



ORION REAL ESTATE

ACA Krans

FAQ Pack

For brokers, leasing partners and external stakeholders

Prepared from the Orion Real Estate ACA Krans FAQ page

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PREPARED

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ACA Krans Broker FAQ Pack

This document presents the ACA Krans FAQ information in a polished, easy-to-share format for Orion Advantage brokers, leasing partners and external stakeholders. It includes a quick reference overview, structured FAQ sections and key contact details.

Tenant Fit Medium-sized office users	Building Grade B-grade office building
Total GLA 12,000 m ²	Rental R95 per m ²
Ops Costs R95 per m ²	Deposit Two months' rent
Preferred Lease Minimum 5 years	Lease Approval 24 hours after submission

Note

Commercial terms, space availability, incentives and fit-out arrangements are subject to confirmation, negotiation and final approval by Orion Real Estate.

Document Structure

Building Overview & Tenant Fit	Questions 1-9 Core positioning, location and tenant suitability for ACA Krans.
Commercial Terms & Broker Process	Questions 10-15 Rental, operating costs, lease expectations and broker commission process.
Space Condition, Fit-Outs & Building Services	Questions 16-25 Current condition, fit-out support, services and on-site infrastructure.
Amenities, Management & Maintenance	Questions 26-32 Parking, shared areas, management channels and maintenance turnaround times.
Securing a Unit, Approvals & Marketing Support	Questions 33-39 Tenant documentation, approval process and support available to brokers and tenants.

Building Overview & Tenant Fit

Core positioning, location and tenant suitability for ACA Krans.

01 What type of tenant is the building best suited for?

The building is best suited to medium-sized businesses looking for open-plan office space. This includes law firms, call centres, small technology companies with developers, construction companies, architecture firms and similar professional operations.

02 What is the building grading?

ACA Krans is a B-grade building offering classic design, an iconic location and views over Johannesburg.

03 What sizes of offices are available?

Please refer to the [current vacancy schedule](#) for available office sizes.

04 What is the total GLA of the building?

The total GLA of the building is 12,000 m².

05 What makes ACA Krans unique compared with competing buildings?

ACA Krans stands as a landmark in Auckland Park and positions itself as an iconic flagship property in the area. The building offers 180-degree views across Johannesburg, with central accessibility and a distinctive architectural presence.

06 What are the main access routes to the building?

The building is situated just off Empire Road, with the M17 looping around the property. Additional main-road access is available via High Street and Stanley Avenue.

07 What public transport options are available?

Rea Vaya routes operate along Empire Road, which is also a main transport route for taxis.

08 How close is the property to key nodes?

ACA Krans is approximately 5 minutes from Johannesburg CBD and Braamfontein, and less than 10 minutes from Melville and other key residential nodes. The building is close to both the University of Johannesburg and Wits University, with access to Sandton and Rosebank.

09 Is the building easily accessible for commuting staff?

Yes. The area is served by multiple modes of public transport and the property offers ample parking for staff.

Commercial Terms & Broker Process

Rental, operating costs, lease expectations and broker commission process.

10 What is the rental per m²?

R95 per m².

11 What are the operating costs?

R95 per m².

12 What deposit is required?

A deposit equal to two months' rent is required.

13 What is the yearly escalation percentage?

Escalation is negotiated on a deal-by-deal basis.

14 What lease terms are preferred?

A minimum 5-year lease is preferred.

15 When does commission get paid?

Commission is paid once all documentation has been received, the lease has been signed by both parties, and the lease file is complete and signed off. Brokers are responsible for following up on file completion in order to receive commission payment.

Space Condition, Fit-Outs & Building Services

Current condition, fit-out support, services and on-site infrastructure.

16 What is the current condition of the space?

The building is in good condition, with a number of repairs completed over the past year. The façade has been repainted, extensive waterproofing has been completed, and a borehole has been drilled for water supply.

17 Are the units white-boxed and fitted?

The building is in good condition, with recent improvements including façade repainting, waterproofing and borehole-related works. Specific unit condition can be confirmed against the available space under discussion.

18 Can Orion assist with fit-outs?

Yes. Orion's maintenance and building team can assist with fit-outs. Fit-out costs can be amortised into the tenant's rental, or the tenant may use their incentive towards fit-out and improvement works, subject to agreement.

19 Can layouts be customised or subdivided?

Yes, within parameters that can be discussed in more detail. Floor plates can be subdivided, provided the overall space is considered holistically.

20 Does the building have backup power?

Yes. A backup generator services the entire building.

21 Does the building have backup water?

Yes. A borehole has been drilled to provide fresh borehole water to the building.

22 What is the Wi-Fi availability?

Tenants are responsible for securing their own Wi-Fi or internet service provider. The property is fibre-ready and the infrastructure is in place.

23 What security measures are in place?

Security measures include perimeter cameras, electric fencing, boom gates and 24-hour security guards on site.

24 Are there lifts?

Yes. There are two serviced, fully functioning lifts.

25 Is there air conditioning?

Yes.

Amenities, Management & Maintenance

Parking, shared areas, management channels and maintenance turnaround times.

26 What parking is available?

Both covered and uncovered parking are available.

27 Are there shared amenities, such as a canteen or meeting room?

Yes. Shared entertainment and break areas are available.

28 Who manages the building?

The building is managed by Orion Facilities Management, and security is managed by Orion Security Services.

29 What is the turnaround time for maintenance?

Small maintenance issues are generally addressed within 12 hours, while larger issues are generally addressed within 24 hours.

30 Is there an on-site maintenance team?

There is no permanent on-site maintenance team. However, the maintenance team is available and will attend to requests within the stated turnaround times.

31 How are complaints handled?

Complaints are handled through the correct communication channels, and a member of the team will address the matter with speed and urgency.

32 What upgrades and improvements are planned for the next year?

Planned and ongoing works include COJ fault-list items, West Tower painting, glass façade replacements and borehole backup water system works. The property has also recently undergone upgrades.

Securing a Unit, Approvals & Marketing Support

Tenant documentation, approval process and support available to brokers and tenants.

33 What is the process to secure a unit?

The process is negotiated on a deal-by-deal basis.

34 What documents are required from the tenant?

All FICA documents are required, including certified ID, proof of residence, payslips, bank statements and tax number. If the lease is in a company name, proof of company address and CIPC documentation are required. Documents must not be older than three months.

35 Who signs off the deal?

The CEO of Orion Real Estate and the tenant responsible for payment of rent sign off the deal.

36 What is the turnaround time for lease approval?

24 hours after submission.

37 What marketing support is provided throughout the lease?

A small marketing fee is charged per tenant. Orion Real Estate's marketing team is based at head office and can support website maintenance, marketing material, above-the-line and below-the-line exposure. For assistance, contact marketing1@oriongroup.co.za.

38 Can brokers use Orion-branded material?

Yes. Marketing distributes Orion-branded material that brokers may use. Please contact marketing1@oriongroup.co.za for marketing material or assistance.

39 Can brokers put their own branding on marketing material?

Yes, provided the marketing team has approved the material for use.

Contact & Source Information

Leasing Contact	+27 11 718 6452 leasing@oriongroup.co.za
Address	3rd Floor, 26 Wellington Road Parktown, Johannesburg 2193
Source Page	https://orionrealestate.co.za/for-brokers/
Vacancy Schedule	View the current vacancy schedule



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