

## Green retrofit for 382 Jan Smuts Avenue

382 Jan Smuts Avenue, a building which formed part of the Tower Property Fund's initial portfolio, is currently undergoing renovations and a facelift that includes a green retrofit - which is in line with Tower's commitment to occupancy cost reduction across its portfolio by implementing green measures.



An older building, 382 Jan Smuts is undergoing a functional renovation that involves a facelift of the façade, new bathroom throughout the three-storey office block as well as a complete repaint for the entire building.

Amongst the green measures planned for the building is a lighting retrofit in the common areas as well as in the tenants' spaces - all of which will be changed to LED lighting. This new approach of including the inside of a tenant's space is aimed to have a positive impact on the tenants from both an energy as well as an aesthetics point of view. 382 Jan Smuts is also currently undergoing a feasibility study for the roll out of a solar PV system on the roof of the building.

### Positive feedback from tenants

"The low cost, high impact changes made to 382 Jan Smuts Avenue will vastly improve the look and feel of this well-located building and the tenants have given us a huge amount of positive feedback on the renovations made," explains Simon Pen National Facilities Manager for Spire Property Management, who, as the managing agents of 382 Jan Smuts Avenue, are carrying out the renovations.

MDM Engineering is the major tenant occupying at least 50% of the 6000m<sup>2</sup> lettable space at 382 Jan Smuts Avenue, while other tenants include the Council for Scientific and Industrial Research and the IMG Group.

"Since the commencement of the refurbishment there has been renewed interest in the building which currently has a vacancy of approximately 1,500m<sup>2</sup>," says Bruce Rogerson, Executive Director of Tower Asset Managers.

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