



# Techno Park

NEW OFFICES | 20 ELEKTRON ROAD, STELLENBOSCH



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# Location

20 Elektron Rd is located on the northern edge of Technopark, a well-established technology park in Stellenbosch.

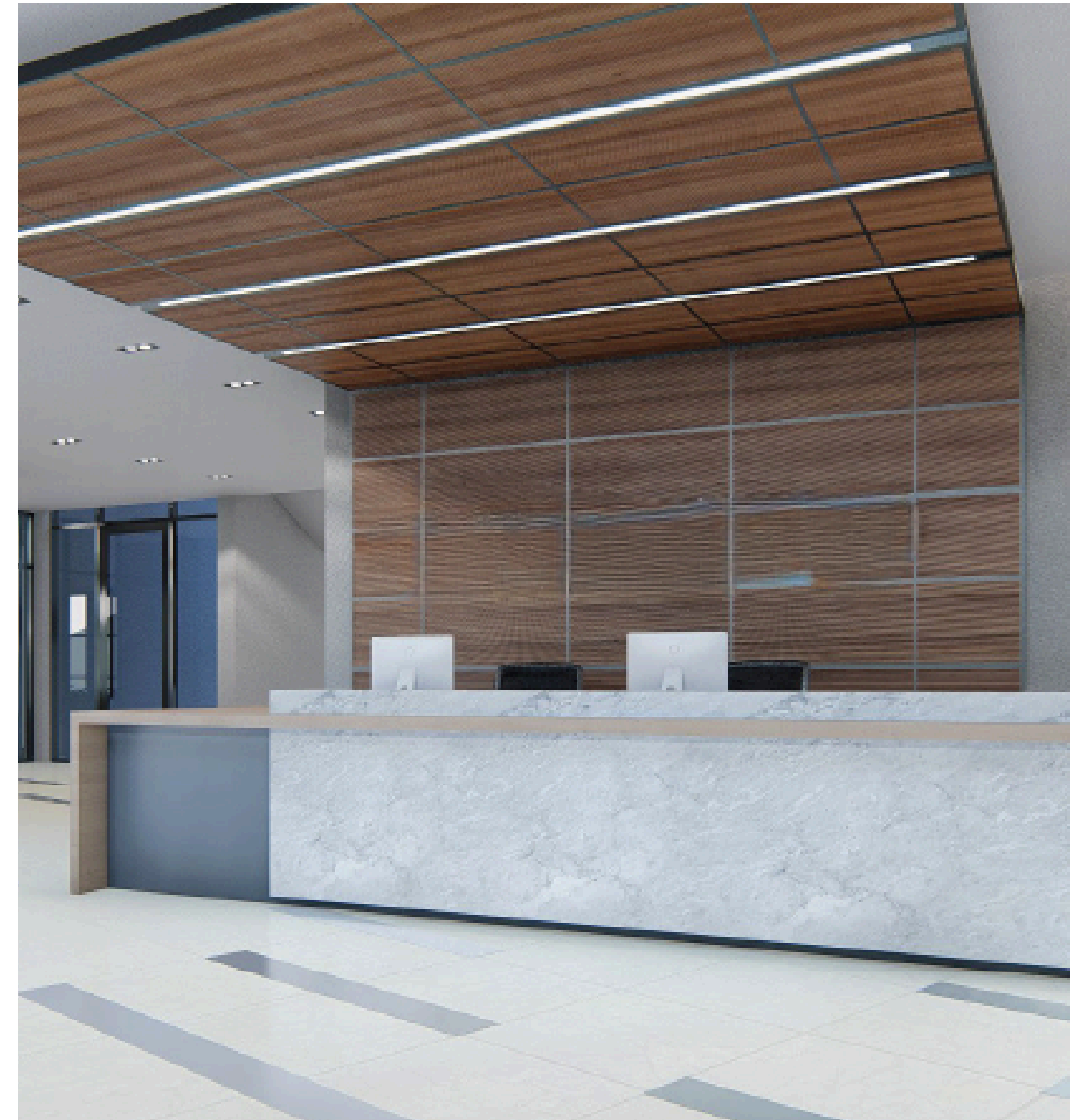
Overlooking the R44 and just 3 km from the town centre, Technopark offers a prime business setting. Bordered by the vineyards of Kleine Zalze and the Stellenbosch Golf Course, it boasts stunning views of the lush Cape Winelands and the majestic surrounding mountains.

# Interiors

The interior of 20 Elektron Rd is designed for both sustainability and style! High-quality, eco-friendly materials create a healthy space, while large windows flood the offices with natural light and showcase stunning views.

Fresh air flows freely, and energy-efficient air conditioning puts you in control of your comfort. LED lighting keeps electricity costs down.

As a proud 4-star Green Star building, 20 Elektron Rd is serious about water efficiency. Market-leading fittings, on-site rainwater and groundwater storage, and smart leak monitoring ensure every drop is used wisely. It's a workplace that's as forward-thinking as the people who work in it.

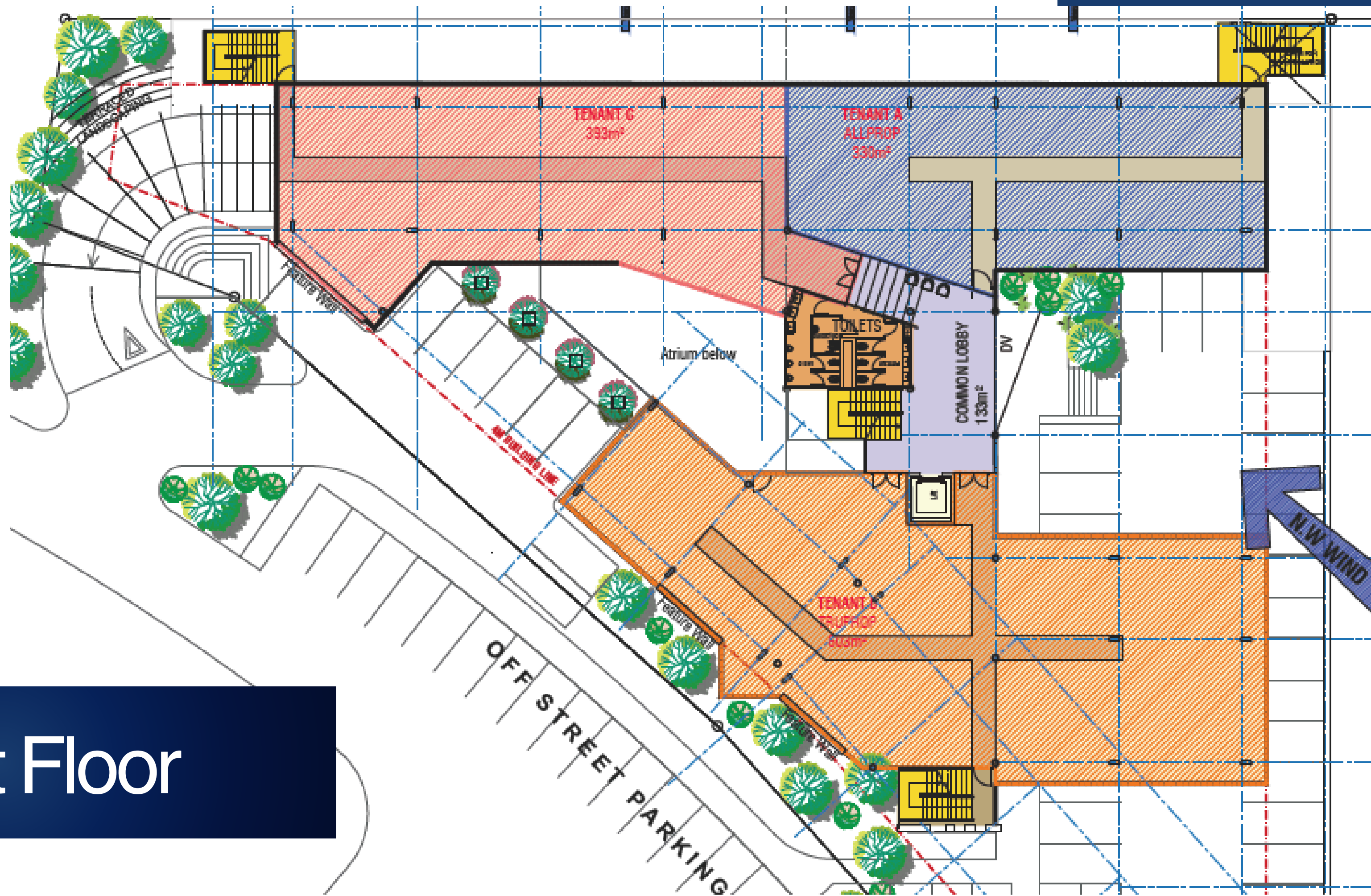


# Plans

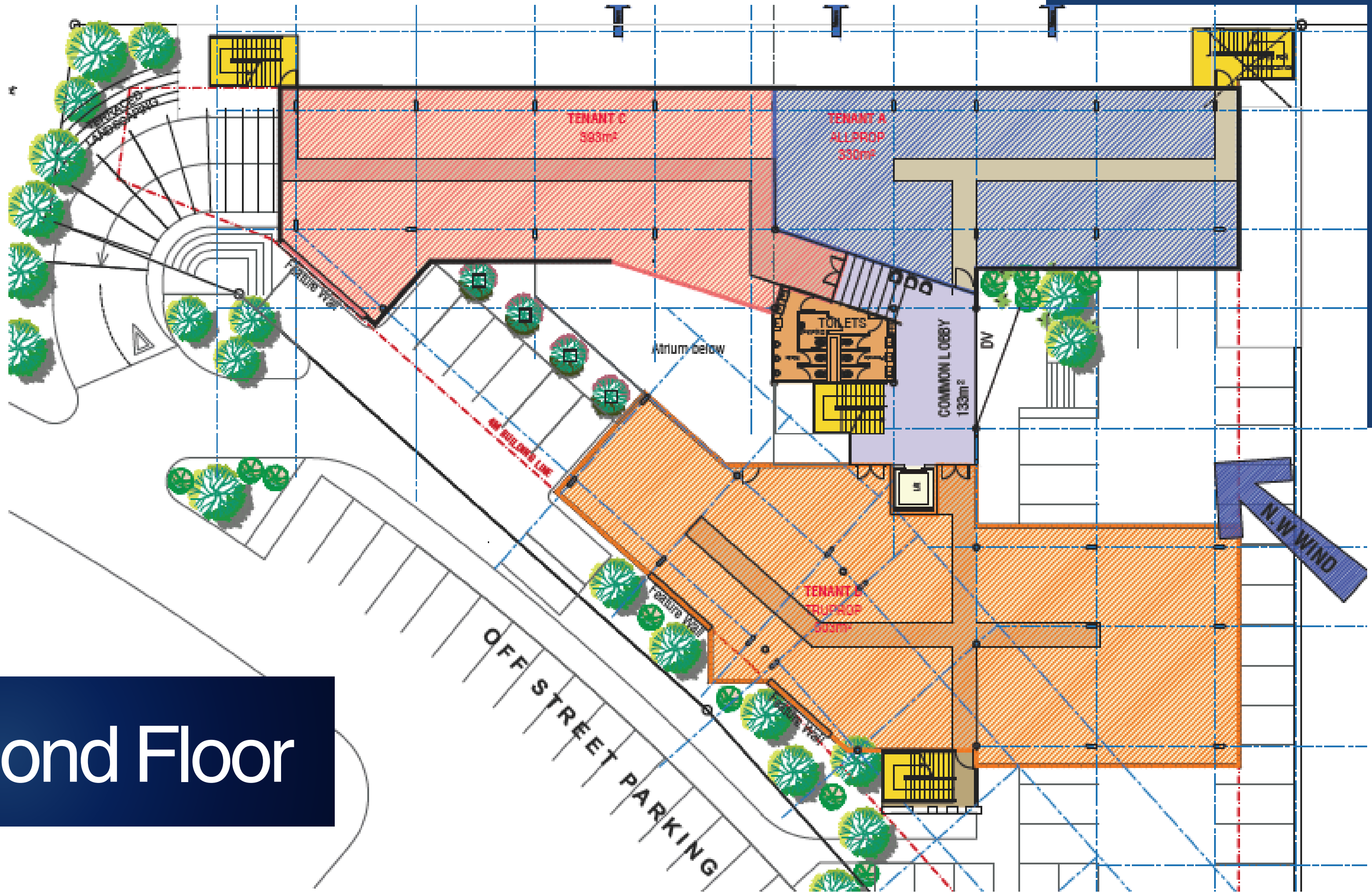




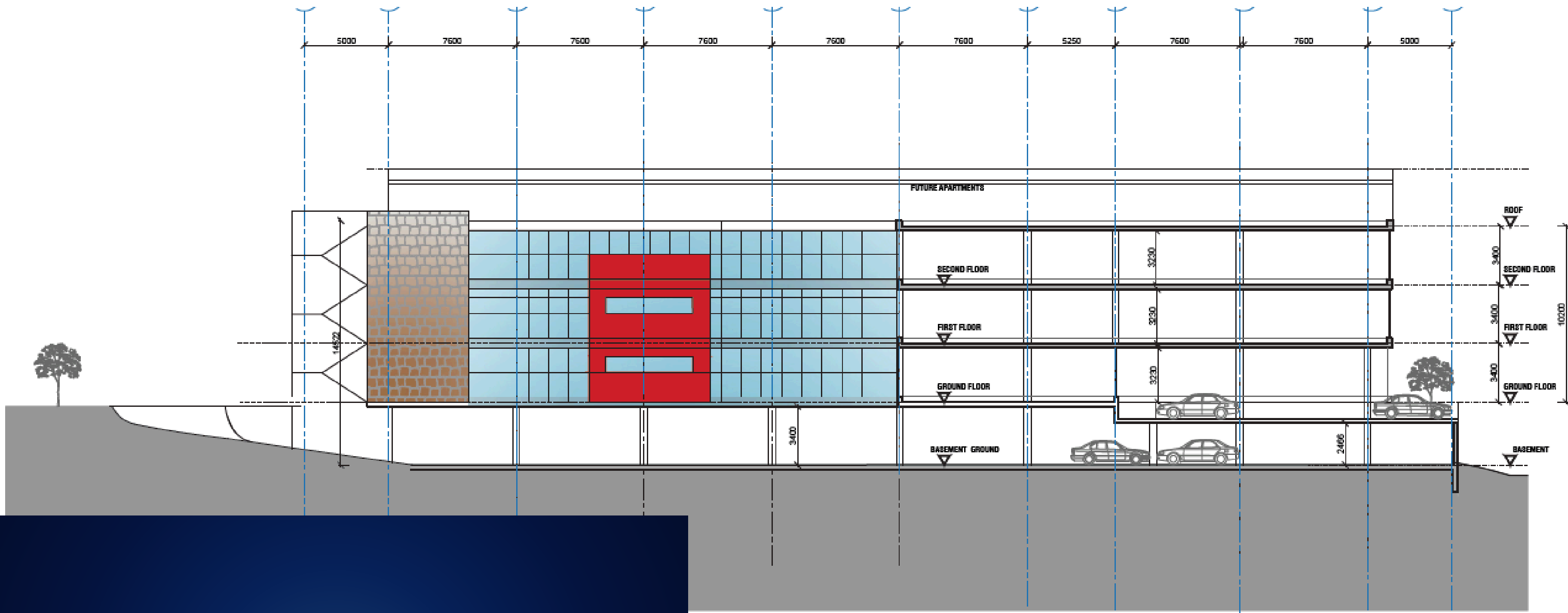
# Ground Floor



# First Floor



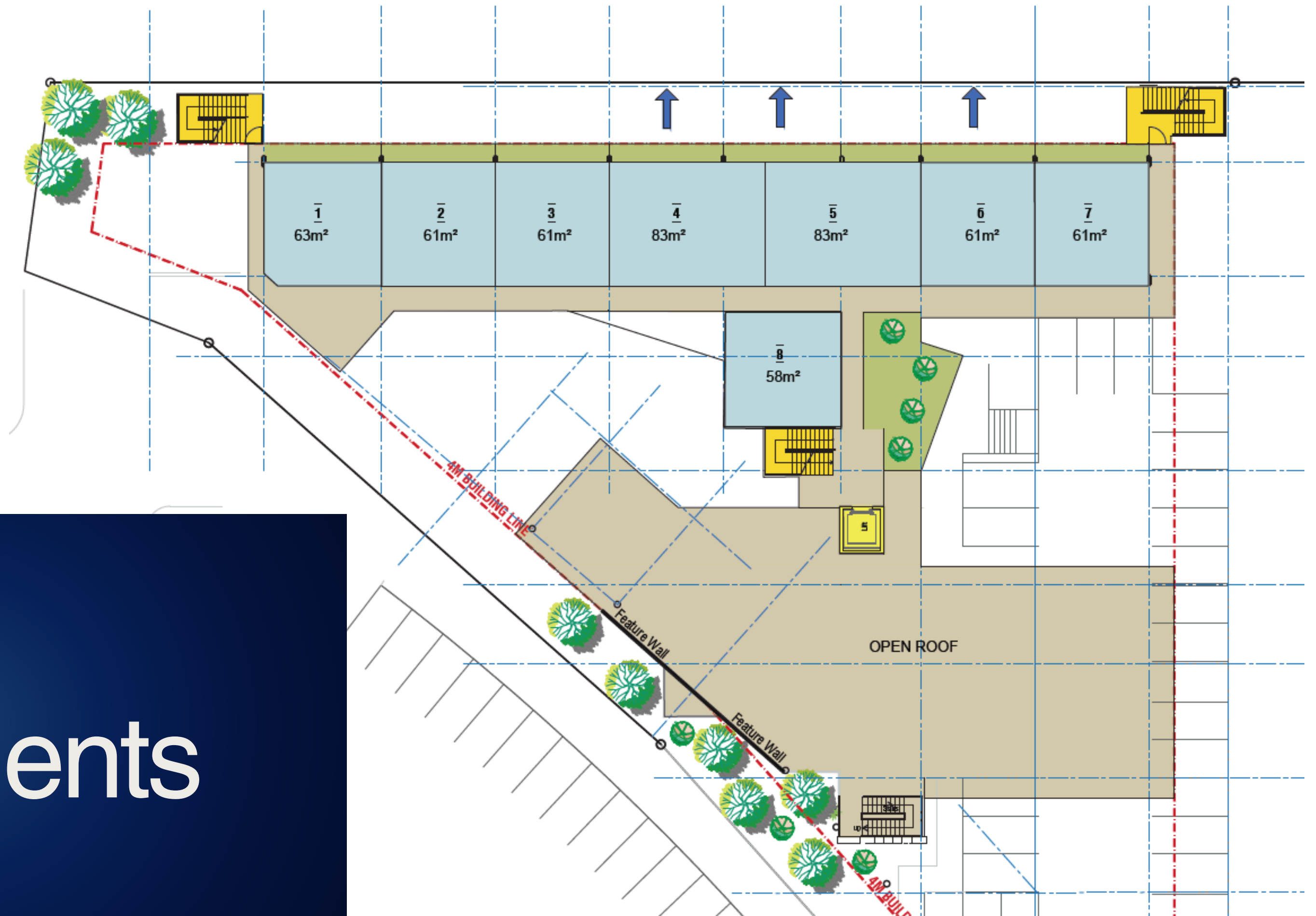
# Second Floor



# Future Apartments



# Future Apartments



# Rentable Units

These Elektron Offices are a part of a 3,992m<sup>2</sup> P-grade office development consisting of a 3-storey building with a basement that offers ample parking.

Rentable Units				
<i>Nr</i>	<i>Floor</i>	<i>GLA (m<sup>2</sup>)</i>	<i>Basement Parking Bays</i>	<i>Open Parking Bays</i>
1	G	367	11	5
2	G	357	10	5
3	G	423	13	5
4	1 <sup>st</sup>	646	20	8
5	1 <sup>st</sup>	358	11	5
6	1 <sup>st</sup>	420	13	5
7	2 <sup>nd</sup>	646	20	8
8	2 <sup>nd</sup>	358	11	5
9	2 <sup>nd</sup>	420	13	5