

4th Ngong Avenue Towers Offers a Pleasant Working Environment

Aptly named after its prestigious location, 4th Ngong Avenue Towers is a beautifully designed office block that is coming up prominently in Nairobi's Upper Hill area, near the Fairview Hotel and a stone's throw away from the Nairobi Hospital among other high-end social and commercial amenities such as banks, schools and lifestyle centres.

Served by an excellent road infrastructure, 4th Ngong Avenue Towers is easily accessible from Valley Road or Ngong Road through Bishop Road. It is a few minutes drive from the Nairobi CBD and is close to several Government ministries and the Milimani commercial law courts which make the office block ideal for law firms, NGOs, professional firms and commercial enterprises.



The building is easily accessible from Valley Rd and Ngong Rd

gath
CONSULTING ENGINEERS

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Gath Consulting Engineers is proud to be associated with the design and construction supervision of the 4th Ngong Avenue Towers as the Civil and Structural Engineers for the project.

Gath is one of the leading consulting engineering firms in Kenya having been registered in 1981. The firm has successfully executed projects in the following disciplines for both the public and private sectors:

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**We are happy to be associated with
4th Ngong Avenue Towers
as the project's Civil and Structural Engineers**



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We are proud to be associated with 4th Ngong Avenue Towers as the project Quantity Surveyors

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Developed by Upward Scale Investment Company Ltd., 4th Ngong Avenue Towers has been structured and co-financed by Fusion Capital and other development partners to a tune of Ksh. 1.4 billion (US\$ 16.5 million).

It is scheduled to be completed by the third quarter of 2015 and the office space is already available for sale.

The building, which has 145,000 square feet of office space, has two wings and comprises of 24 levels, seven of which are parking spaces. It has a total of 297 parking spaces.

The offices are aesthetically and functionally designed with an open plan floor space that allow occupants the flexibility to adapt the offices to suit their own requirements.

And to keep the offices naturally cool and comfortable, the building has been oriented in an appropriate way to counter the effects of the sun. Stopsol curtains, which are sun resistant as well as aesthetically appealing, have been used for glazing.

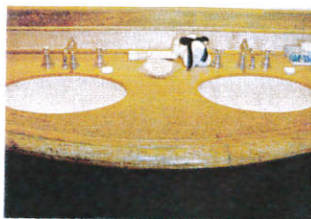
Other amenities that make the office block a safe and pleasant working environment include:



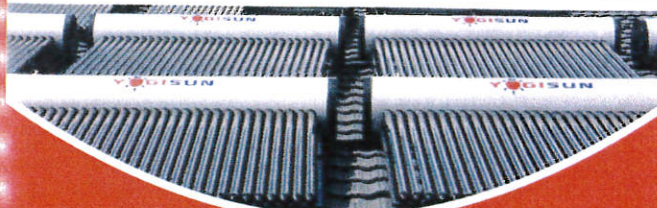
The building has 297 parking spaces

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- Ample and secure parking space for 297 cars on 7 level parking silo
- High speed elevators with emergency control
- Ample water storage
- Full time power back-up generator
- State of the art fire-fighting equipment with smoke detectors and overhead sprinklers in every office.
- Functional flexibility via adaptable office infrastructure, interior systems and furnishings

4th Ngong Avenue Towers, which was designed by Triad Architects, will add to the growing list of high caliber construction projects that have become synonymous with Triad - a renowned architectural firm which has over the last fifty years designed some of the most outstanding buildings in the East African region.

Triad, whose history roles back to the days when Kenya attained independence, has made a significant contribution in shaping the country's architectural landscape. Among the buildings that Triad has designed in Nairobi are Times Towers, Corners House, Loita House, Nairobi Business



UAP Towers: An ongoing Triad project

Park, National Museum of Kenya, Longonot Place, Norfolk Towers, UAP Towers and Coca-Cola Headquarters.

Other signature buildings that that Triad has designed include, Parliament Building, Attorney General Chambers, Aga Khan Hospital and the Kenya Science Teachers College among others

Triad, whose name is derived from the multi-disciplinary practice combining architecture, engineering and quantity surveying, was incorporated in 1963 by Amyas Connell and Graham McCullough. The firm has evolved over the years but the legacy of innovation and professionalism bestowed by founders still lives on. The firm has also remained true to its mission of providing innovative and creative solutions in architecture, interior design and project management services that meet clients' needs.

To date, Triad is run by a team of directors who provide hands-on direction to all the projects in the office, to ensure the highest quality of design and management.

The firm which highly cherishes the core values of teamwork, excellence and integrity has a highly qualified and experienced staff comprising of architects, project managers, technicians and office administration personnel who are based in the firm's offices in Nairobi, Kampala and Kigali.



Times Towers: One of the many buildings designed by Triad