

W

A V E N U E 5

INTRODUCTION

AVENUE 5, THE ELITE NEW LUXURY DEVELOPMENT DESIGNED TO MEET THE ASPIRATIONS OF TODAY'S DISCERNING BUSINESS.



Conceived as an elegant contemporary form with open grand spaces, beautiful glass and sand-blasted sandstone, Avenue 5 sets itself apart. An elevated porte cochere leads you into a spacious lobby with contemporary art and design.

Set in private landscaped gardens just off rapidly developing Lenana Road, now ascribed as part of Nairobi's Central Business District, you are only a stones throwaway from the heart beat of the city and from the myriad of facilities, restaurants, shopping centres and offices in your surrounding.



BUILDING FEATURES

- Developed on 1.3 acres with private gardens
- 7 floors with 2 underground basement parkings
- Located off Lenana Road, part of the CBD with a host of facilities in the surrounding area
- Provision for fibre optic cables for high speed broadband connectivity
- Ample parking with 302 parking bays
- Each wing with its own restrooms and kitchenettes
- 3 high speed elevators with glass doors and view to the garden
- 1mva power supply with standby generator
- CCTV surveillance and security systems
- 24 hour security office
- 24 hour concierge
- Cafe
- Outdoor terrace and garden space for relaxation or office entertainment when required
- Excellent natural light
- Elegant lobby spaces



OFFICE SPACES

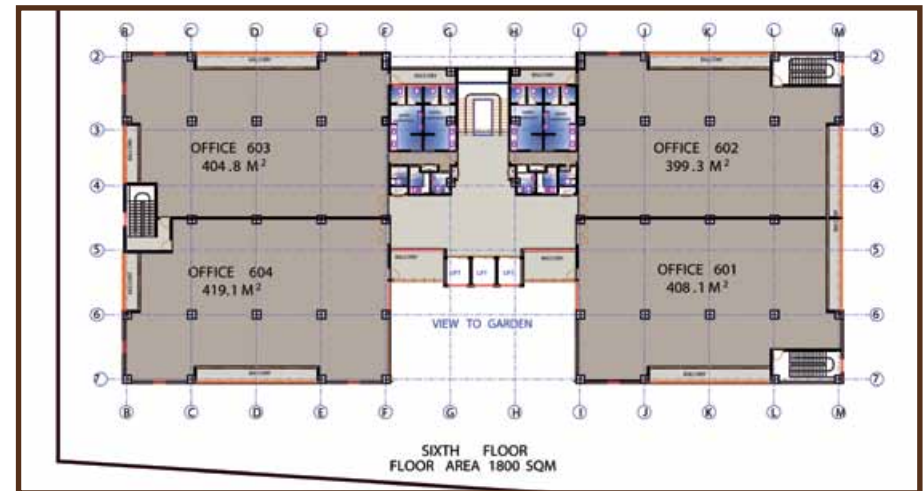
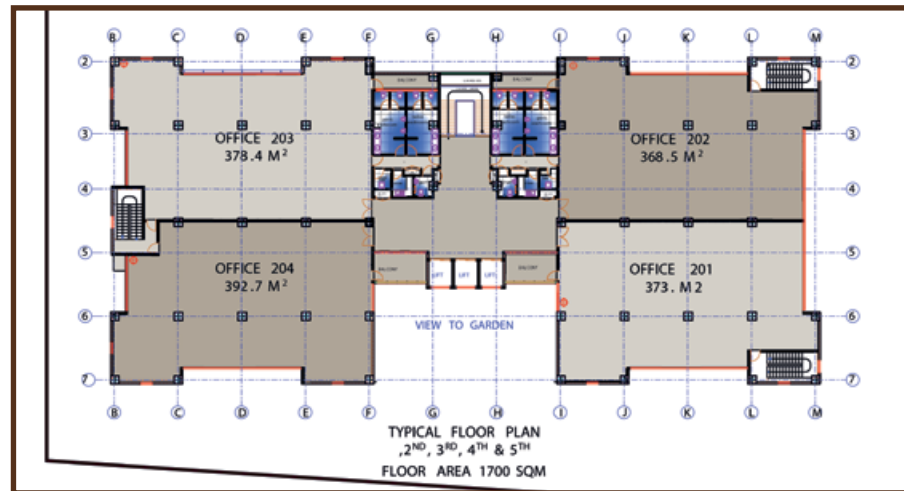
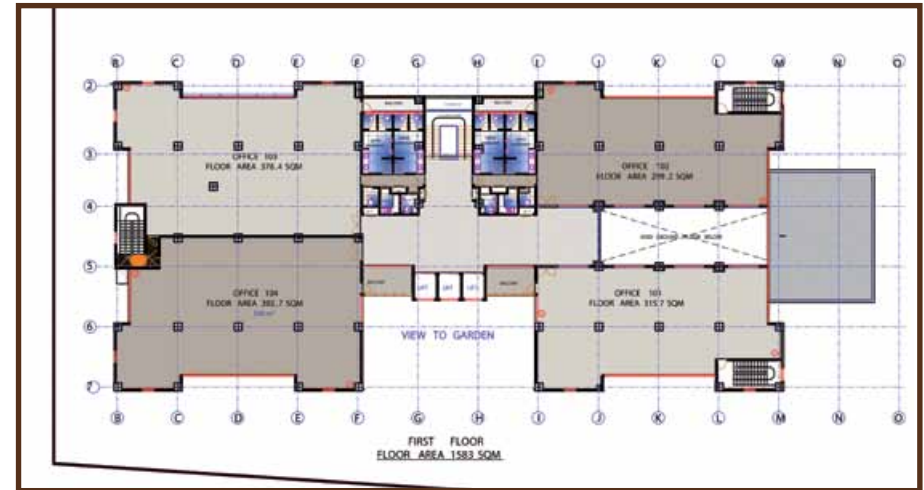
The flexible open plan office suites can be customized to the exact business needs of individual clients. Most units are between 3000 – 4000 sq ft each and can be combined into different configurations. Each wing of the building is serviced with its own private pantry and restrooms for ladies, gents and the disabled. Each unit has excellent lighting and ventilation with options for air conditioning.



FLOOR PLANS

Floor	Offices	Usable Area	10% Apportionment	Lettable Area SQM	Area in SQ FT
1. Ground Floor	G-1	177 SQM	17.7	195.0 SQM	2,098.9 sq ft
	G-2	281 SQM	28.1	309.0 SQM	3,335.7 sq ft
	G-3	77 SQM	7.7	85.0 SQM	914.9 sq ft
	G-4	347 SQM	34.7	382.0 SQM	4,111.8 sq ft
	G-5	174 SQM	17.4	191.0 SQM	2,055.9 sq ft
	G-6	148 SQM	14.8	163.0 SQM	925.7 sq ft
2. First Floor	101	286 SQM	28.6	315.0 SQM	3,398.1 sq ft
	102	272 SQM	27.2	299.0 SQM	3,220.5 sq ft
	103	344 SQM	34.4	378.0 SQM	4,073.0 sq ft
	104	356 SQM	35.6	392.0 SQM	4,227.0 sq ft
3. Second Floor	201	339 SQM	33.9	373.0 SQM	4,014.9 sq ft
	202	334 SQM	33.4	367.0 SQM	3,950.3 sq ft
	203	344 SQM	34.4	378.0 SQM	4,068.7 sq ft
	204	356 SQM	35.6	392.0 SQM	4,219.0 sq ft
4. Third Floor	301	339 SQM	33.9	373.0 SQM	4,014.9 sq ft
	302	334 SQM	33.4	367.0 SQM	3,950.3 sq ft
	303	344 SQM	34.4	378.0 SQM	4,068.7 sq ft
	304	356 SQM	35.6	392.0 SQM	4,219.0 sq ft

Floor	Offices	Usable Area	10% Apportionment	Lettable Area SQM	Area in SQ FT
5. Fourth Floor	401	339 SQM	33.9	373.0 SQM	4,014.9 sq ft
	402	334 SQM	33.4	367.0 SQM	3,950.3 sq ft
	403	344 SQM	34.4	378.0 SQM	4,068.7 sq ft
	404	356 SQM	35.6	392.0 SQM	4,219.0 sq ft
6. Fifth Floor	501	339 SQM	33.9	373.0 SQM	4,014.9 sq ft
	502	334 SQM	33.4	367.0 SQM	3,950.3 sq ft
	503	344 SQM	34.4	378.0 SQM	4,068.7 sq ft
	504	356 SQM	35.6	392.0 SQM	4,219.0 sq ft
7. Sixth Floor	601	371 SQM	37.1	408.0 SQM	4,392.7 sq ft
	602	363 SQM	36.3	399.0 SQM	4,295.9 sq ft
	603	367 SQM	36.7	404.0 SQM	4,357.2 sq ft
	604	381 SQM	38.1	419.0 SQM	3,434.7 sq ft
Total Floor Area		9436 SQM	943.4	10,379 SQM	111,719.5 sq ft



Azure International Properties developments:

- Sarin Industrial Park
(Mombasa Road)
- Kenbelt Industrial Park
(Old Mombasa Road)
- Avenue Park
(300 unit residential estate, Embakasi)
- Avenue 5
(Rose Avenue, Lenana road)



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