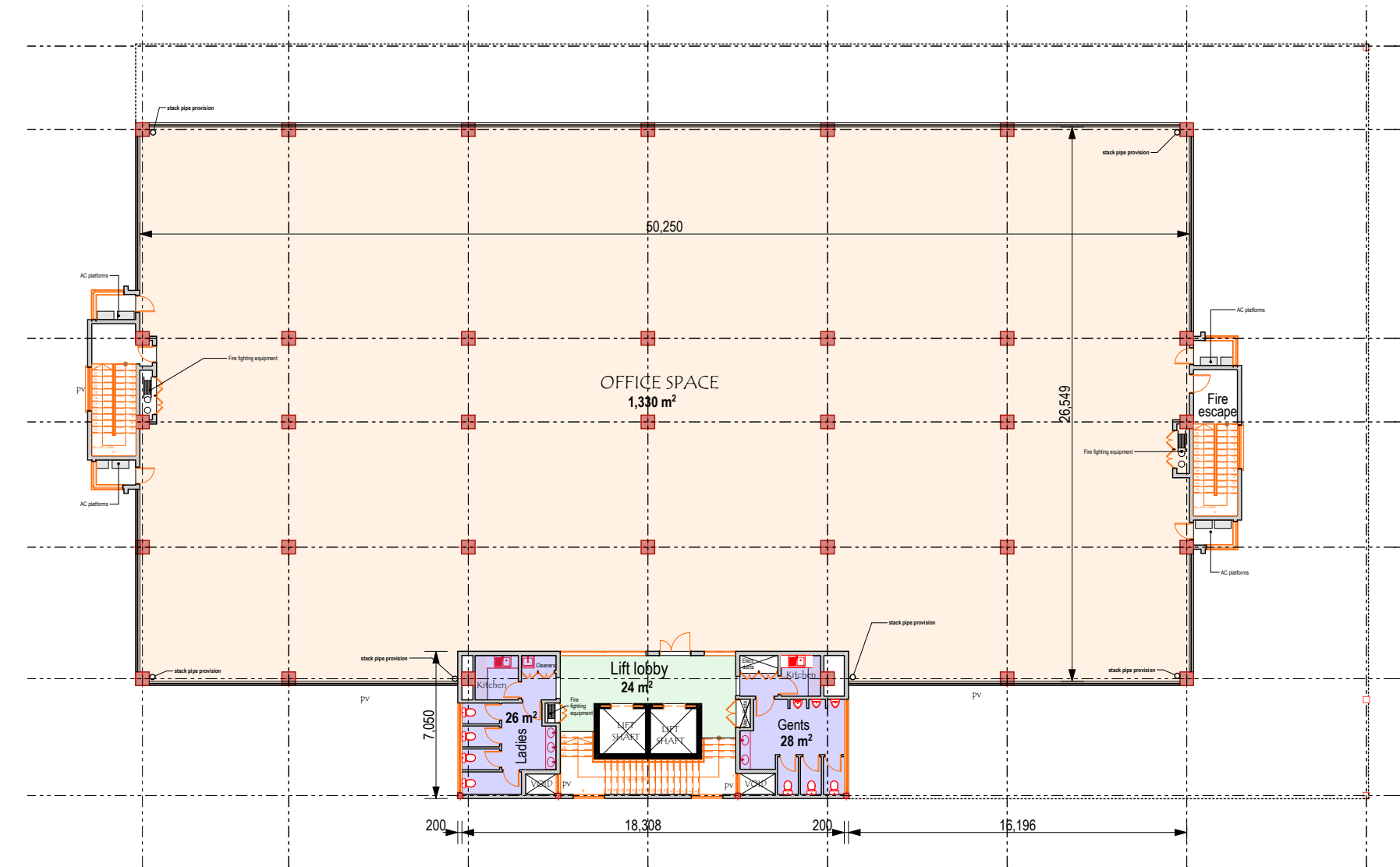
- ◆ Grade "A" office
- ◆ Flexible floor plates widening the range of potential occupiers
- ◆ 3 parking bays per 100m<sup>2</sup> of office space
- ◆ Main power connections with backup generators
- ◆ State-of-the-art fire protection and fire-fighting services
- ◆ 2 High speed ThyssenKrupp (13 passenger, 1000 kg capacity) to service all floors
- ◆ 24 hour security and provision for CCTV surveillance
- ◆ Standard services include WC's (Male, Female, Disabled) and kitchen/cleaner rooms
- ◆ Two fire escape staircases with the third being the main staircase
- ◆ 440 KVA standby generator
- ◆ Air conditioning provision
- ◆ Slab to slab height of 3.6 meters



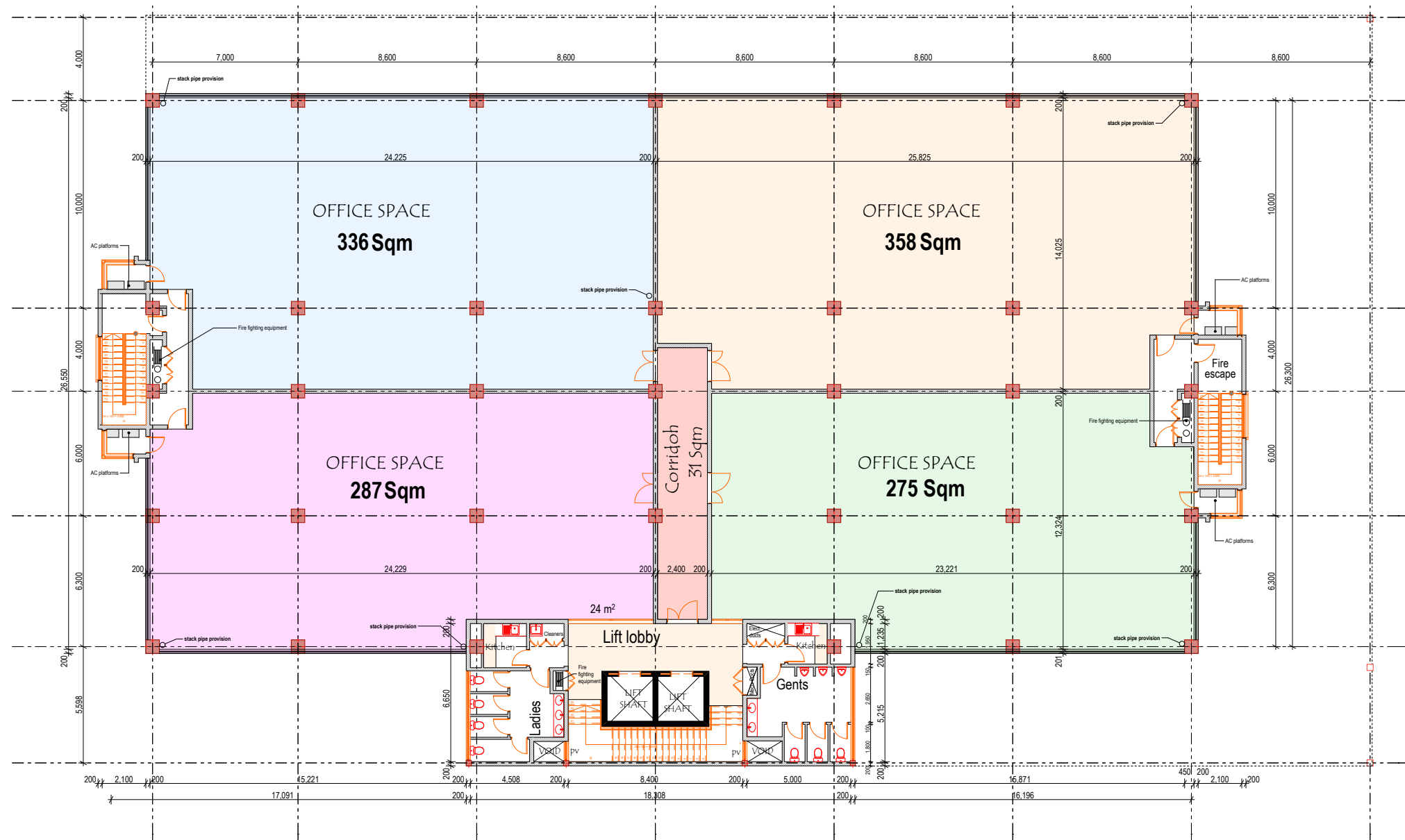
## LETTABLE AREAS

FLOOR	USER	NET (SQM)	LIFT LOBBY (SQM)	AMENITIES (SQM)	TOTAL AREA (SQM)	TOTAL AREA (SQFT)
Sub Basement	Car Parking - 69 No.	-	39	15	54	581
Ground Floor	Let to RMA	-	-	-	-	-
Mezzanine Floor	Let to RMA	-	-	-	-	-
Parking 1	Car parking - 61 No.	-	39	15	54	581
Parking 2	Parking - 58 No.	-	39	15	54	581
1 <sup>st</sup>	Office	1,330	24	54	1,408	15,154
2 <sup>nd</sup>	Office	1,330	24	54	1,408	15,154
3 <sup>rd</sup>	Office	1,330	24	54	1,408	15,154
4 <sup>th</sup>	Office	1,330	24	54	1,408	15,154
5 <sup>th</sup>	Office	1,330	24	54	1,408	15,154
<b>TOTAL</b>		<b>6,650</b>	<b>237</b>	<b>315</b>	<b>7,202</b>	<b>77,513</b>

## TYPICAL FLOOR



TYPICAL FLOOR - SUBDIVIDED



CAR PARKING

