



PRIME PLAZA II

5 Green Star Design Rating — The First in Botswana

Introducing Prime Plaza II, the extension to PrimeTime's Prime Plaza development in Gaborone's CBD.

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**PRIME
TIME**

INTRODUCTION



PrimeTime Property Holdings Limited (PrimeTime) is launching the extension to its Prime Plaza development in Gaborone's CBD, Prime Plaza II (PPII). PPII comprises four commercial buildings to be developed in phases.

Joining the Acacia, Marula, Baobab and Mopani (ABSA House) buildings in the existing Prime Plaza development; the 'Motswere' building shall be named after the stunning Leadwood Combretum trees that will still inhabit this piece of land.



The Motswere building comprises 2,780 square metres with extensive fit-out allowances, generous parking allocations and waterwise landscaped gardens alongside the resident Leadwood Combretum trees.

GREEN DESIGN CERTIFICATION

Once again raising the bar in quality office space, PPII will have the highest prime-grade finishes and be founded on green design best practices. The Motswere building has been awarded the first 5 Star Design Rating in Botswana under the Green Star SA certification tool. The design rating award reflects the intention to develop an objectively certified green building and is recognised by the World Green Building Council.

It is more cumbersome to retrospectively make a building sustainable, hence the design phase being the best starting point for sustainability. Certifying a building prior to building it, gives the development team and future occupiers the assurance that the completed building will indeed meet green building standards.

Designing a sustainable building does not only dictate its operation but also influences its construction methodology. With a sustainable design, the contractor can price for construction management practices that are less harmful to the environment. Such practices include a waste management plan that diverts a significant amount of waste from landfills through recycling and decreased waste generation.

Accordingly, green design features ensure:

1. Optimum indoor environment quality.
2. Minimised greenhouse gas emissions.
3. Minimised potable water consumption.
4. Diversion of operational waste to landfills through recycling.
5. Sustainable procurement of building materials.
6. Environmentally sustainable HVAC system design.

Upon practical completion, the Motswere building will target a 5 Star As-Built Green Star rating, which will be confirmation that the building is indeed built and operates, according to the **5 Star rated sustainable design.**

As a tenant you can expect to enjoy the efficiency of sustainable office space all while reducing your operating costs and carbon footprint.

LOCATION

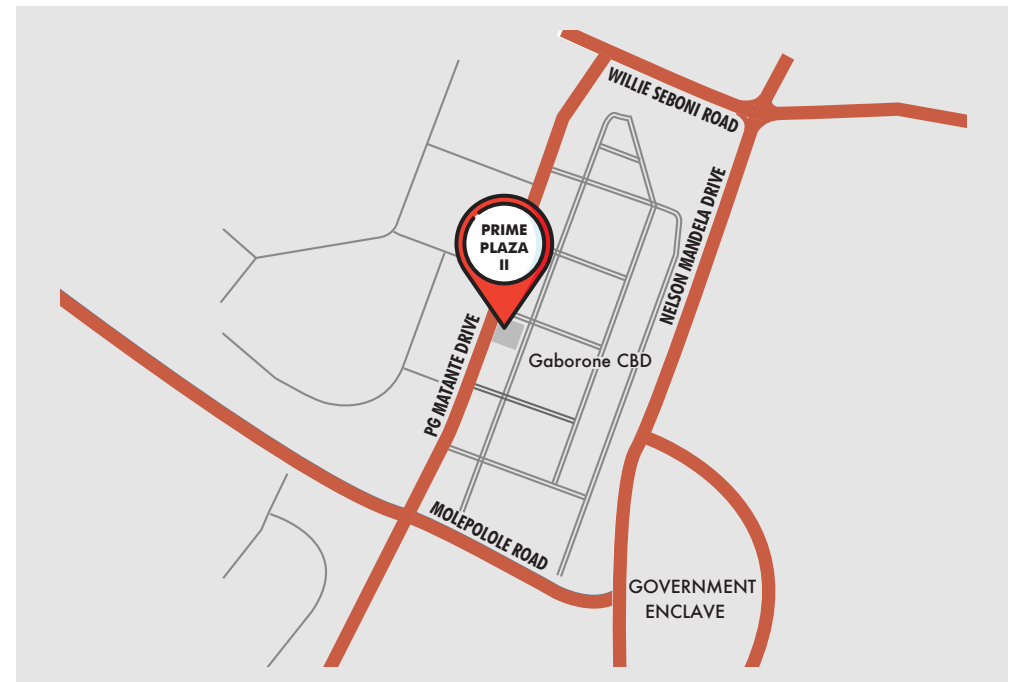
Situated in Gaborone's bustling CBD, the financial centre of Botswana with the Absa, First Capital Bank, Bank Gaborone and First National Bank head offices surrounding the development; PP11 will have incredible visibility and accessibility from PG Matante Drive. It is located a 15-minute drive from the airport, a 30-minute drive from the South African border and a 10-minute drive from Gaborone's other business nodes, Fairgrounds and Gaborone International Finance Park.

Already well established as the premier business node of Botswana, Gaborone's new CBD has an abundance of amenities which will be complemented by the delivery of The Fields shopping centre in 2022. There is Jack's Gym, a first-class gym facility close by and a variety of restaurants and café outlets including, Primi Piatti, Table 52, the infamous Bull & Bush, as well as other mouth-watering options. Catering to the business traveller are the Protea Hotel by Marriott, Room 52 and Hilton hotels in the CBD, all of which are within 200 meters of PP11.

Rentals

MOTSWERE BUILDING	SIZE
Office space (m ²)	2,726
Basement parking (level 1) (no. bays)	47
Basement parking (level 2) (no. bays)	51
Open parking (no. bays)	38


Available from 3rd Quarter of 2023. Clients have an option to rent either a whole building of between 2,600 – 6,000m² or smaller office units. Additional parking bays available for rental.



CONTACT US



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A development for PrimeTime

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