GRANGER

CORPORATE OFFICES



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A PLACE WITH PURPOSE

The Granger begins with a powerful position — set within one of Cape Town's most connected and recognisable precincts, where city energy, coastal lifestyle and **LANDMARK** destinations meet.

From this foundation, the presentation moves inward to the true focus: the office experience. Through materiality, workplace planning, arrival moments and shared environments, The Granger is shaped as a **PREMIUM CORPORATE** address with presence, purpose and long-term value.

Finally, this is not only a story of where The Granger is — it is a story of what it becomes: a **CONNECTED OFFICE DESTINATION** designed for performance, atmosphere and what comes next.



THE PARTNERS BEHIND GRANGER

A **VISIONARY PARTNERSHIP** behind The Granger.

The Granger brings together the **STRENGTH** of experienced developers, delivery specialists and financial partners — each contributing proven expertise across property development, investment, management and strategic project delivery.

Together, Devmark Property Group, Feenstra Group and RMB form a partnership built on **VISION**, **TRUST** and **EXECUTION**, shaping The Granger into a landmark mixed-use destination designed for long-term value, urban connection and lasting impact.



FEENSTRA GROUP

Feenstra Group is an integrated property development and management company with expertise across **MULTIPLE** asset classes.

Known for conceptualisation, funding and delivery, the group has built a **STRONG REPUTATION** through successful partnerships and **AWARD-WINNING** residential and student accommodation developments.



RMB

Rand Merchant Bank is one of South Africa's **LEADING** corporate and investment banks, recognised for innovative financial solutions and trusted partnerships.

As part of the FirstRand Group, RMB supports transformative projects across property, infrastructure and key **GROWTH** sectors through advisory, financing and **INVESTMENT** expertise.

ABOUT THE GRANGER

A landmark **MIXED-USE** destination at Granger Bay.

The Granger brings together hospitality, apartments, retail and premium office space in one connected waterfront address.

Positioned between Green Point, the V&A Waterfront and Cape Town's CBD, it offers a refined urban lifestyle shaped by architecture, convenience and **WORLD-CLASS LOCATION.**

Designed as a place to stay, work, meet and belong — The Granger introduces a new benchmark for connected living in Cape Town.

IN THE HEART OF IT ALL







MOMENTS from the Waterfront, DHL Stadium, Green Point, the Atlantic Seaboard and Cape Town's most **ICONIC** lifestyle destinations.

266-BED MARRIOTT MOXY HOTEL

150-SUITE APARTMENT HOTEL BY TOTAL STAY

3,000M² RETAIL 14,000M² OFFICES

PARKING UP TO 800 PARKING BAYS.

LIVE. STAY. WORK. SHOP BELONG.

OFFICES | HOTEL | APARTMENTS | RETAIL

GRANGER
CONNECTED TO CAPE TOWN

In the **HEART** of it all. Effortlessly connected to business, lifestyle, leisure and the city's most **ICONIC** destinations.



BUSINESS
Minutes to the CBD, convenient for work and growth.leisure and the city's most iconic destinations.

LIFE STYLE
Surrounded by Cape Town's finest dining, retail and everyday conveniences.

LANDMARKS
Iconic natural and cultural landmarks at your doorstep.

LEISURE
Beaches, parks and golf moments away for everyday escape.

CONNECTIVITY
Excellent access to major routes, the airport and key transport links.

MICRO LOCALITY



CONNECTED TO THE EVERYDAY

Step out and into a **LIFESTYLE** of ease. From morning walks along the promenade to **WORLD-CLASS** retail, dining, fitness and effortless transport connections —

EVERYTHING you need is **CLOSE, CONVENIENT** and **DISTINCTLY** Cape Town.









LEGEND

- REGIONAL ROADS
- SECONDARY ROADS
- 5-10KM RADIUS
- PROPOSED CAPETRAIN EXPRESS ROUTE
- MYCITI BUS ROUTE
- EDUCATION
- AIRPORT
- RESIDENTIAL
- BEACHES | PROMENADE
- HOSPITAL
- PROPOSED CAPETRAIN EXPRESS STOPS
- STADIUM
- SHOPPING

SEAMLESS ACCESS.
EFFORTLESS ARRIVAL.

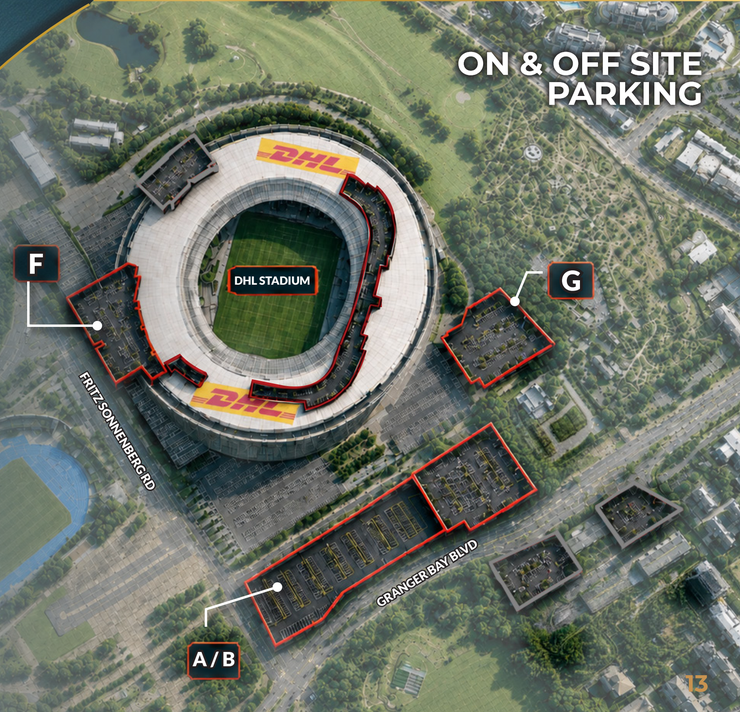
A highly accessible precinct layout designed around ease of movement, clear arrival points and **CONVENIENT PARKING** options.

The Granger is supported by a considered mix of **ON-SITE AND OFF-**site parking, allowing tenants, visitors and guests to arrive with ease, move intuitively through the precinct and connect **SEAMLESSLY** to the building.



UP TO **800** PARKING BAYS

ON & OFF SITE PARKING



A PRECINCT POSITION OF PRESENCE AND POSSIBILITY

Set along one of Africa's most **ICONIC** routes, The Granger anchors a new model of **MIXED LOCALITY**: where sport, culture, hospitality, and work converge to create a place of enduring value. More than a destination, it is a platform for **CONNECTION, OPPORTUNITY,** and **GROWTH.**



SITE PLAN





ARCHITECTURAL LANGUAGE

FROM PRECINCT TO PLACE

A SHIFT FROM LOCATION TO EXPERIENCE

From its city position, the granger moves into its next layer — the architecture, materials, performance and **WORKPLACE EXPERIENCE** that define its character.

A connected environment shaped for how people **LIVE, WORK, MEET** and **BELONG.**



EDGE

MATERIAL LANGUAGE

WORKPLACE CONCEPT

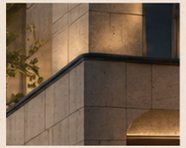
ARCHITECTURAL LANGUAGE.



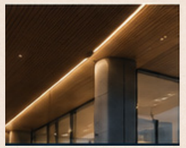
GLAZING



HORIZONTAL RIBBONS



STONE CLADDING



SOFFITS

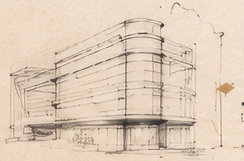


LANDSCAPING



REFINED FORM

01
URBAN RESPONSE



02
HORIZONTAL FLOW



03
TERRACES & GREEN



04
REFINED FORM



05
FINAL CONCEPT



THE HORIZON

Open. Elevated. Connected.



THE PAVILION

Refined. Inviting. Enduring



DESIGN. EFFICIENCY. PERFORMANCE

THE GRANGER EDGE

WHAT IS EDGE?

EDGE (Excellence in Design for Greater Efficiencies) is an international green building certification system created by IFC. It provides a measurable, credible framework for proving the business case for building green and supports efficient, **FUTURE-FOCUSED DEVELOPMENT.**

HOW TO MEET THE EDGE STANDARD

To achieve EDGE certification, a project must deliver a minimum **20%** aving in energy, water and embodied carbon in materials compared to a local baseline. The process focuses on selecting practic al **EFFICIENCY** measures suited to the project and its climate.

BENEFITS OF EDGE

EDGE offers clear **VALUE** for investors, developers and occupants. It can reduce utility costs, strengthen marketability, support ESG objectives and improve access to **GREEN FINANCE** — making sustainability a smart business decision.

COMPLIANCE POINTS

EDGE is supported by an **INTERNATIONALLY** recognised third-party certification process, helping ensure transparency, accountability and long-term credibility throughout design and delivery..



20%
ENERGY SAVING

20%
WATER SAVING

20%
EMBODIED CARBON SAVING

PERFORMANCE, SAFETY AND CONNECTIVITY

BUILT INTO THE WORKPLACE.

The **GRANGER** combines contemporary corporate presence with a refined, human-centred architectural expression. Expansive glazing, elevated terraces and flowing horizontal façade elements maximise natural light, outward views and urban connectivity, while high-performance materials support comfort, efficiency and environmental responsiveness.

Behind the **ARCHITECTURE,** a robust services infrastructure supports **UNINTERRUPTED** business operations — from dedicated power provision and standby generator backup to fibre-ready connectivity, access control, CCTV, fire detection and intelligent building management systems.

A **WORKPLACE DESIGNED** not only to look **EXCEPTIONAL**, but to **PERFORM** with **CONFIDENCE.**



FACADE PRESENCE

Glazing, terraces and flowing horizontal ribbons.

POWER CONTINUITY

Dedicated transformer and standby generator backup.

SMART SYSTEMS

Fibre-ready connectivity, metering, CCTV and access control.

SMART SYSTEMS

Fire detection, voice evacuation and secure building access.

A FUTURE-READY OFFICE ENVIRONMENT

WHERE DESIGN, INFRASTRUCTURE AND PERFORMANCE WORK AS ONE.

INTERIOR
MATERIAL PALETTE

BASE BUILD DESIGN

A refined and enduring material language underpins **THE GRANGER** basebuild design, balancing timeless quality with contemporary clarity. Warm natural tones, tactile finishes and **THOUGHTFUL** detailing create a **WELCOMING** sense of **ARRIVAL**, **INTUITIVE CIRCULATION** and **UPLIFTING** shared workplace environments.

STONE FLOORING



WALL FINISH



TIMBER CLADDING



GLAZING



METAL FINISH



METAL ACCENT



GREENERY

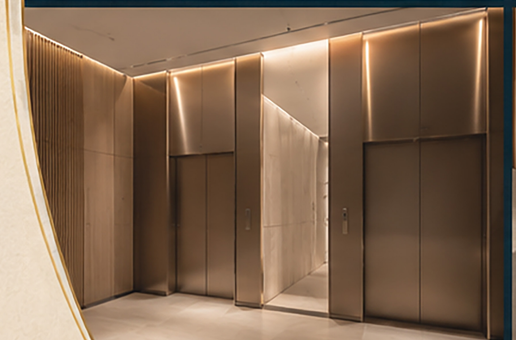


ARRIVAL
Experience



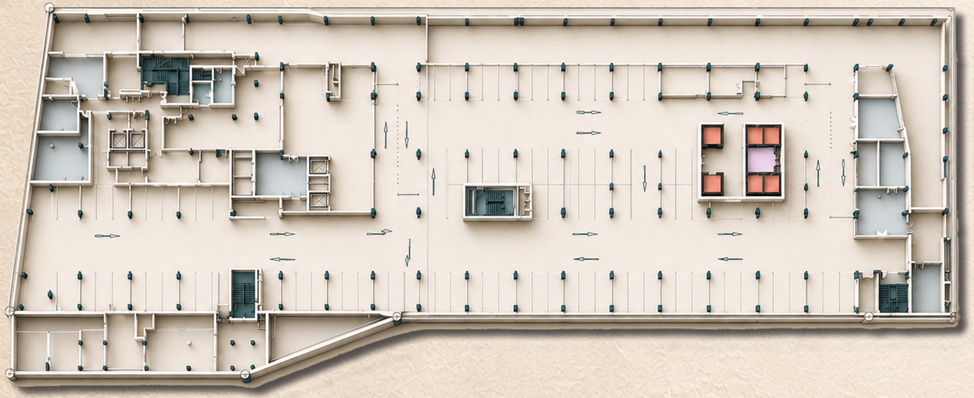


LIFT
Lobby



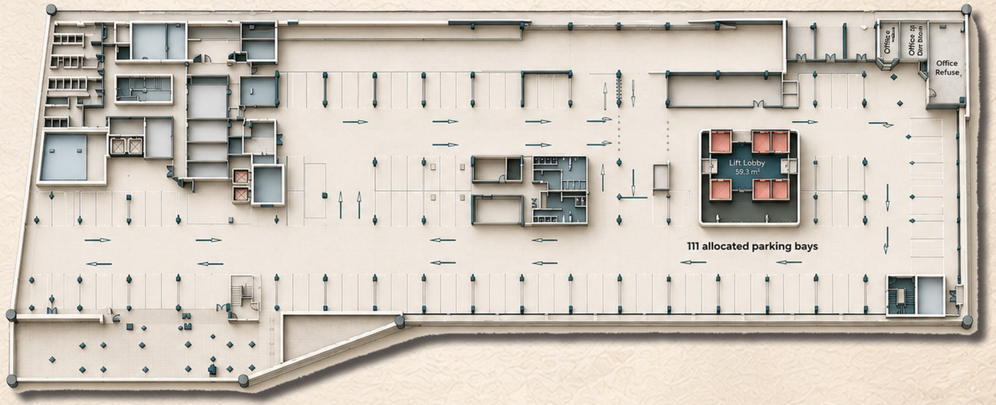


-01 BASEMENT - OVERALL PARKING



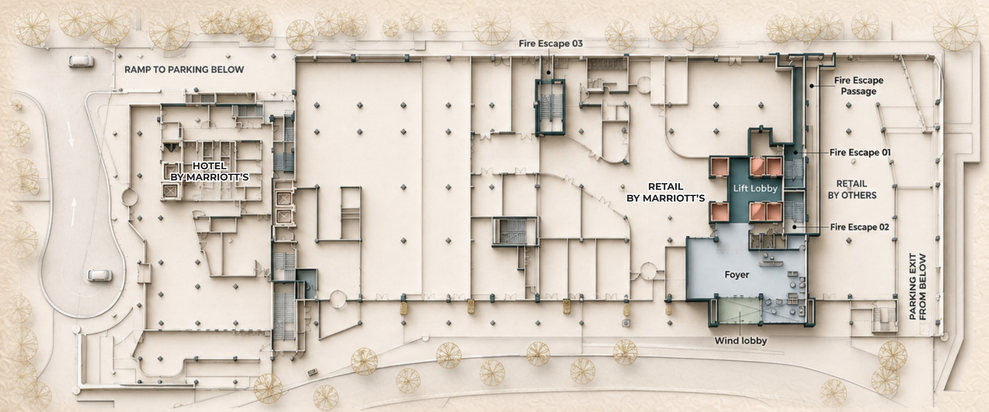
TOTAL AREA: 17.7m²

-02 BASEMENT - OVERALL PARKING



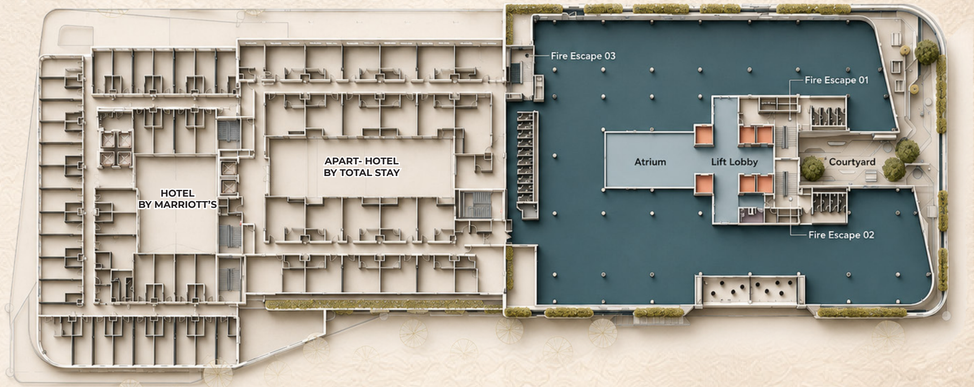
TOTAL AREA: 58.3m²

FIRST STOREY - FLOOR PLAN



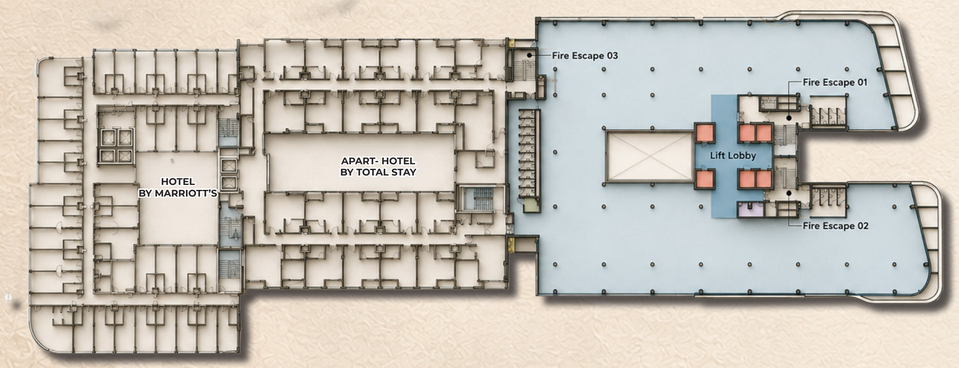
TOTAL AREA: 319.2m²

SECOND STOREY - FLOOR PLAN



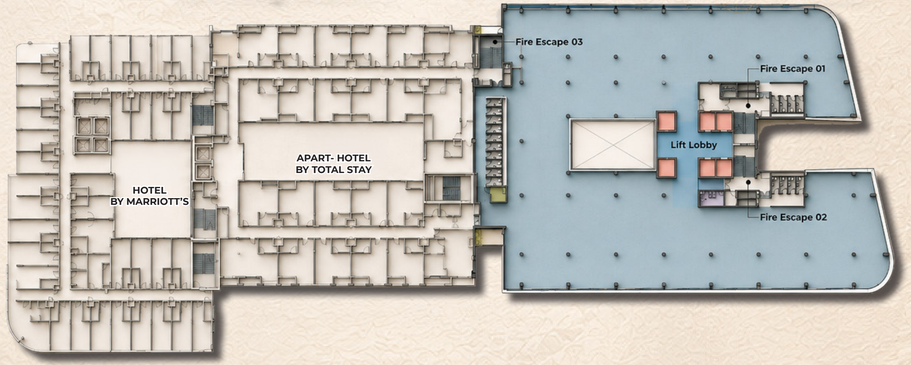
TOTAL AREA: 2137.5m²

THIRD STOREY - FLOOR PLAN



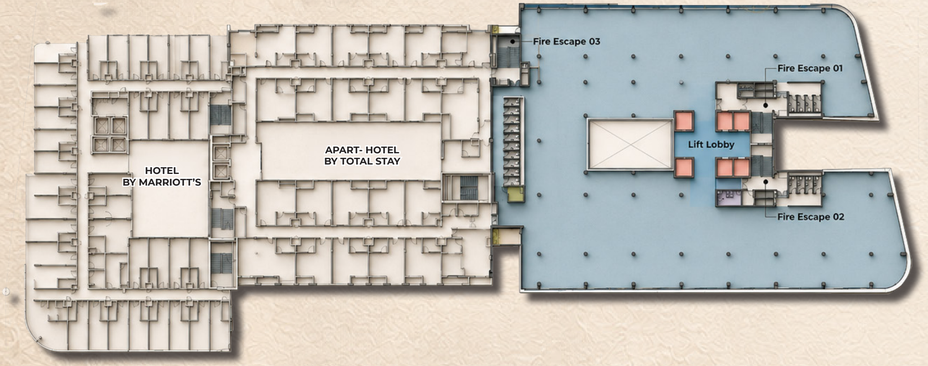
TOTAL AREA: 2128.1m²

FOURTH STOREY - FLOOR PLAN



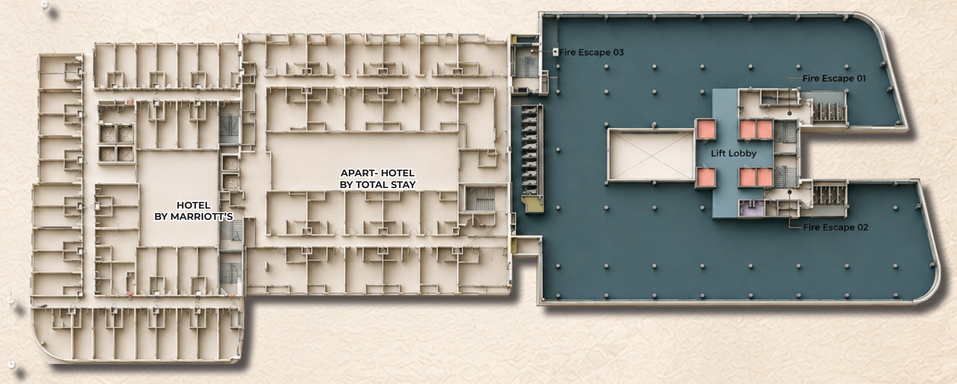
TOTAL AREA: 2152.5m²

FIFTH STOREY - FLOOR PLAN



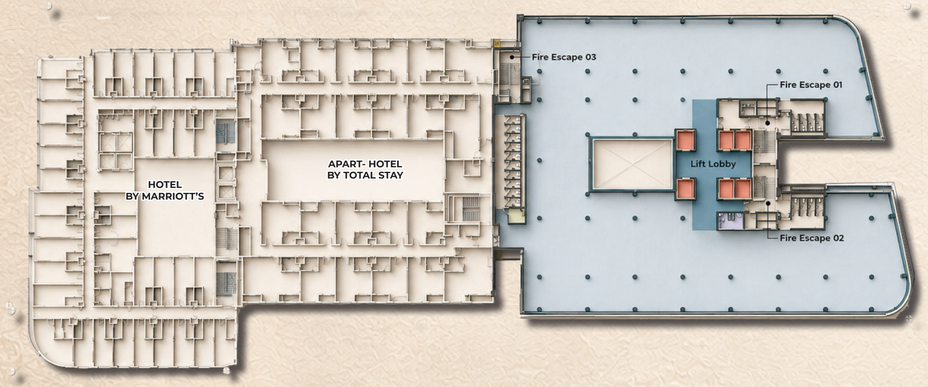
TOTAL AREA: 2178.9m²

SIXTH STOREY - FLOOR PLAN



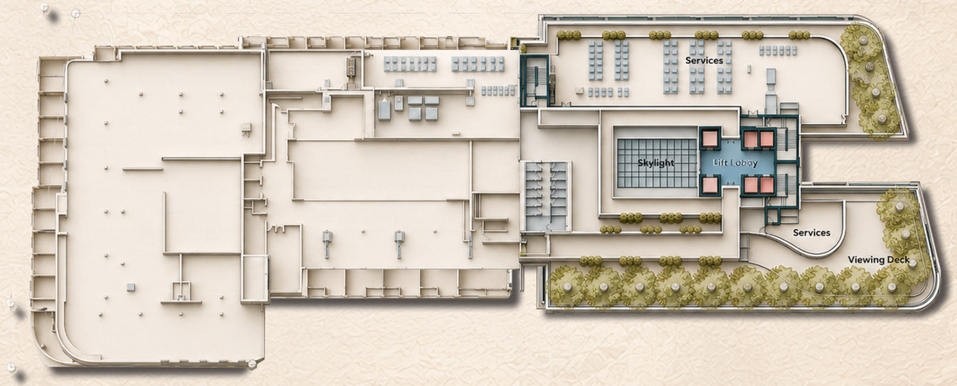
TOTAL AREA: 2024.6m²

SEVENTH STOREY - FLOOR PLAN



TOTAL AREA: 2237.0m²

ROOF - FLOOR PLAN



SIGNATURE - RECEPTION



ARRIVAL - SECURITY



ARRIVAL - BARISTA



LIFT - LOBBY



THREE WAYS TO WORK, ONE STANDARD OF EXCELLENCE.

GRANGER offers **THREE** distinct office typologies, each designed around the way today's businesses think, **COLLABORATE** and **GROW.**

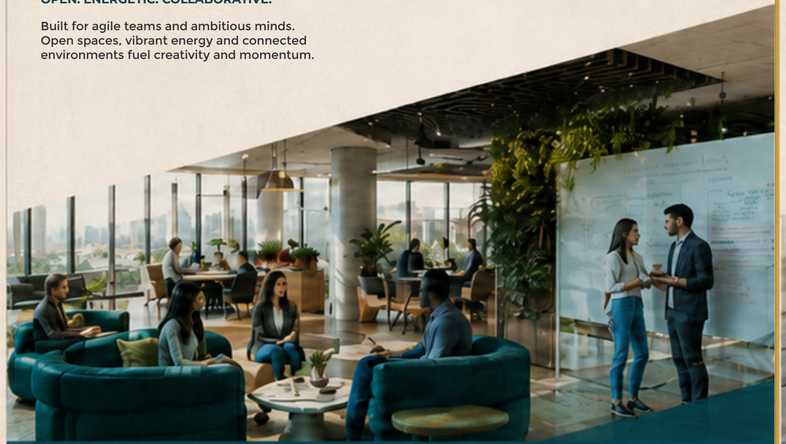
DIFFERENT BY DESIGN. UNITED BY QUALITY.

01. CONNECT

70 | 30
OPEN-PLAN-LED WORKPLACE

OPEN. ENERGETIC. COLLABORATIVE.

Built for agile teams and ambitious minds. Open spaces, vibrant energy and connected environments fuel creativity and momentum.



COLLABORATE · CREATE · SCALE

02. BALANCE

50 | 50
HYBRID WORKPLACE

ADAPTABLE. CALM. EFFICIENT.

Flexible by nature. Calm by design. Spaces that adapt with ease and support focus, productivity and wellbeing.



ADAPT · FOCUS · PERFORM

03. PRESTIGE

30 | 70
OFFICE LED WORK SPACE

PRIVATE. PREMIUM. ESTABLISHED.

Crafted for leadership and legacy. Private, refined and meticulously appointed to make a lasting impression.



PRIVATE · PREMIUM · ESTABLISHED

GRANGER
CORPORATE OFFICES

01.

CONNECT

70 / 30 – OPEN-PLAN-LED WORKPLACE

OPEN. ENERGETIC. COLLABORATIVE.







01.
CONNECT

CONNECT is a dynamic, collaborative workplace designed for agile teams and progressive company cultures. With a strong emphasis on open-plan working, informal collaboration zones, and shared amenities, this option supports **COMMUNICATION**, **CREATIVITY**, and **RAPID GROWTH**.

The environment is intentionally relaxed and contemporary, offering an **EFFICIENT** and **COST-EFFECTIVE** solution without compromising on quality or experience.

Ideal for technology-driven, creative, and scale-up businesses seeking energy, flexibility, and connection.

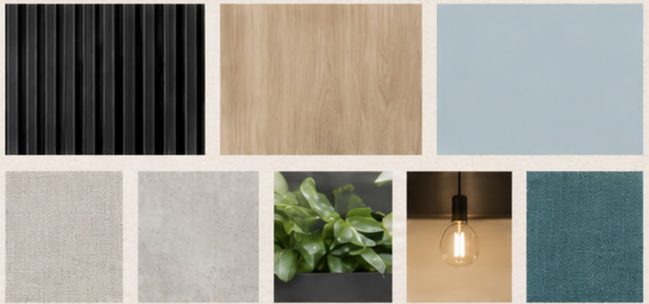
COLLOBORATE

CREATE

SCALE



MATERIAL PALETTE





"GREAT IDEAS HAPPEN WHEN PEOPLE CONNECT IN THE RIGHT SPACE."

CONNECT - GENERAL LAYOUT

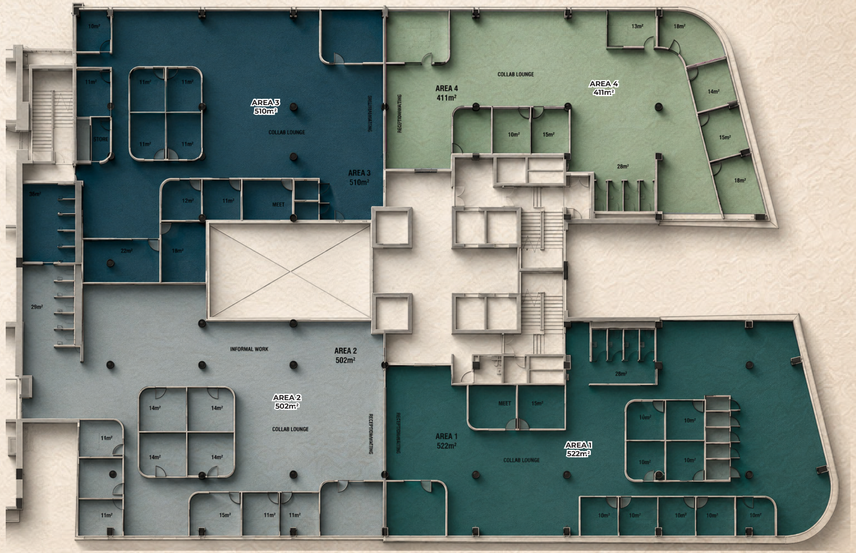


AREA 1 (522m²)	
QTY	AREA
26	OPEN PLAN DESKS
10	CELLULAR OFFICES
36	PAX

AREA 2 (502m²)	
QTY	AREA
24	OPEN PLAN DESKS
10	CELLULAR OFFICES
34	PAX

AREA 3 (510m²)	
QTY	AREA
24	OPEN PLAN DESKS
10	CELLULAR OFFICES
34	PAX

AREA 4 (411m²)	
QTY	AREA
17	OPEN PLAN DESKS
8	CELLULAR OFFICES
25	PAX



THE CONNECT - ARRIVAL



COLLABORATION - HUB



IDEAS - LOUNGE



AGILE - WORK FLOOR



MEETING - POINT



OPEN - FORUM



FOCUS - PODS



GRANGER

CORPORATE OFFICES

02.

BALANCE

50 / 50 – HYBRID WORKPLACE

ADAPTABLE. CALM. EFFICIENT.







02.

BALANCE

BALANCE offers a well-proportioned 50 / 50 hybrid workspace paired with generous breakout and informal meeting areas to foster connection and focus. It's the ideal model designed for teams who value the **RIGHT EQUILIBRIUM** of in-office and remote time.

With a focus on comfort, style and function, it's a **FLEXIBLE** environment grounded in lasting materials, natural light and considered design — supporting **WELLBEING** and **PRODUCTIVITY** in every working moment.

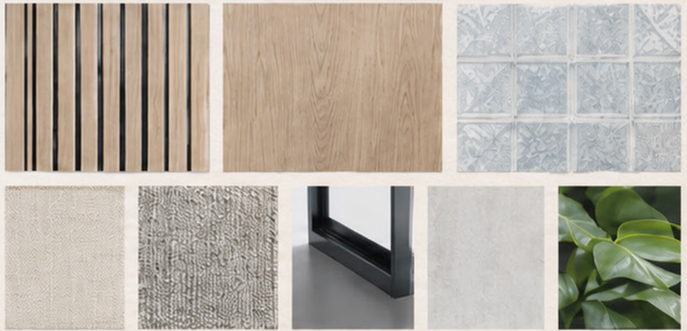
ADAPT

FOCUS

PERFORM



MATERIAL PALETTE





"SPACES THAT SUPPORT HOW WE WORK TODAY

—

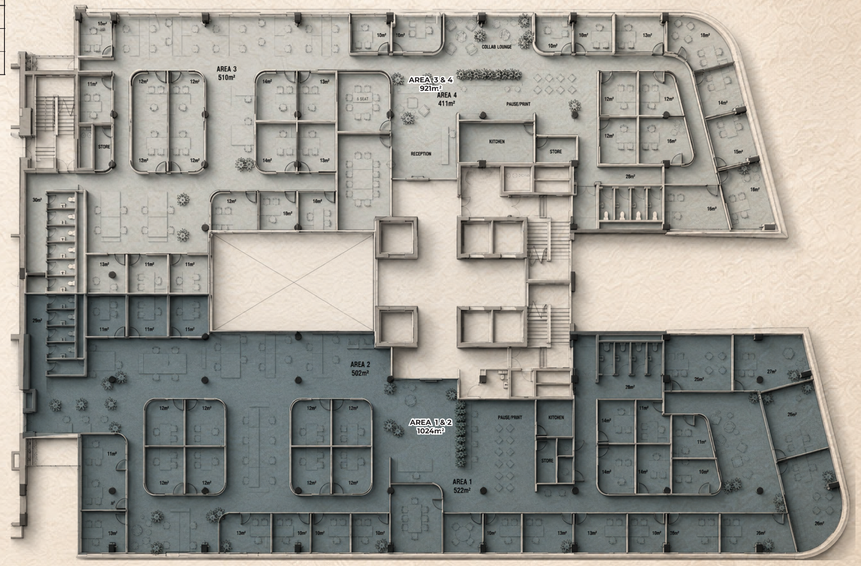
AND HOW YOU'LL GROW TOMORROW."

BALANCE - GENERAL LAYOUT



AREA 1&2 (1024m²)		AREA 3&4 (921m²)	
QTY	AREA	QTY	AREA
34	OPEN PLAN DESKS	31	OPEN PLAN DESKS
34	CELLULAR OFFICES	30	CELLULAR OFFICES
68	PAX	61	PAX

2 - TENANT



THE BALANCED - ARRIVAL



COLLABORATION - ROOM



FOCUSED - LOUNGE



ADAPTIVE - WORK FLOOR





SOCIAL - PAUSE



GRANGER

CORPORATE OFFICES

03.

PRESTIGE

30 / 70 OFFICE LED WORKSPACE

PRIVATE. PREMIUM. ESTABLISHED.







03.

PRESTIGE

PRESTIGE is designed for leadership. A refined private office environment that conveys authority, discretion and lasting impression. Every element is considered — from the warmth of natural materials to the elegance of **BESPOKE** detailing — to create a setting that elevates focus and inspires confidence.

For businesses that value privacy, professionalism and enduring quality, **PRESTIGE** provides the space to lead, connect and make an **IMPACT.**

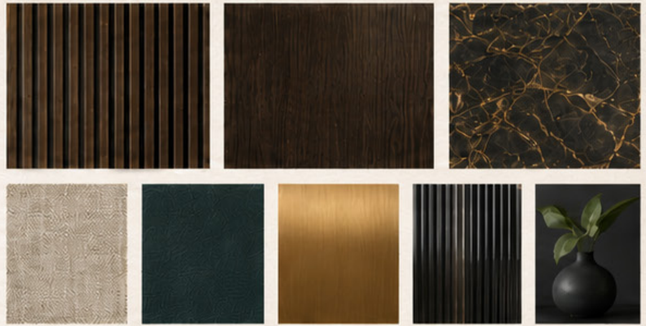
PRIVATE

PREMIUM

ESTABLISHED



MATERIAL PALETTE





"DESIGNED FOR THOSE WHO SET THE STANDARD

—

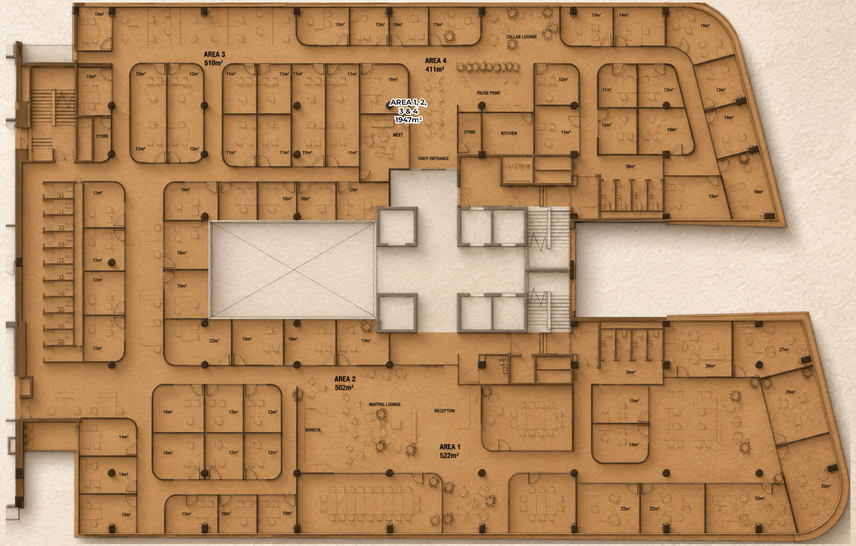
AND EXPECT EVERY DETAIL TO REFLECT IT."

PRESTIGE - GENERAL LAYOUT



AREA 1,2,3&4 (1945m²)	
QTY	AREA
29	OPEN PLAN DESKS
68	CELLULAR OFFICES
97	PAX

1 - TENANT



EXECUTIVE - ARRIVAL



PRIVATE - LOUNGE



LEADERSHIP - SUITE



BOARDROOM - STANDARD



FOCUS - LOUNGE



REFINED - WORK FLOOR



GRANGER

DESIGNED TO BELONG.

FEENSTRA GROUP



OZURI ARCHITECTS

CA

RONIC QUANTITY SURVEYORS

VERTEX ENGINEERING CONSULTANTS

mc arc Architects Interiors Procurement