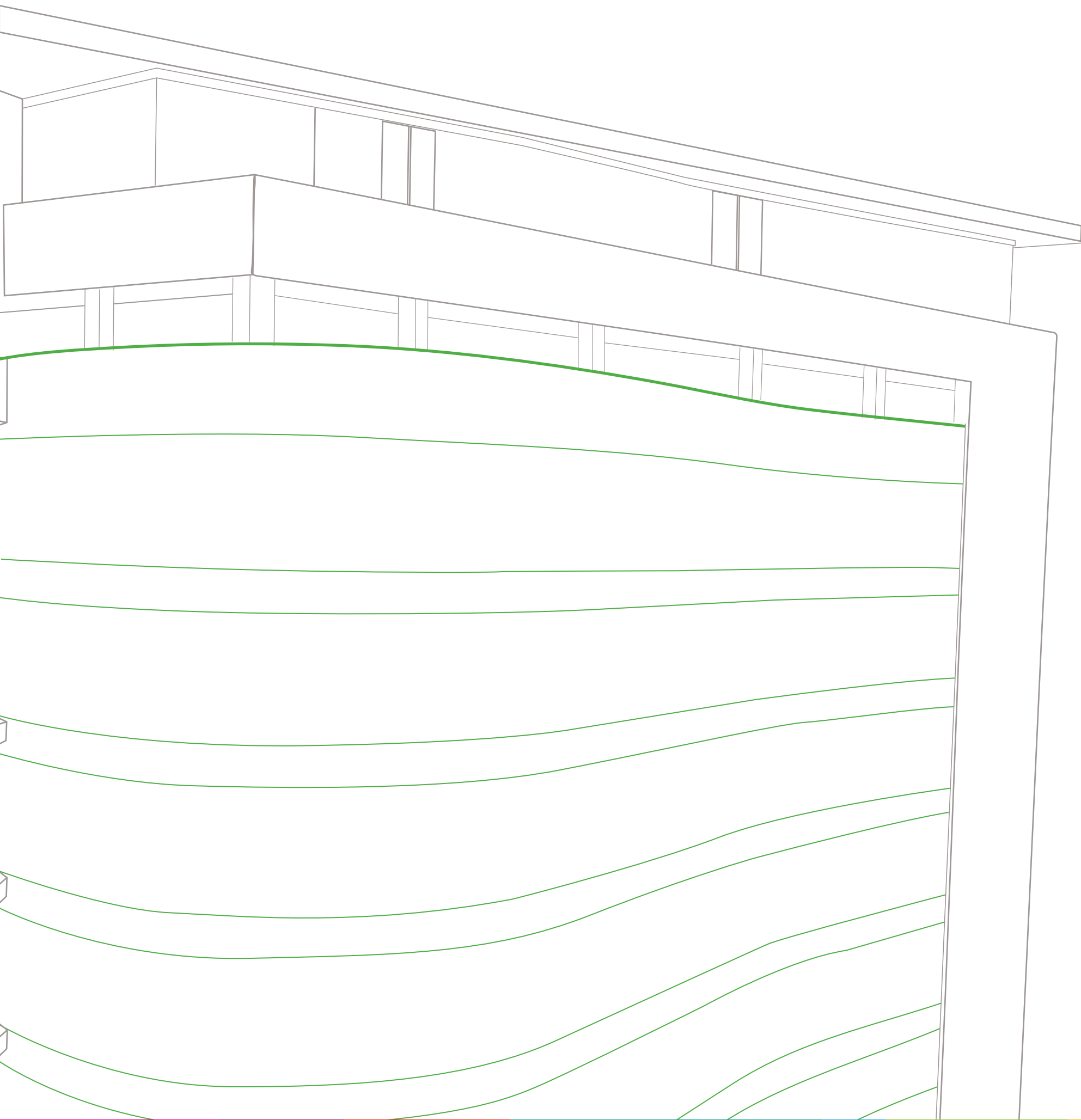


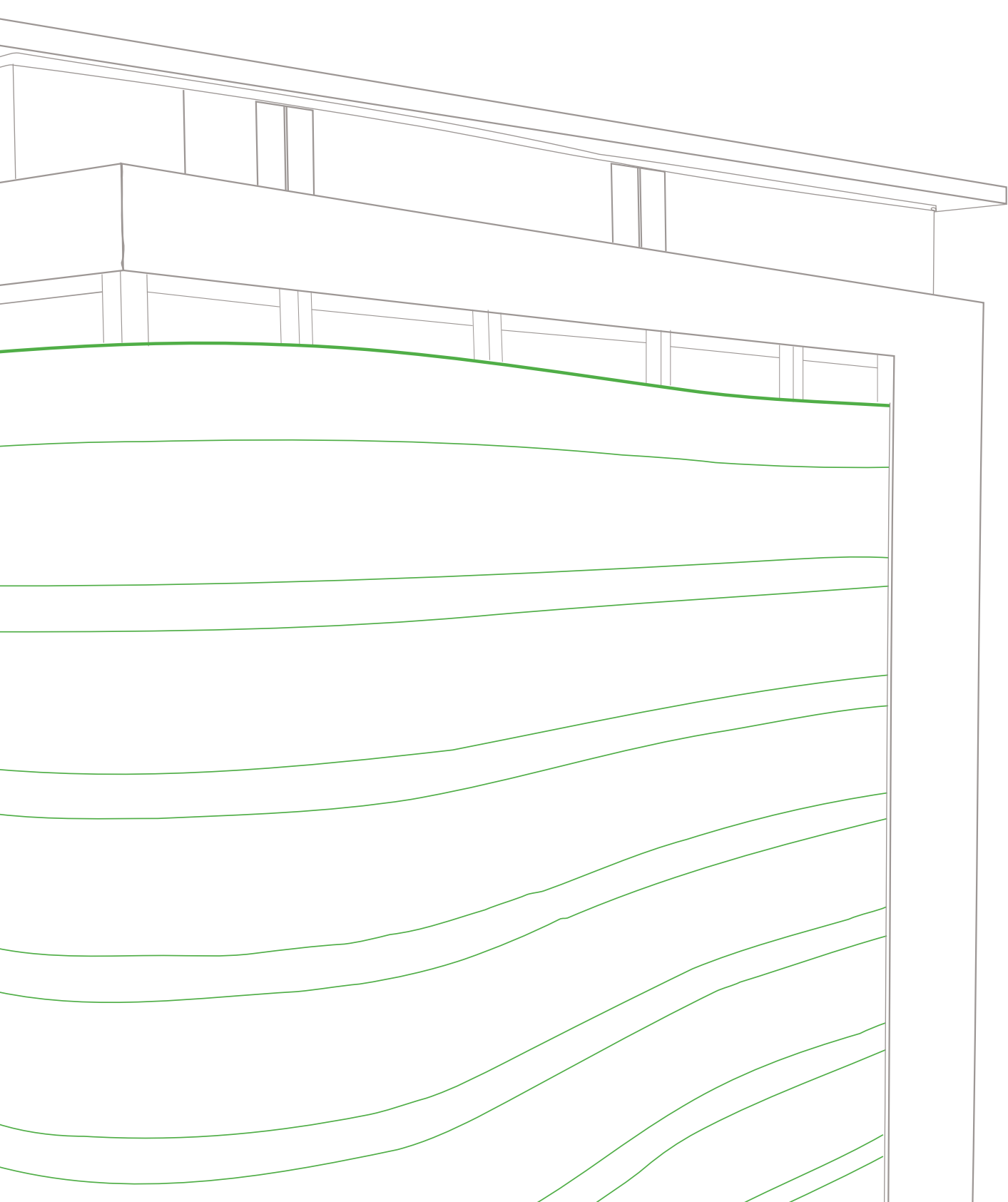


VIVO

P L A C E

Cantonments, Accra

OFFICE SPACE FOR RENT



VIVO

P L A C E

OFFICE SPACE FOR RENT

Grade A office space, retail space
and a roof top restaurant available.

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HIGHLIGHTS

- Brand new, Grade A office building completed in 2018.
- Over 5,000sqm available for lease.
- Situated in one of Accra's most prime locations, Cantonments, it is in close proximity to Jubilee House (residence of the president), the commercial shopping district of Osu, Kotoka International Airport and the Embassies of The United States of America, Canada, Australia, China and Japan.
- Designed by internationally renowned Cavaleiro Associates and developed by Goldkey Properties.
- Construction was by a team of professional and dynamic contractors from Europe, Mendhana & Sousa.



VIVO P L A C E

With the rapid development of Cantonments City, the demand for addresses in this part of Accra has risen steadily. Vivo Place has business-friendly facilities and amenities that help sustain and improve operations and productivity. It creates a wonderful experience for our tenants' clients and customers.

Vivo Place caters predominantly to commercial office tenants, but there is also provision for ground floor retail or cafes and the top-most floor is designed to accommodate a rooftop restaurant with panoramic views of Accra.





Rent and Rent Review

Rent is \$30/sqm depending on the length of the lease and the amount of space taken. The rent will be adjusted annually by an escalation factor which will be the average of ten (10) years U.S. inflation rate.

CAM

Common area maintenance fee is \$4/sqm.

Usage

The space is available for commercial offices, as well as providing the opportunity of retail on the ground floor.

Term

Leases start from a minimum of 5 years in length to 15 years or longer. Tenants can also negotiate the outright purchase of their space if preferred.



CONSTRUCTION

There are 9 floors and 2 basement level parking spaces.

TYPICAL FLOOR LOADING

Waffle floor slabs are designed to withstand a uniform imposed load of 4KN/Sqm.

CEILING

Minimum of 2.85m floor to ceiling height.

RAISED FLOORS

Raised floor systems for the distribution of critical services in all server rooms.

FIRE EXITS

Designed to meet Ghanaian, European & British standards. There are two fire exits in the building to accommodate office evacuation.

STRUCTURE

Designed to withstand up to magnitude 6.0 earthquakes.

MAINTENANCE

To maintain the building's full functions and decades of structural integrity, routine maintenance occurs regularly and as scheduled with no repairs and preventative measures spared.

NOISE

The office noise level is between 60 db and 70 db.

LIFTS

Four lifts provided for the building including a service lift.

TELECOMS

The building is equipped with fiber cables for both data and voice.

ELECTRICITY

Electricity infrastructure including transformer, low voltage installations and generator.

LIGHTING

All floors have 10W, 60cm x 60cm full LED lighting systems installed.

ILLUMINATION LEVELS

Office illumination levels between 300 to 500 lux.

AIR CONDITIONING

Energy efficient AC system to significantly reduce energy consumption; Daikin-brand (concealed vrv system).

PLUMBING

Building connected to Ghana Water Main Supply.

SECURITY SYSTEMS

Building protected by CCTV systems.

ENERGY EFFICIENCY

Occupancy sensors, thermal insulation, LED lighting.

BUILDING FAÇADE

External shading.

WINDOWS

Double glazed windows - schueco specified, UV reflective curtain walls, natural lights.

GREEN

Sustainable, green buildings.

FLOOR PLATE

Wide open office plates to avoid the creation of small zones, allowing large teams to work together.

KITCHENETTES

Kitchenettes (break-out zones) provided for every floor.

WASHROOM & LAVATORY

Duravit brand sanitaryware with automated systems.

PARKING

Two level basement parking, technical rooms and landscaped areas. For every 60 sqm a parking space is allocated

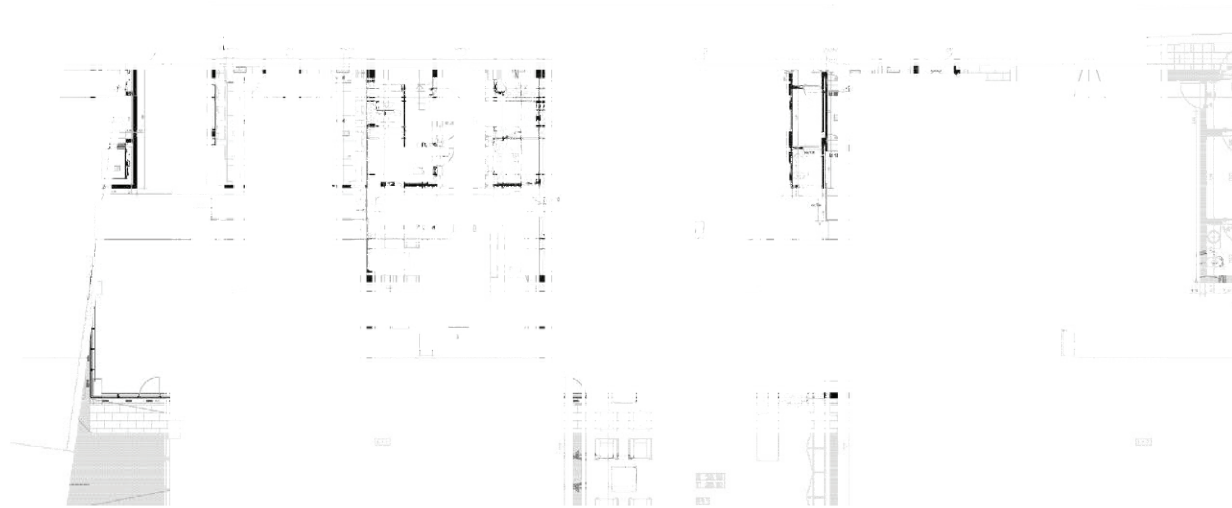
DISABLED ACCESS

Wheelchair access throughout, accessible parking and accessible toilets.

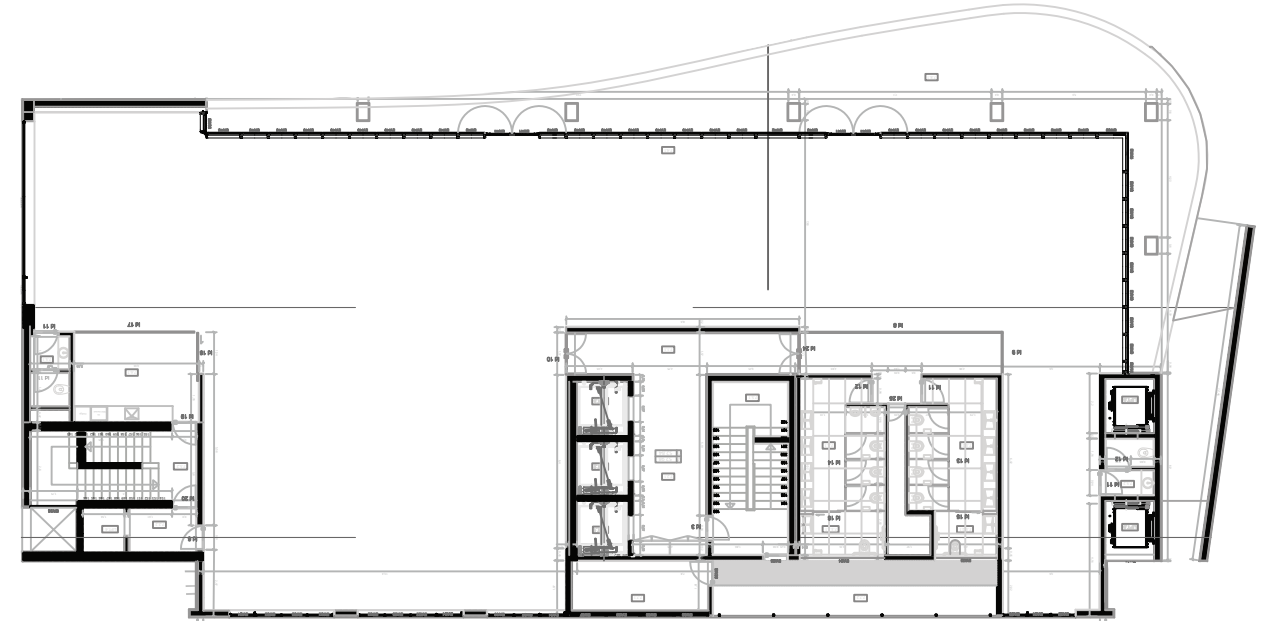
PROPERTY MANAGEMENT

A world-class property management service will be provided by Denton Property Managers, an affiliate of Goldkey Properties Limited.

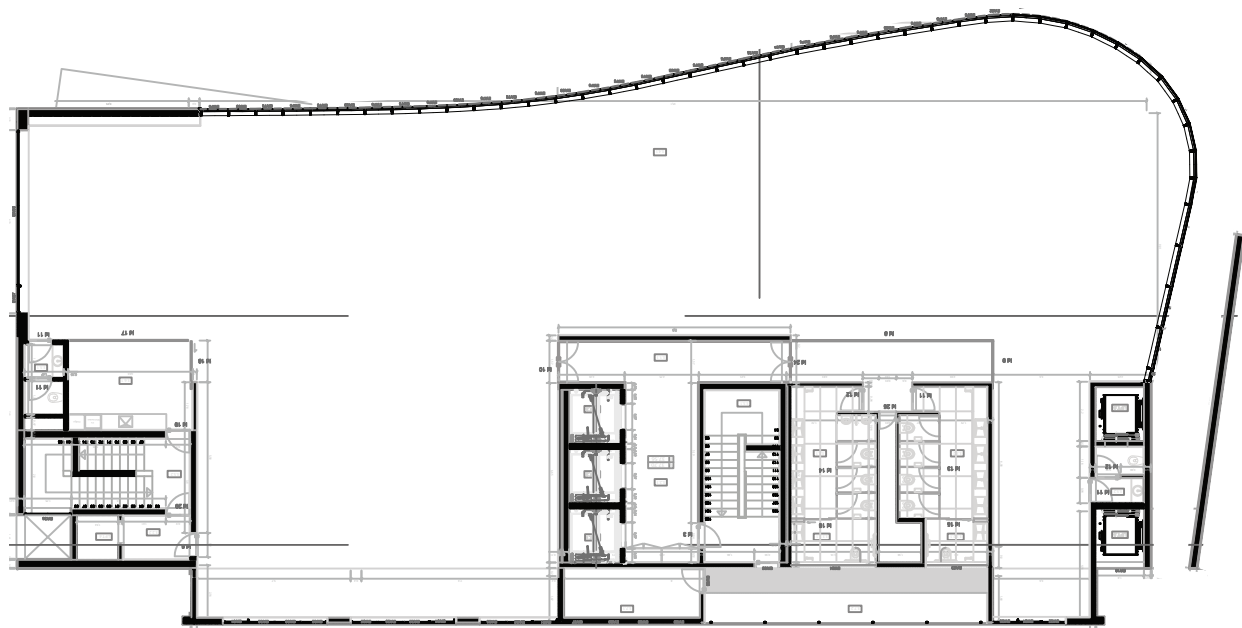
GROUND FLOOR



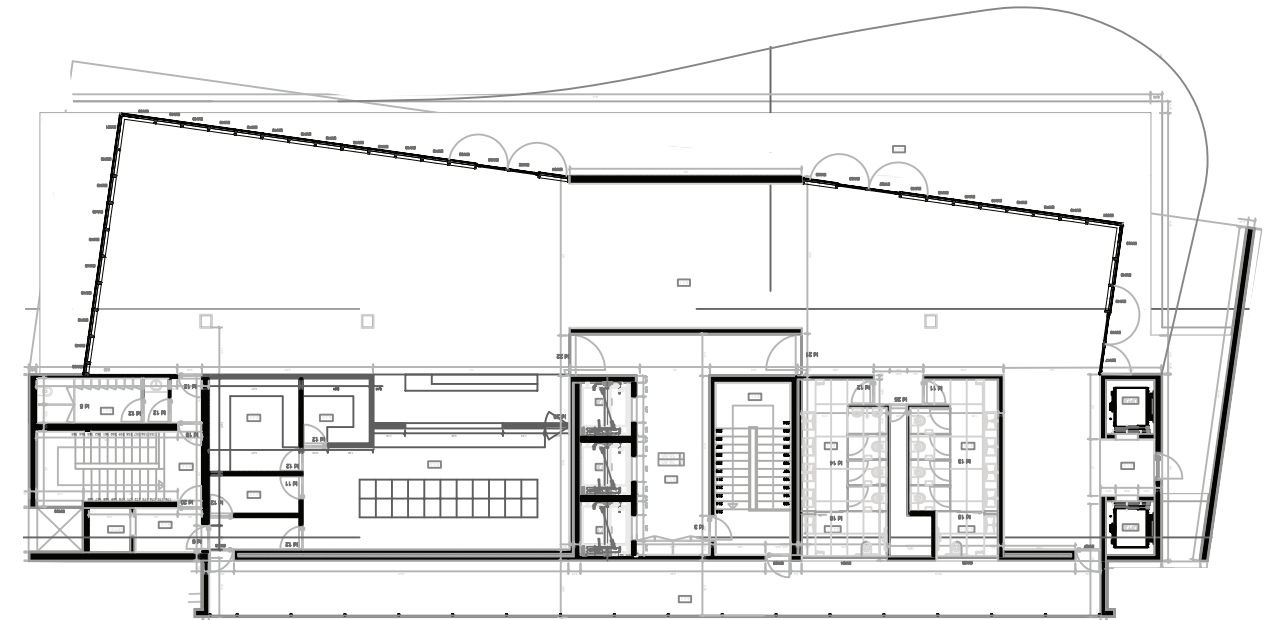
SEVENTH FLOOR

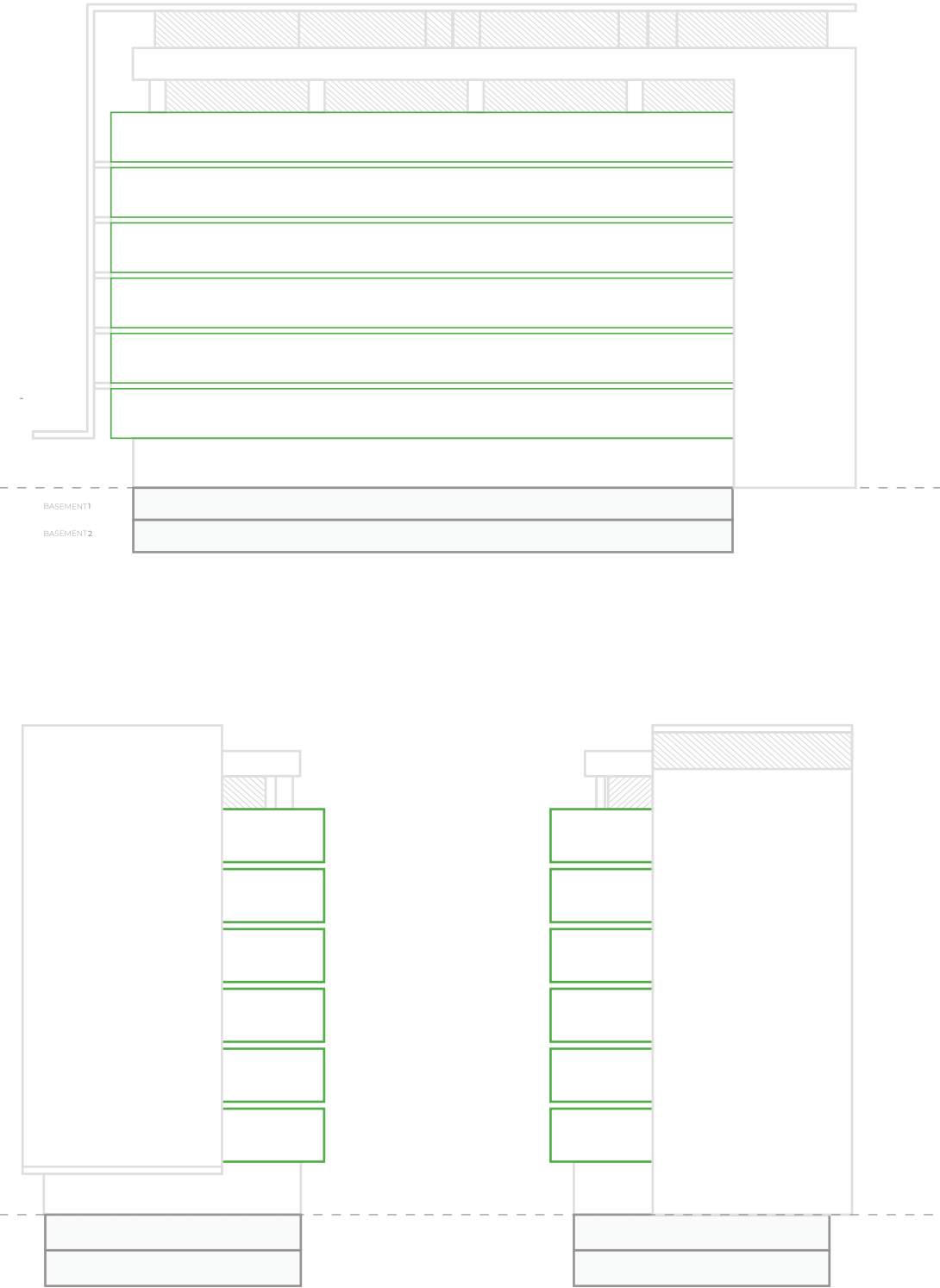


FIRST - SIXTH FLOOR



EIGHTH FLOOR



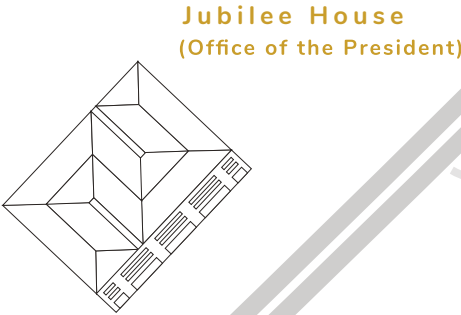


Kotoka International Airport
4 km away

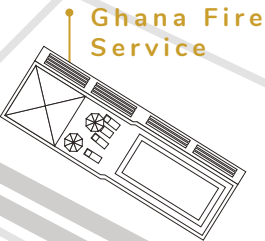
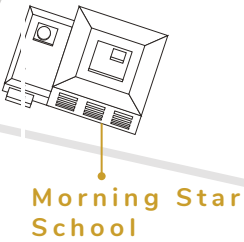
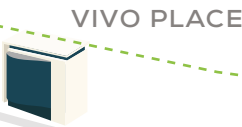
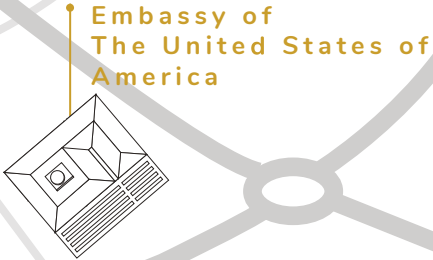
Government of Ghana Ministries
4 km away

VIVO
PLACE

Rangoon Lane, Cantonments City,
Cantonments, Accra



CANTONMENTS



Danquah Circle

LABONE

OSU



EXISTING TENANTS



Established in 2011, today Vivo Energy Ghana remains a major supplier to the country's retail and commercial markets. It offers a comprehensive range of differentiated fuels and industry-leading lubricants, to various sectors of the Ghanaian economy. Vivo Energy Ghana's commercial portfolio includes customers from the mining, road construction, manufacturing, agro-forestry, road transport and aviation industries.



ENSafrica is Africa's largest law firm with over 600 practitioners. It was established over 100 years ago. The firm has specialist expertise that spans all commercial areas of law, tax, forensics and IP, and benchmarks itself according to international standards whilst retaining a uniquely African focus. It has offices in Ghana, Mauritius, Namibia, Rwanda, South Africa, Tanzania and Uganda.

Prospective tenants, joining Vivo Energy and ENSafrica, will have the opportunity to put their branding on both the interior and exterior of the building.



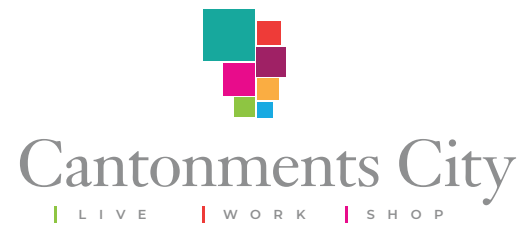
The Ghana Investment Promotion Centre (GIPC) is a Government agency, responsible under the GIPC Act, 2013 (Act 865): to encourage and promote investments in Ghana, to provide for the creation of an attractive incentive framework and a transparent, predictable and facilitating environment for investments in Ghana.

GIPC is responsible for creating an enhanced, transparent and responsive environment for investment and the development of the Ghanaian economy through investment; and also encourages, promotes and facilitates investment in the country.









Cantonments City is a mixed-use development that is set to become the most prestigious address in Accra. The development has been thoughtfully designed to integrate commercial, recreational and residential spaces.

Cantonments City is right in the heart of Accra, close to everything important. Access is largely free of traffic and within a short distance of the Kotoka International Airport, Ministries, Central Business District, United Nations, and the Police and Military Command Centers.

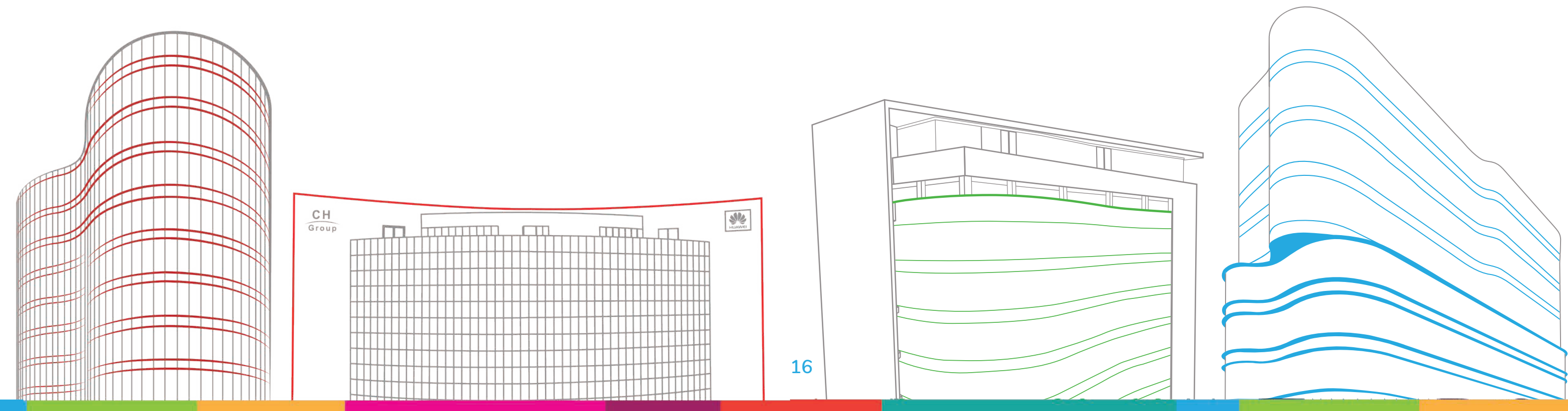
The development is a long term project that seeks to build an ecosystem which creatively combines all aspects of life in one vibrant, highly sought-after location.

Cantonments is one of Accra's oldest and most prestigious neighborhoods. It has several high profile properties that include residential, business and government buildings. The value of land and property in the neighborhood has consistently risen over the years, and has been projected to continue rising for the foreseeable future.

There are several embassies and foreign missions in the neighborhood, including the American Embassy, Togolese embassy and the residence of the British High Commissioner.

The neighbourhood is also home to some of Ghana's top schools like Ghana International School, The Morning Star School and St. Thomas Aquinas School.

WORK IN THE HEART OF ACCRA





Since 1997, Goldkey Properties has been developing high quality residential, commercial and mixed use spaces all over Accra. The consistent and uncompromising quality of service delivery has become synonymous with the Goldkey brand.

With a professional team of multinationals committed to world-class service delivery, Goldkey has quietly maintained its presence at the apex of the Ghanaian real estate sector.

The Goldkey portfolio of clients comprises embassies and multinational corporations including Huawei, Vivo Energy, Price Waterhouse Coopers, Ernst and Young, JICA, Ghana Investment Promotion Centre (GIPC), RwandAir, British High Commission and the American Embassy.

With an unrivalled record in service delivery, an unwavering commitment to clients and tenants and no compromises whatsoever in the delivery of quality, Goldkey is set to continue "*Building Prestige*" in the years to come.



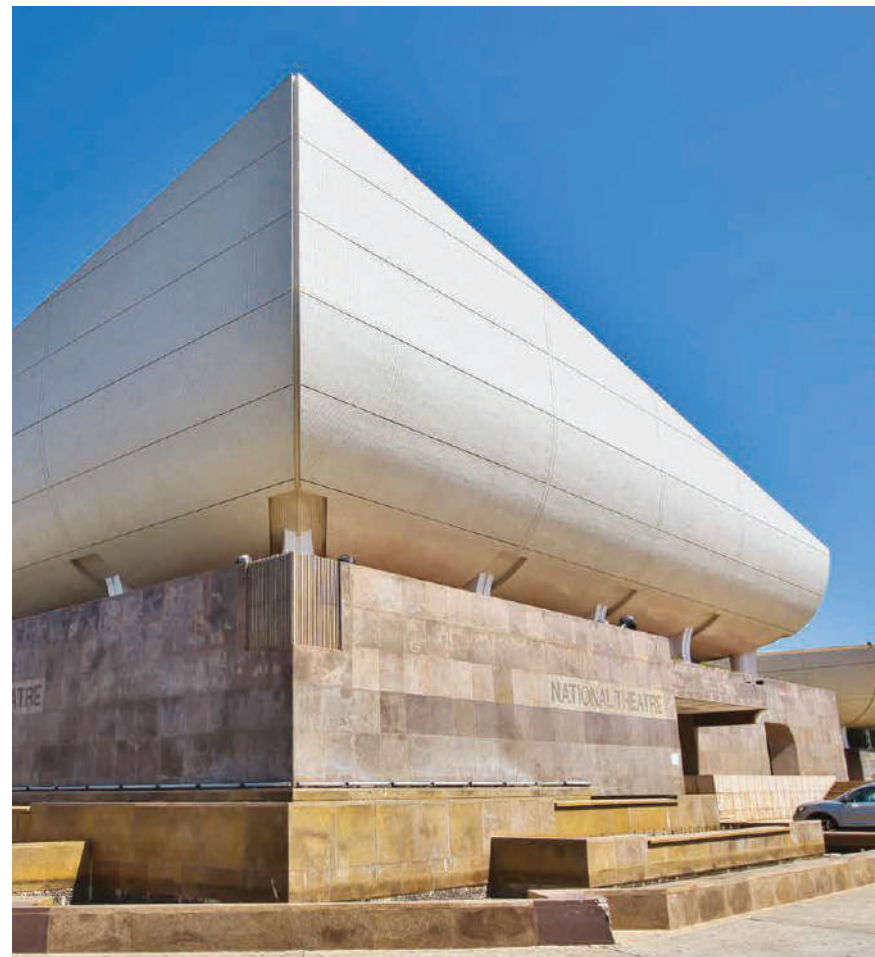
WELCOME TO GHANA

Ghana is one of the most stable countries to do business in Africa. The country has enjoyed long stretches of political calm, economic growth and infrastructural development for over half a century after its independence.

In the World Bank's 2017 Ease of Doing Business report, Ghana was ranked as the best place to do business in West Africa. There is a dynamic private sector willing to collaborate with foreign partners, as well as progressive government/private sector participation.

Several multinational corporations have set up headquarters in Ghana for their operations in West and Central Africa. It is a strategic, safe and central location for accessing the wider ECOWAS market. There is easy access to utilities, security, quality human resource and raw materials for production. It is no coincidence that every year, more corporations continue to establish their regional and continental base of operations in Ghana.

The Government of Ghana is also committed to providing a conducive business environment with legislature that eases the business processes and encourages foreign direct investment. With an average literacy rate of 81% and a resultant large workforce of a young, trained and trainable workforce, Ghana presents an excellent business environment for all.







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