





THE PROMENADE

A truly Grade A development in every sense of the word. Benefitting from world class specifications, The Promenade sets new bench-marking standards in Kenya with its intended LEED certification and environmentally conscious design that guarantees supreme comfort for occupiers and visitors alike.

Located on General Mathenge Drive between Ring Road and Peponi Road junctions, this 216,296 sq ft superior seven storey development with supporting ground floor retail is destined to become Westland's most sought after address.

The Promenade comprises of a modern, well designed, exciting mixed-use development with retail on ground floor and offices on upper floors. The development is currently under construction with anticipated completion during Q2 2018.

The building is located in the heart of Westlands, in close proximity to Westgate and the Sarit Centre, together with other popular recreational destinations, making its location very attractive. The scheme has a total lettable space of 216,296 sq ft spread over seven floors. The development offers high quality office and retail accommodation, designed to international standards, offering occupiers a secure, highly efficient and flexible working environment.

Amenities include standby generators, borehole, ample passenger lifts, security check & CCTV surveillance, electric fence, fire alarm and detection system, HVAC connectivity, ICT provision and generous external balconies and breakout areas.



Designed by Symbion Architects and constructed by Parbat Seyani, the development is an ultra modern and contemporary commercial development that will be among the best commercial buildings in the region. It will be a state-of-the-art place of work in a one-of-a-kind location. The development will combine a Grade A building specification with an unrivalled commitment to the environment. With one of the best parking ratios, The Promenade will provide its occupiers with a prestigious, functional and convenient place of work.

This Grade A 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 surroundings.



LEED (Leadership in Energy and Environmental Design) certification:



The Promenade is one of only a handful of developments in the country to register with the U.S Green Building Council. Fully committed to sustainability, the development is pursuing a prestigious LEED Core and Shell Silver certification. The Leadership on Energy and Environmental Design (LEED) Green Building is the worldwide accepted benchmark for design construction, and operation of high performance green buildings. This marks the developers' strong commitment to preserving the environment, investing in energy efficient systems, superior building design and high quality standard finishes.

The building's innovative design deliberately reaps the healing power of natural light and higher air quality to stimulate tenant productivity and comfort.



83% Net Area Efficiency:

Boasting an impressive eighty three percent net area efficiency, The Promenade ensures its tenants real value for money without sacrificing building aesthetics, state-of-the-art standard finishes or work-space synergies.

Generous 3.3m floor to ceiling height is maintained throughout the building. The revolutionary use of thermally efficient, double glazed curtain wall façade offers solar shading and soundproofing. It allows ample natural lighting and ventilation to permeate all seven floors of the building, assuring tenants of a serene and conducive working environment.



Seamless Automated Security:

Significant investment in high-tech automated security systems will allow for seamless and non-invasive vetting, and in a manner that will especially preserve occupier and visitor dignity.

Ease of Access:

The Promenade has been designed to ensure efficient and unhampered flow of occupants and services.

Special provision has been made to provide for easy access for the elderly and those with physical disabilities. This includes seven dedicated passenger elevators along with two separate service elevators in demarcated areas.



Ultra Contemporary Design:

The triple volume promenade on the ground floor, as well as a dedicated grand reception foyer, is unique to The Promenade. In particular, the triple height third floor deck with professional landscaping of lush greenery creates an inviting sanctuary for reflection and peace.

Apart from the motivational and mood-enhancing benefits, the deck significantly promotes natural ventilation and solar shading for optimal heat dispersal within the building.

Excellent Tenant - Parking Ratios:

The Promenade features amongst the highest tenant-parking ratio that is unrivalled by any other development to date in Kenya. The basement parking affords spacious 4.2 metre heights uniformly.

Designed with minimum parking ratios of 3 parking spaces per 1,000 sq ft, which is expandable to 5 parking spaces per 1,000 sq ft enabled through the use of avant-garde mechanized parking. Tenants can be fully assured that the parking needs of staff and visitors will be accommodated comfortably and securely.

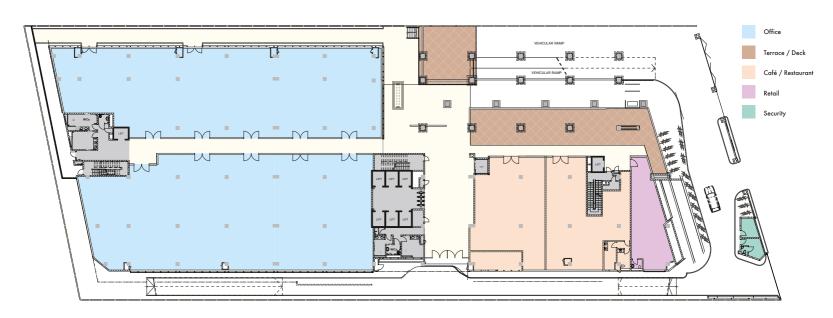




Schedule Areas subject to final verification

Floor	Use	Net Lettable Area (sq ft)	Common Areas (sq ft)	Terraces (sq ft)	TOTAL (sq ft)
Sixth	Office /Amenity	18,547	1,343	10,786	30,676
Fifth	Office	27,080	1,666	3,193	31,939
Fourth	Office	26,978	1,666	3,193	31,837
Third	Office	27,006	1,667	1,744	30,417
Second	Office	27,506	1,669	1,232	30,407
First	Office	26,958	1,719	2,961	31,638
Ground	Office / Retail	24,842	1,412	3,128	29,382
TOTAL		178,917	11,142	26,237	216,296

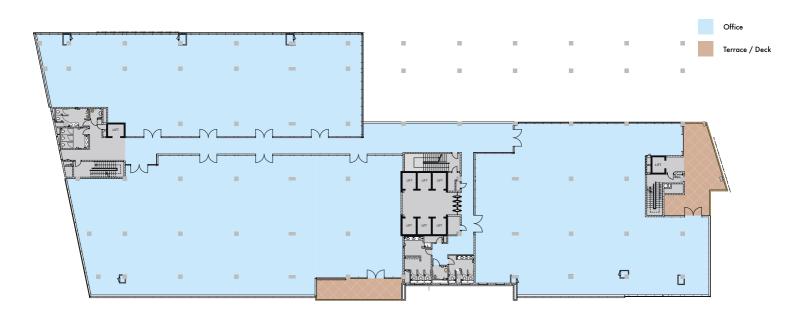
Ground Floor 29,382 sq ft



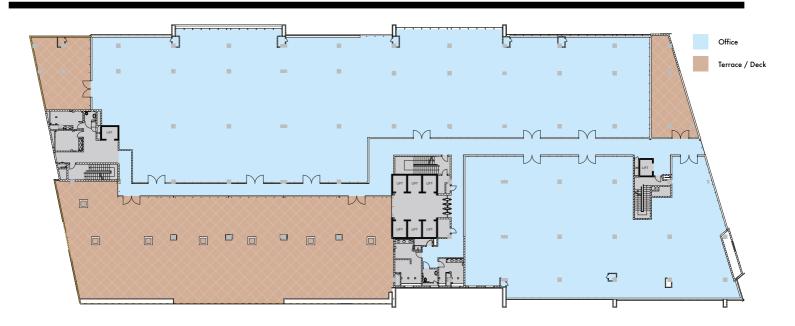
First Floor 31,638 sq ft



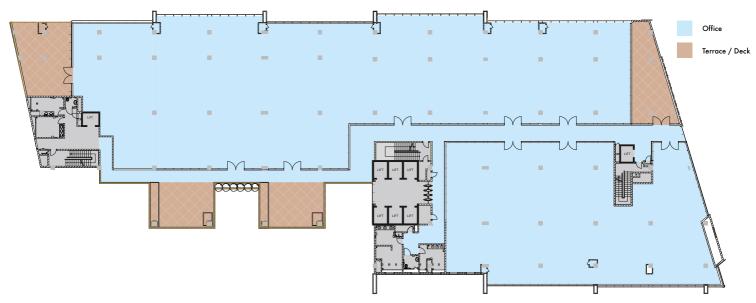
Second Floor 30,407 sq ft



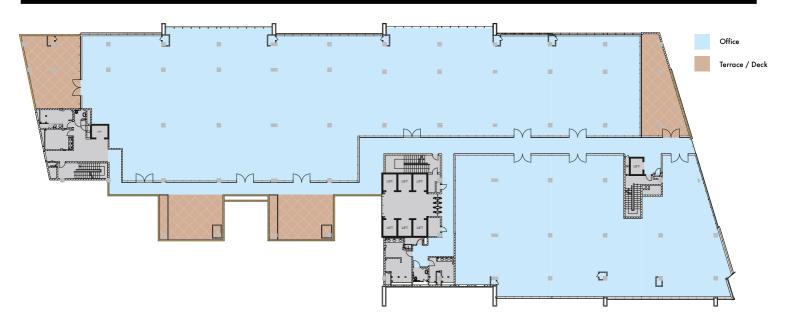
Third Floor 30,417 sq ft



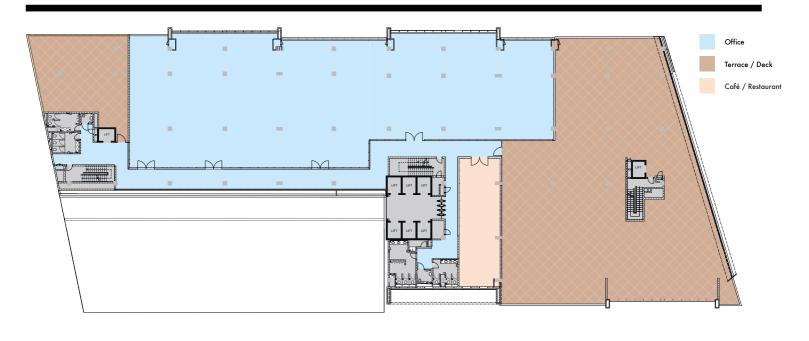
Fourth Floor 31,837 sq ft



Fifth Floor 31,939 sq ft



Sixth Floor 30,676 sq ft



Plans are shown for illustrative purposes only. Not to scale.







Amenities and specifications at a glance:

- LEED Certified building
- Strategically located on General Mathenge Drive, in the heart of Westlands
- Convenience retail and café/restaurants on ground floor
- Double glazed thermal glass curtain walling
- 3 parking bays per 1,000 sq ft of office space (520 car parking) with an option for mechanized parking to increase to 5 per 1,000 sq ft
- Main power connections with back-up generators
- State-of-the-art fire protection and fire-fighting services
- Connections to mains water supply and onsite treated borehole
- 7 high speed (1.6 m/sec) passenger lifts and 2 service lifts to service all floors
- 24 hour security and provision for CCTV surveillance
- Standard services include male/female/disabled WCs and kitchen/cleaner rooms on every floor
- Impressive double height entrance and reception area
- Generous external and balcony spaces



The Promenade is strategically located in Westlands along General Mathenge Drive close to its junction with Peponi Road within close proximity of Nairobi CBD. The area is considered as the premier hub of commercial and economic activity during the day and an exciting cosmopolitan social area at night. Westlands is well known for providing quality restaurants, bars and clubs, and is generally considered to be the entertainment capital of Nairobi. The location is excellent offering good connectivity to both the key commercial districts within Nairobi but also ease of access to the safe upmarket residential neighbourhoods.





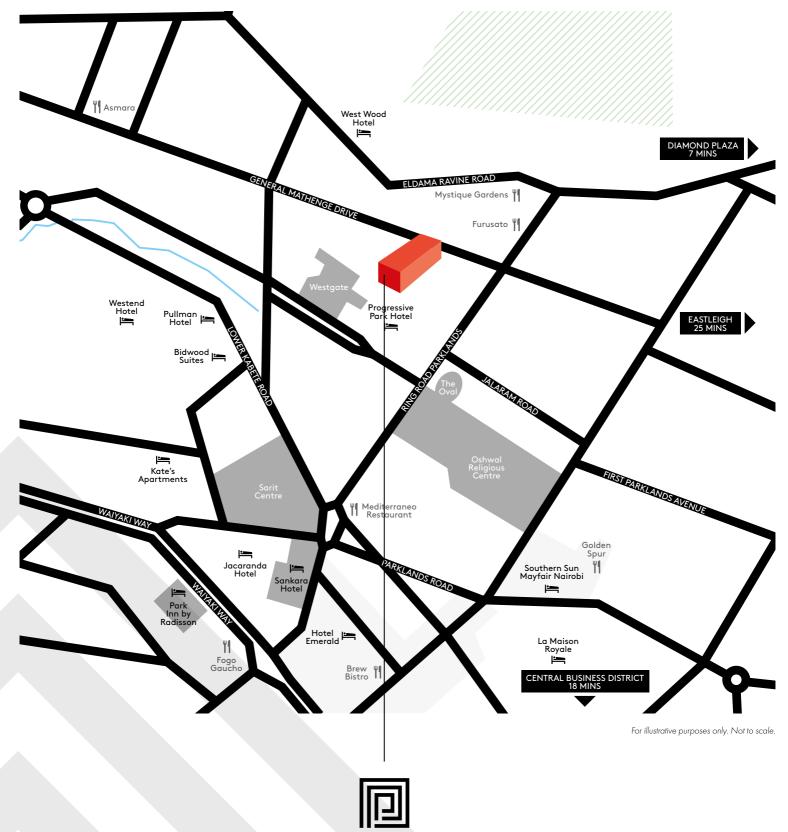






- A / Westgate Shopping Mall westgate.co.ke
- B / The Sarit Centre saritcentre.com
- C / The Diamond Plaza Shopping Complex diamondplazakenya.com
- D / The Oval Offices, Retail and Restaurants
- E / Sankara Hotel sankara.com
- F/ Villa Rosa Kempinski kempinski.com







General Mathenge Drive, Nairobi

Walking times to:

Westgate Shopping Centre	7 minutes
The Oval	11 minutes
Sigiria - Karura Forest	14 minutes
The Sarit Centre	15 minutes

Driving times to:

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Parklands Sports Club	8 minutes
Muthaiga Golf Club	19 minutes
Jomo Kenyatta International Airport	47 minutes
Nairobi National Park	50 minutes



FURTHER INFORMATION

For further information, or to arrange a viewing, please contact:

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