



ORION ADVANTAGE ACA KRANS

Leasing Brochure | Auckland Park, Johannesburg



MORE SPEED. MORE ACCESS. MORE SUPPORT.

A smart leasing incentive from Orion Real Estate

WELCOME TO ORION ADVANTAGE

A leasing programme designed to make deals easier for brokers and more practical for prospective tenants. Brokers get fast access to the tools needed to progress qualified enquiries, while tenants benefit from clearer incentives, fit-out flexibility and a faster leasing path.



01

SPEED TO QUOTE

24-hour turnaround on quotes and lease estimates, subject to complete requirements and internal approval.

02

ACCESS TO DEAL TOOLS

Broker resources include brochures, floor plans, vacancy information and calculators, with clear leasing information for tenant discussions.

03

SUPPORT TO CLOSE

Double SAPOA commission rates for brokers, plus qualifying tenant incentives that help tenants commit with confidence.

Built for brokers and tenants who need to move quickly.

The programme strengthens the deal for both sides: brokers get a clearer approval path and stronger earning potential, while tenants get more support to secure the right space on workable terms.



INCENTIVE STRUCTURE AT A GLANCE

More value for brokers. More support for tenants. More reasons to lease with Orion.

FOR BROKERS

- Double SAPOA commission rates.
- Access to enhanced leasing incentives.
- Marketing material, rate cards and floor plans.
- Commission calculator to estimate earnings faster.

FOR TENANTS

- 5-year leases: up to 100% of the first year rental allowance back over 5 year lease term
- 3-year leases: up to 60% rental allowance back over 3 years.
- Rental allowances may support fit-outs, improvements or rental offset.
- Landlord-supported move-in and transition planning.

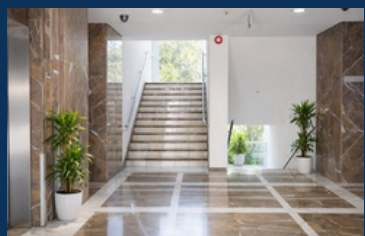
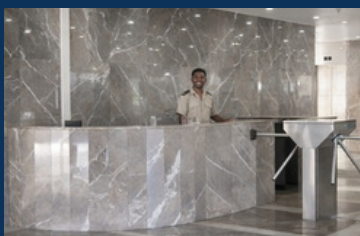
TOP BROKER REWARDS 2026

- Weekend away at one of Orion Hotels & Resorts.
- Cash bonus over and above commission paid.
- Recognition as Orion Top Performing Broker for 2026.
- Priority relationship support on qualified active deals.

Terms and conditions apply. Incentives and commission estimates are subject to qualifying lease terms, current vacancy schedule, signed documentation and final internal approval.

ACA KRANS: FLAGSHIP LEASING OPPORTUNITY

Iconic Auckland Park office building with visibility, access and a strong incentive story for both brokers and prospective tenants.



35 Symons Road,
Auckland Park

ADDRESS

9 floors

BUILDING SCALE

5 000m²

AVAILABLE SPACE

Office / B-grade

PROPERTY TYPE

12 000m²

TOTAL GLA

242 bays

PARKING

The Broker Angle

ACA Krans gives brokers a practical, well-located office opportunity with landlord support, flexible floorplates, backup services and an incentive story that helps quality tenants justify a longer commitment.

The Tenant Angle

ACA Krans is an iconic property on the ridge of Auckland Park. This property will give any potential tenant pride-of-place rights. The Orion Advantage incentive allows the tenant the flexibility to structure a tailor-made deal.

WHY ACA KRANS WINS THE DEAL

1

Flexible floorplates

Can support subdivision and varied tenant requirements.

2

Landlord-supported transitions

Fit-out and transition support can be structured into the deal.

3

Tenant installation support

Rental allowance can be used for fit-outs, improvements or rental offset.

4

Access and transport

Just off Empire Road and M17, with Rea Vaya and taxi routes nearby.

5

Operational resilience

Backup generator, borehole backup water system and fibre-ready infrastructure. Raised flooring for seamless IT infrastructure installations.

6

Security and access control

24-hour security, CCTV, boom gates, electric fencing and biometric access control.

7

Amenity and visibility

Landmark ridge position, 180-degree views and outdoor pause areas. Pride-of-place.

8

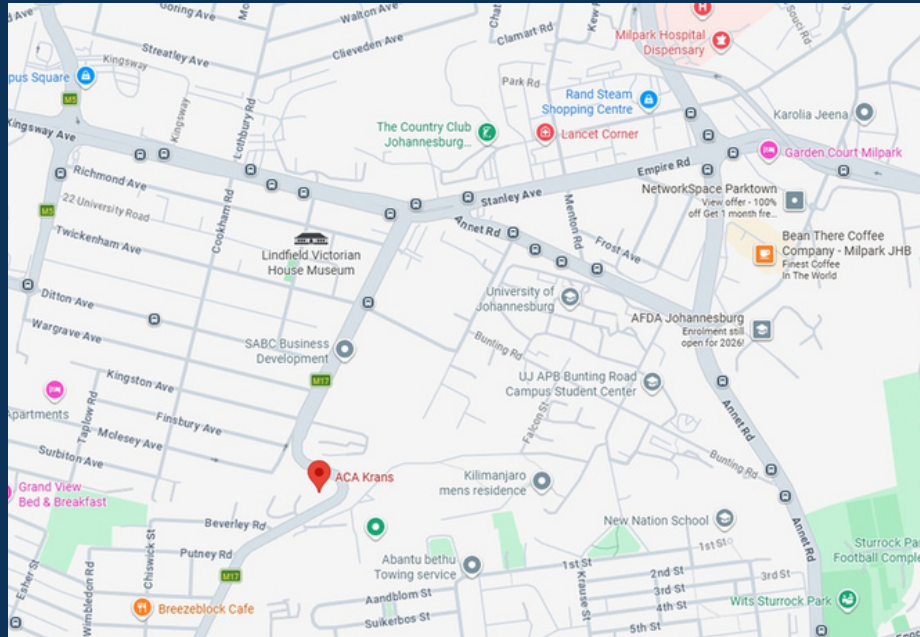
Streamlined approval

Lease approval can progress quickly once complete documents are submitted.

Positioning line

ACA Krans is a flagship leasing opportunity for brokers and tenants alike, combining accessibility, incentive support and a practical landlord team ready to help quality tenants move.

LOCATION, ACCESS AND IDEAL TENANTS



35 SYMONS ROAD

Auckland Park, Johannesburg — positioned near education, media, healthcare and commuter nodes.

Close proximity to

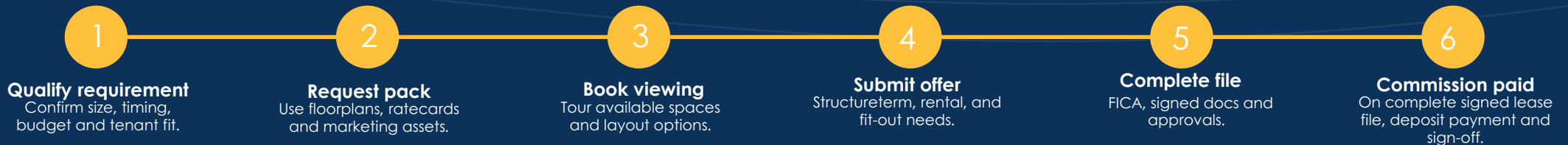
- University of Johannesburg
- WITS University
- SABC Headquarters and Radio Park
- Netcare Academy and Netcare Milpark Hospital
- Johannesburg CBD, Braamfontein and Melville

Best-fit tenant profile

- Medium-sized professional firms
- Call centres and telesales operations
- Law firms, architecture and construction firms
- Small tech companies and developer teams
- Regional offices and head office users

BROKER DEAL FLOW

A simpler path from requirement to signed lease and commission.



Tenant documents typically required

- Certified ID and proof of residence
- Payslips, bank statements and tax number
- Company CIPC and proof of company address, where applicable. Documents should not be older than 3 months
- Company Profile
- Audited Financials or Management Accounts

Approval and commission notes

- Lease approval can be turned around within 24 hours after complete submission.
- Commission is paid once documentation, signed lease, deposit payment and lease file are complete.
- Broker co-branded material is allowed with Orion Marketing approval.

LEASING INFORMATION AT A GLANCE

Quick reference for brokers and prospective tenants.

PROPERTY TYPE	Office
BUILDING GRADE	B-grade office building with iconic Auckland Park position
INDICATIVE RENTAL	R95/sqm/month — final deal terms to be negotiated
OPERATING COSTS	Confirm against latest vacancy schedule before offer
DEPOSIT	2 months rental deposit
PREFERRED LEASE TERM	Minimum 5-year lease preferred
ESCALATION	Negotiated deal-by-deal
UTILITIES AND CONNECTIVITY	Fibre-ready infrastructure; tenant to appoint own ISP

Fit-out support

Orion can assist with fit-outs through its professional, maintenance and building team. Tenant incentives may be used toward fit-outs, improvements or rental offset, subject to deal approval.

Management support

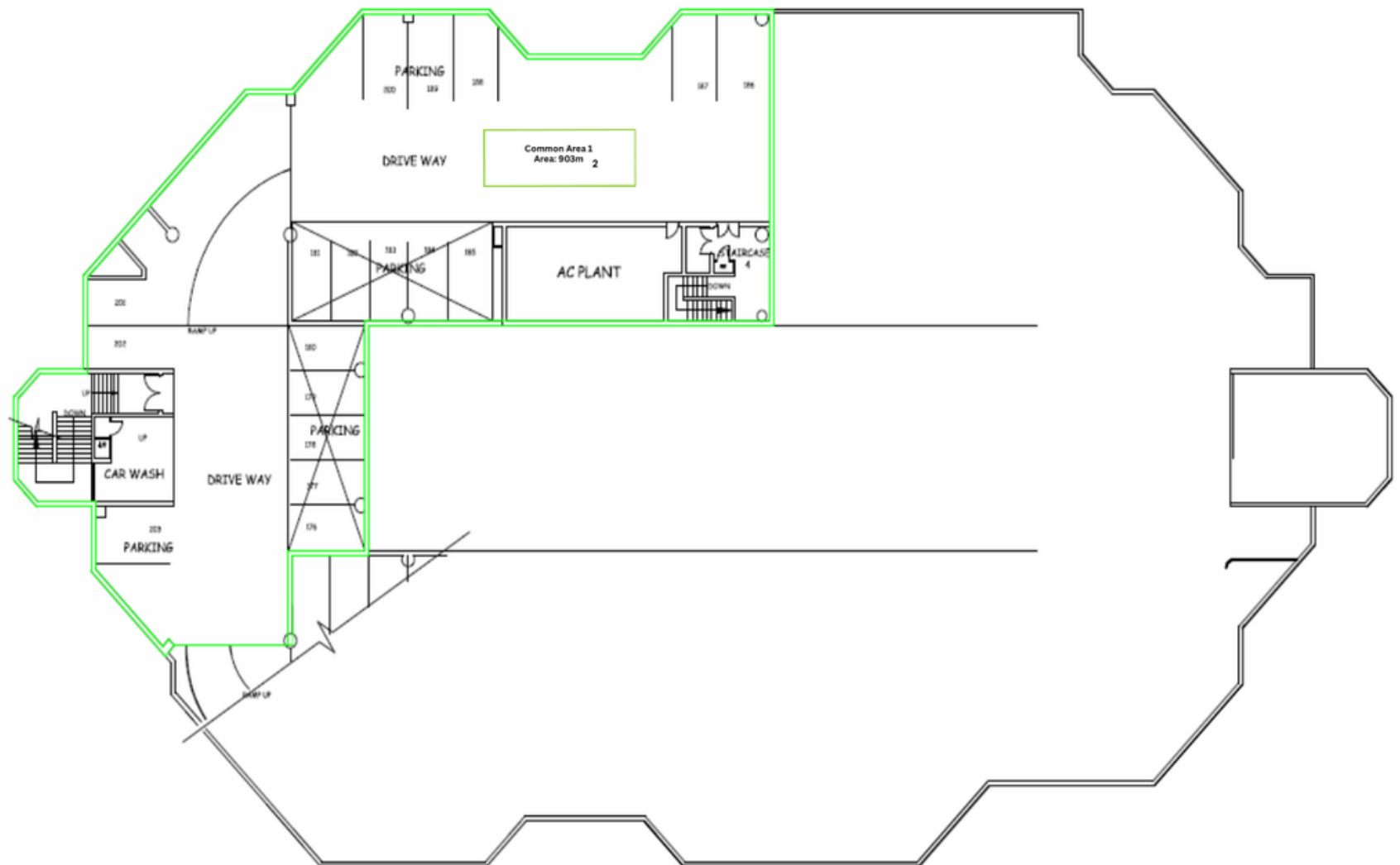
ACA Krans is managed by Orion Facilities Management, with security managed by Orion Security Services and maintenance support available through the correct channels. Full maintenance leases are available.

Current tenant mix includes

City of Joburg Property Company Region B
City of Johannesburg - Health Department
City of Johannesburg - Speakers Office
uCovered Insurance Solutions.

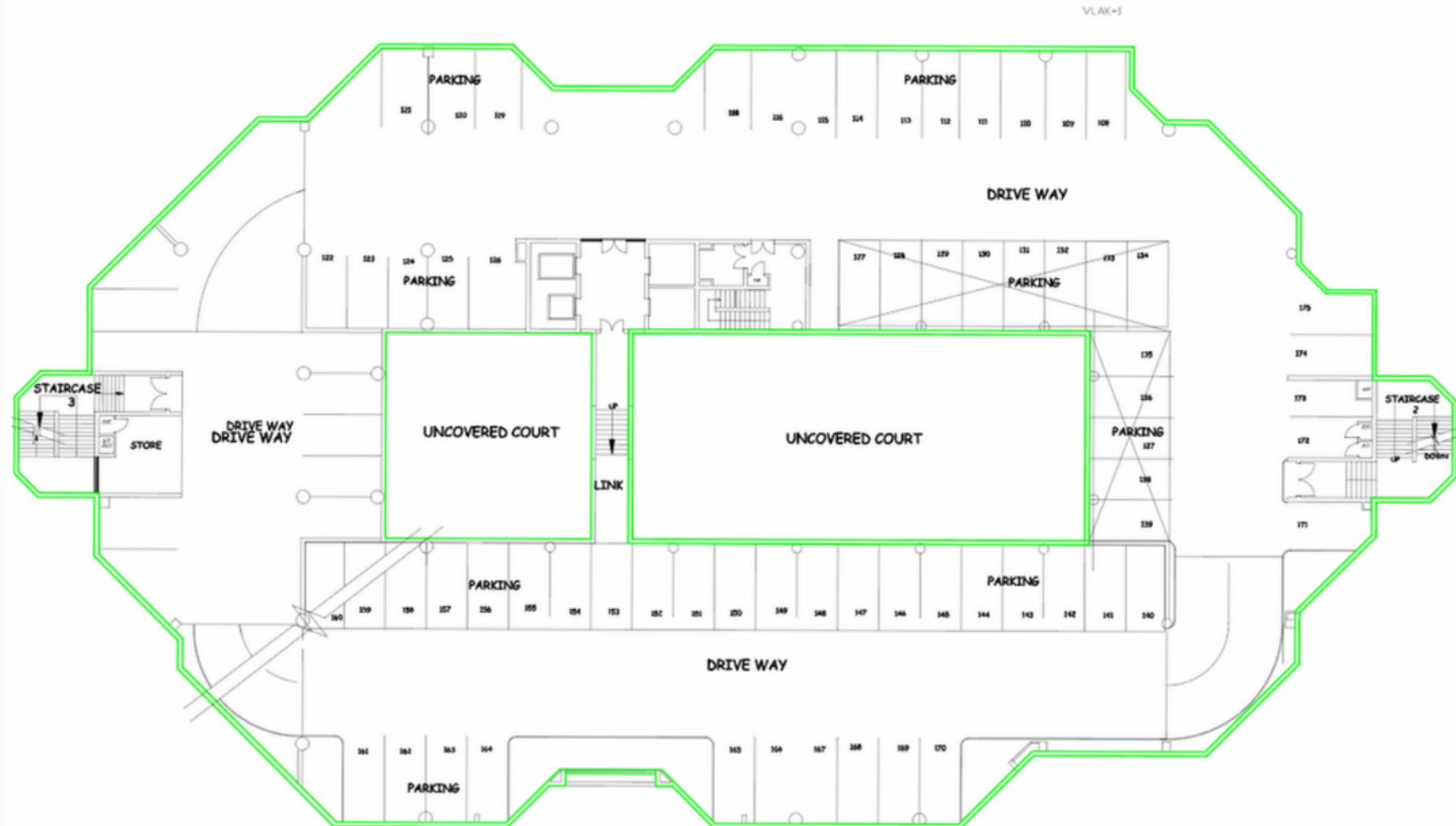
LEASING LAYOUT

LEVEL 3



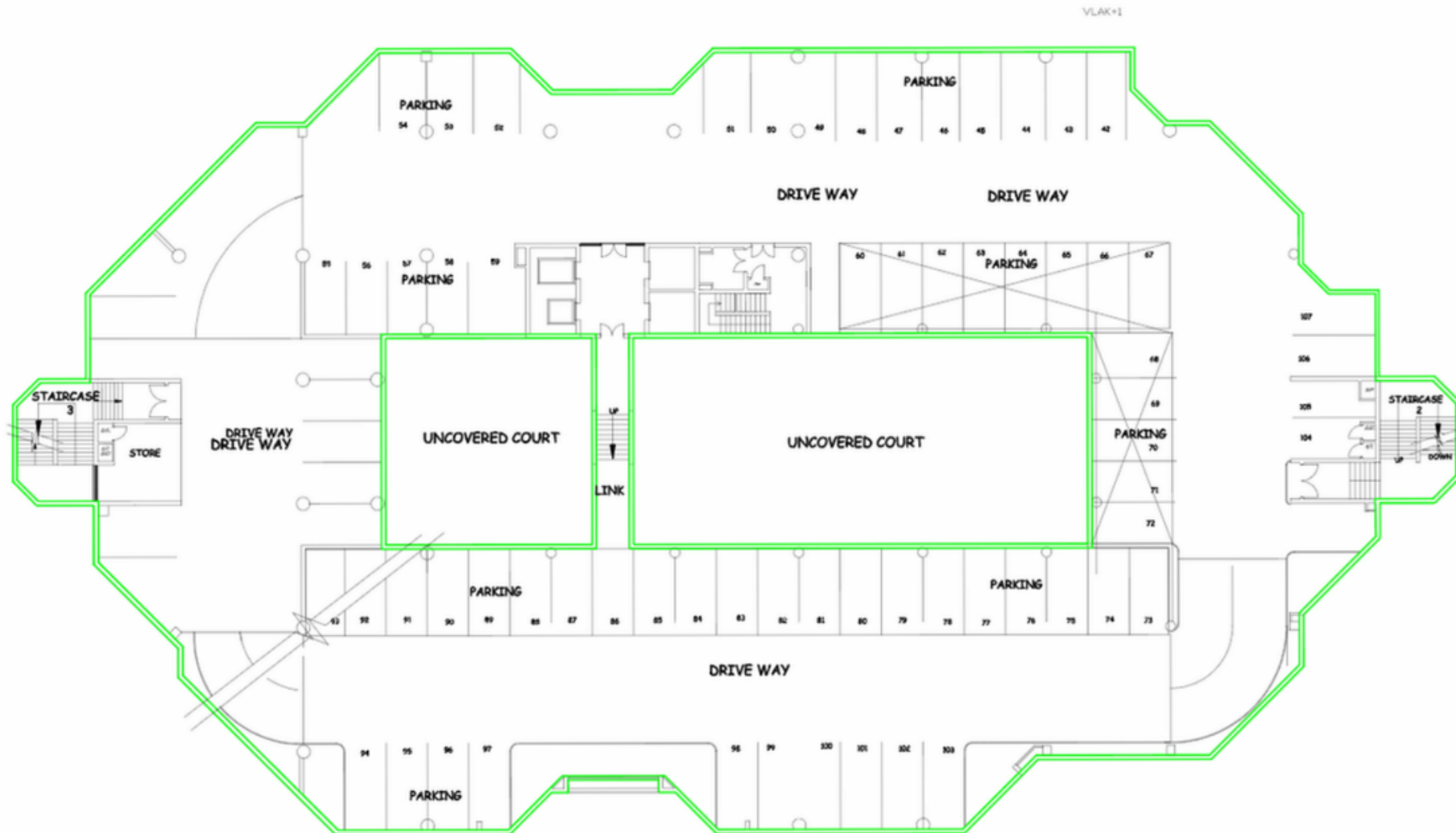
LEASING LAYOUT

LEVEL 2



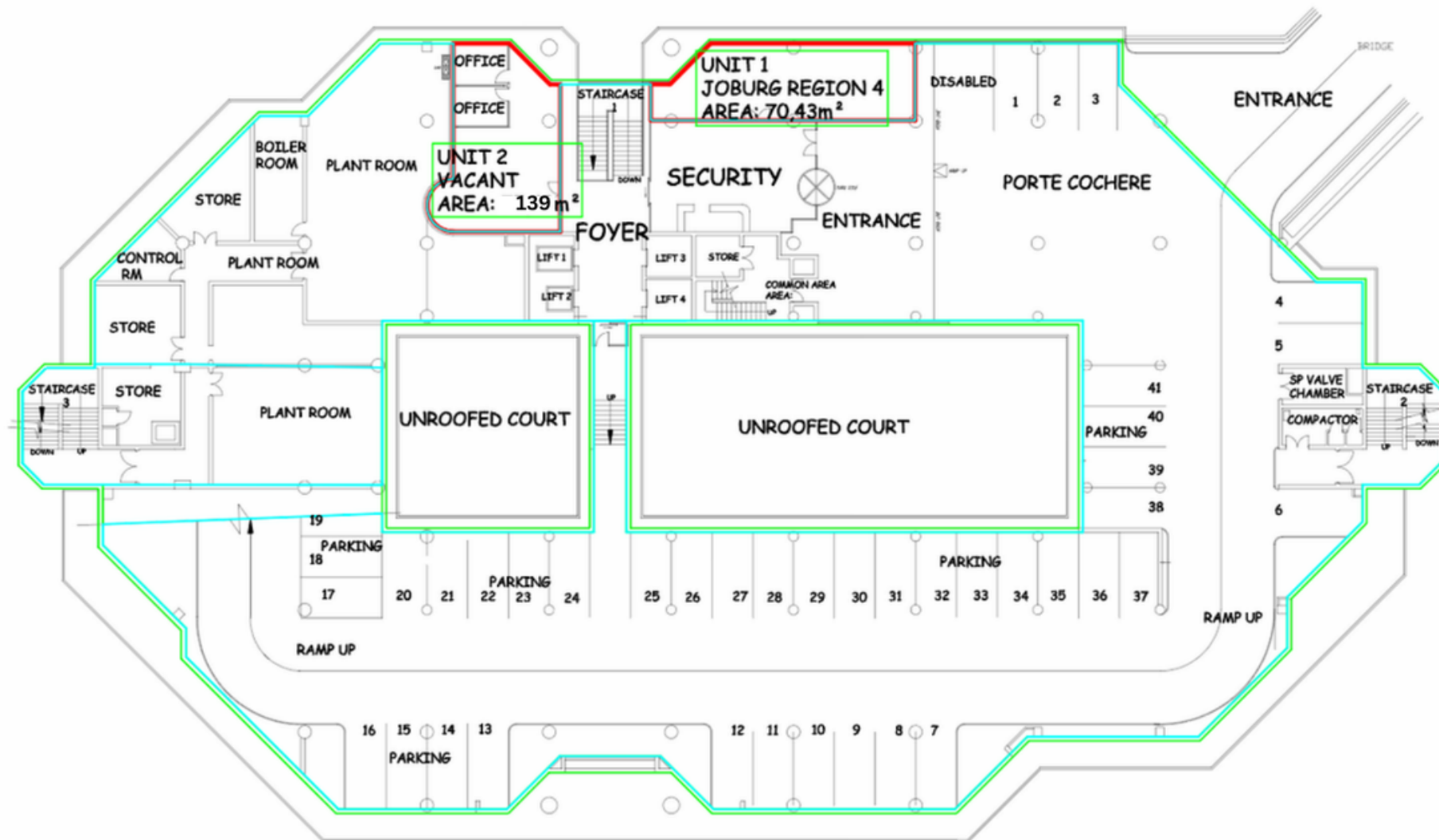
LEASING LAYOUT

LEVEL 1



LEASING LAYOUT

LEVEL 0



LEVEL 0

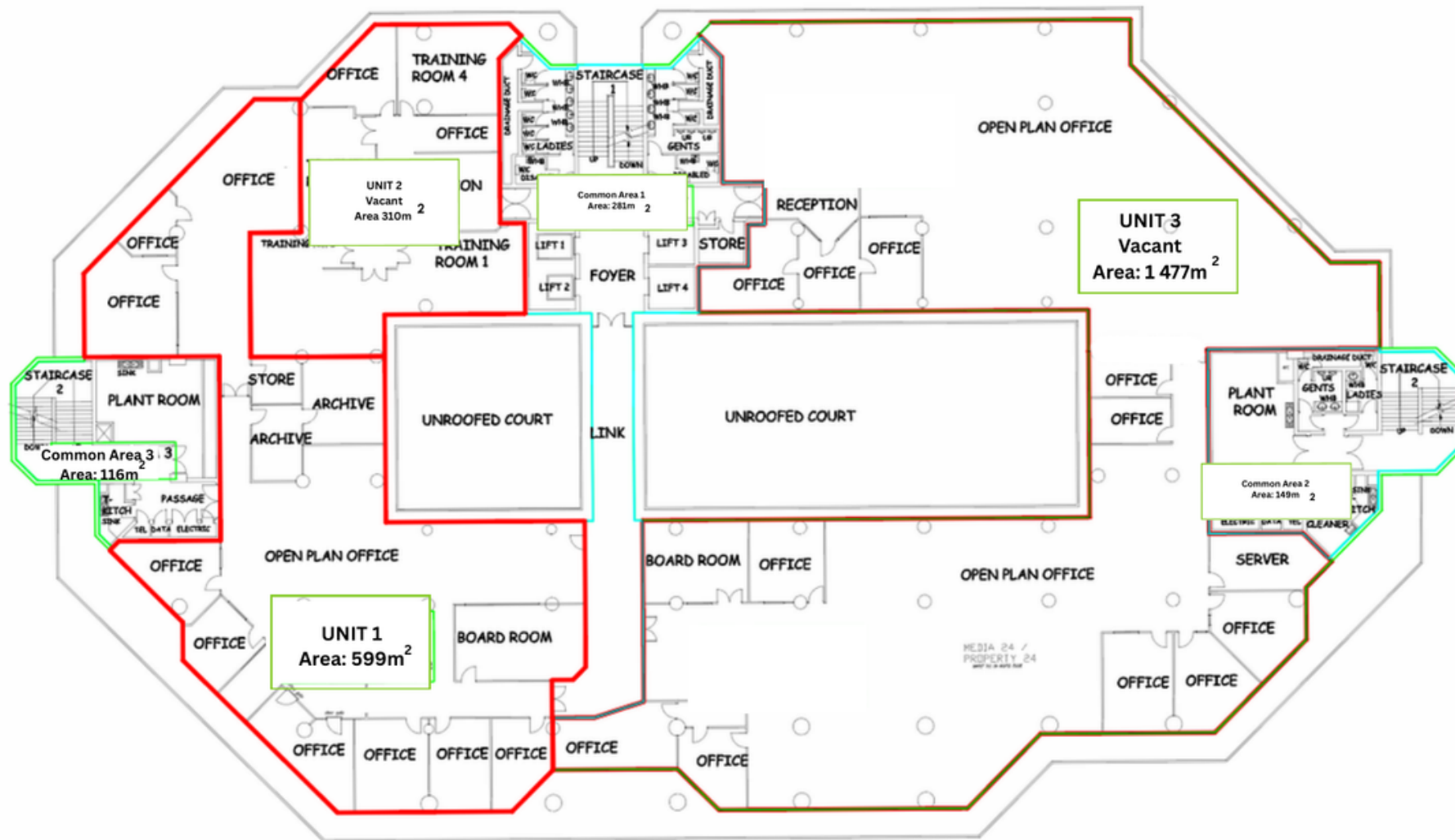
Vacant areas:
Unit 2: 139 m2

LEVEL -1



LEASING LAYOUT

LEVEL -2

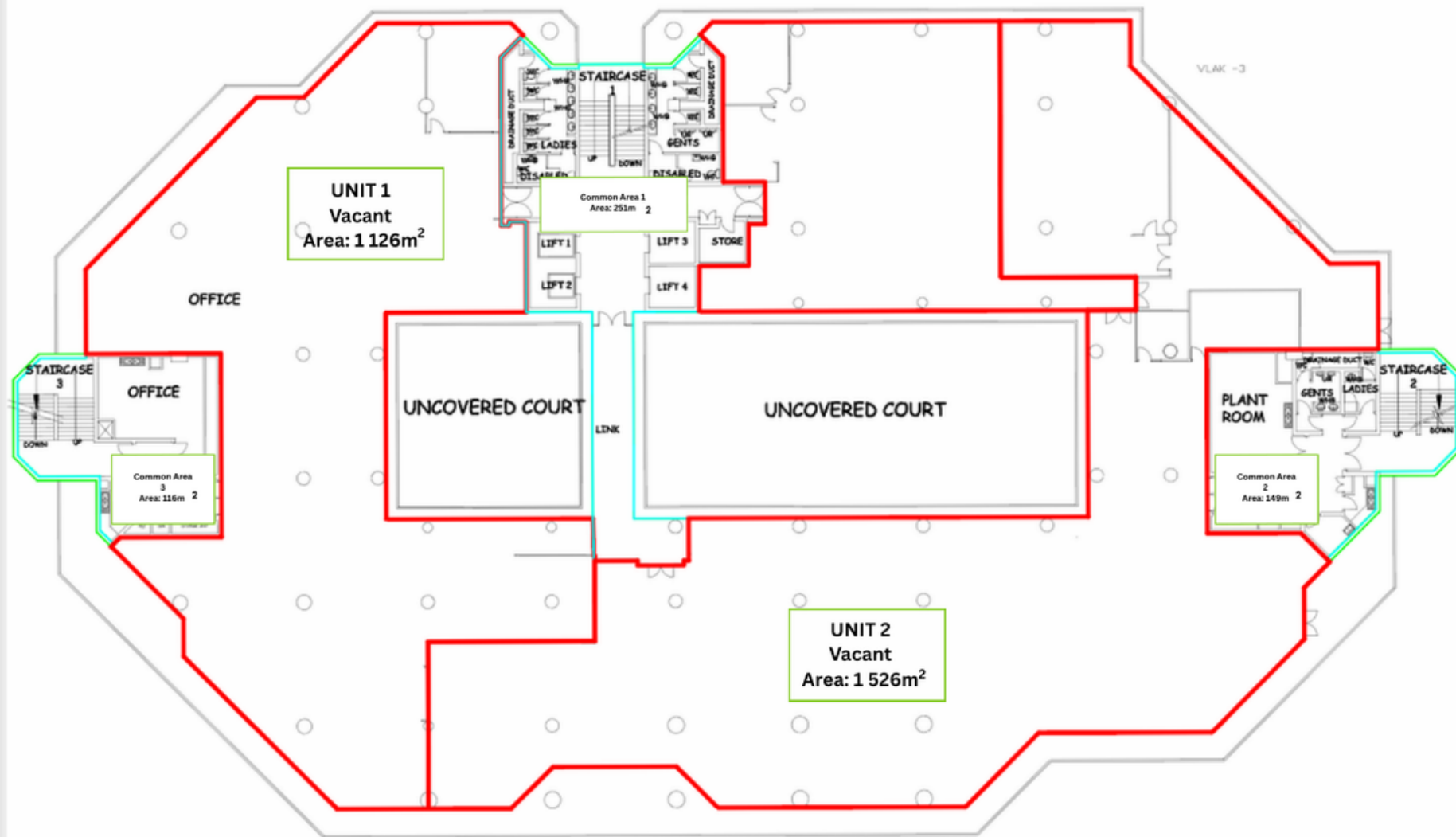


LEVEL -2

Vacant areas:
Unit 2: 310 m2, Unit 3: 1,477 m2

LEASING LAYOUT

LEVEL -3

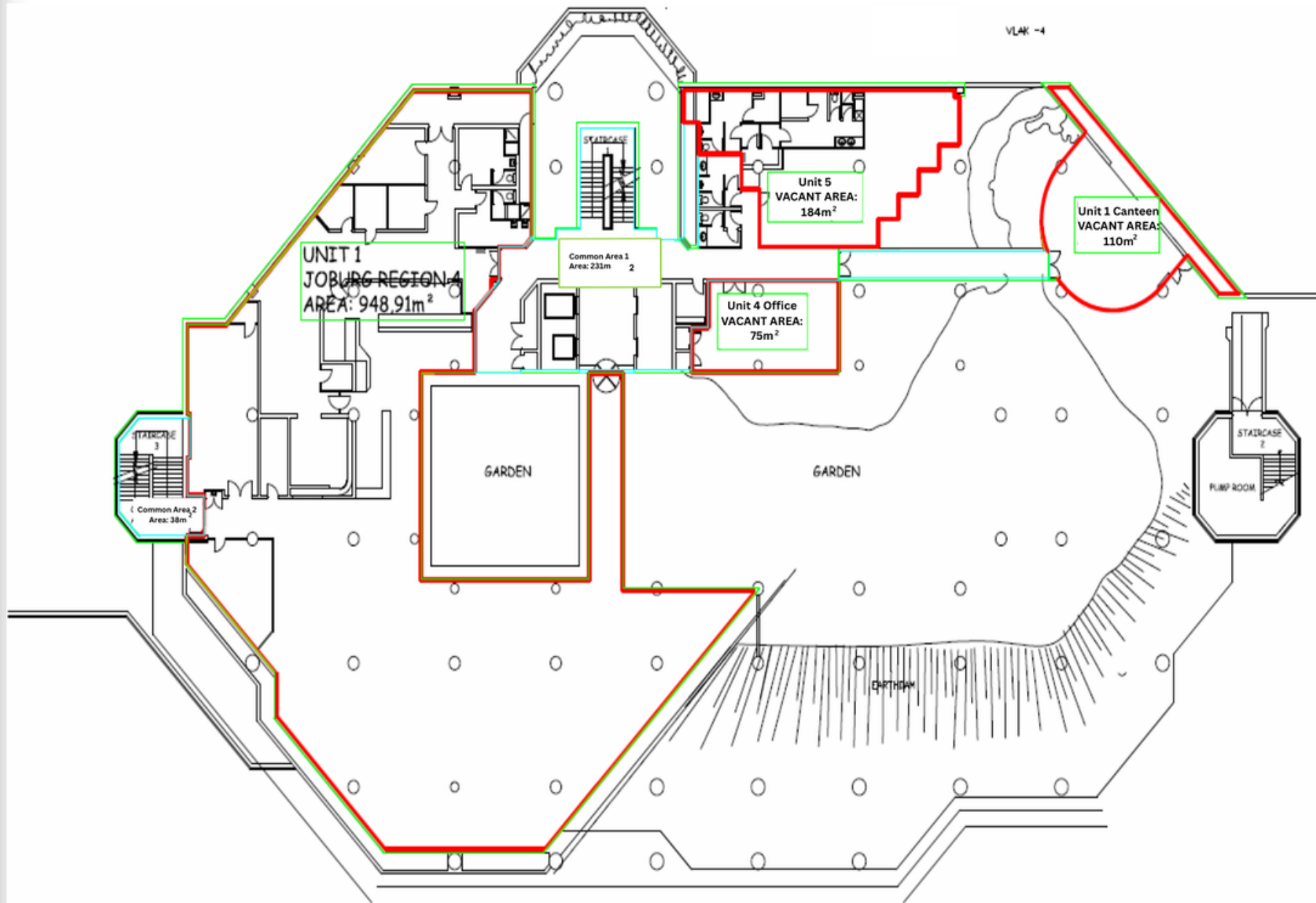


LEVEL -3

Vacant areas:
Unit 1: 1,126 m², Unit 2: 1,526 m²

LEASING LAYOUT

LEVEL -4

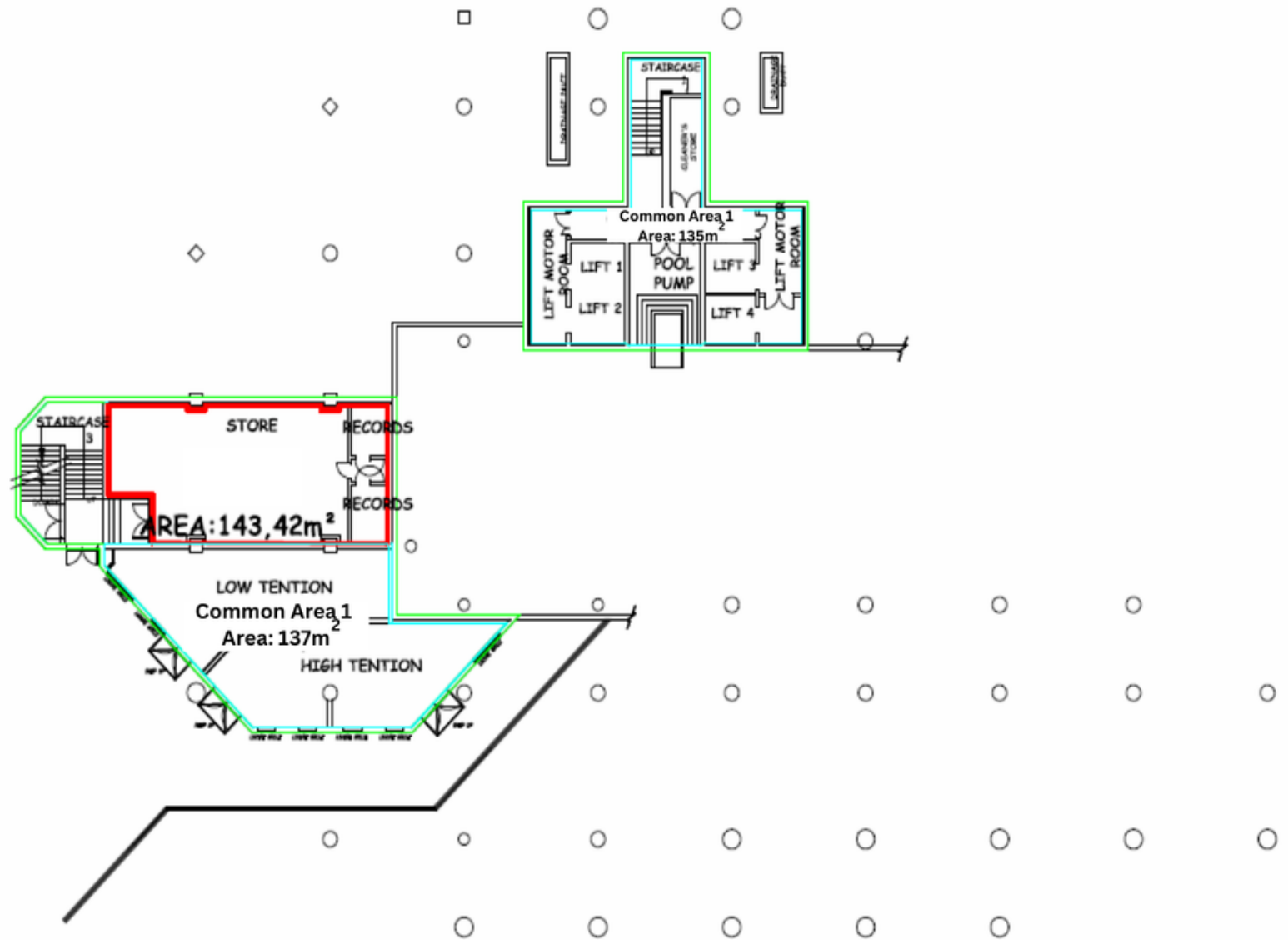


LEVEL -4

Vacant areas:
Unit 1: 110 m2, Unit 4: 75 m2, Unit 5: 184 m2

LEASING LAYOUT

LEVEL -5



How to use these layouts in the leasing conversation

- Match the available floorplates to tenant space, team and operational needs.
- Use the layouts to discuss open-plan, training, support and management functions.
- Confirm exact current availability against the latest vacancy schedule before submitting a proposal or lease offer.

Floor plan areas shown are based on the supplied leasing brochure and should be verified against the latest vacancy schedule before offer.



Leasing reminder

The Orion Advantage programme is strongest when the space conversation and incentive conversation happen together. Use the plans to solve the footprint first, then use the incentives to help close the gap on fit-out, timing and cost-of-occupation concerns.

READY TO MOVE THE DEAL FORWARD?

Leasing enquiries

Contact the Orion Real Estate leasing team for current vacancies, floor plans, rate cards, viewings, incentive guidance and tenant leasing support.

PHONE +27 11 718 6452
082 789 8019

EMAIL leasing@oriongroup.co.za

ADDRESS 3rd Floor, 26 Wellington Road,
Parktown, Johannesburg 2193

Orion Advantage resources

Use the Orion Advantage page to download brochures, view ACA Krans resources, use the space calculator and access the commission calculator. Prospective tenants can also use it as a starting point for the leasing conversation.



Website orionrealestate.co.za/for-brokers/

All incentives, rates and availability are subject to final approval and latest vacancy schedule.