



NGONG AVENUE TOWERS



4th Avenue Towers is a professionally designed 25 storey executive office conveniently located at the heart of the medical and legal services square within Community area. It is a stone throw away from the Kenyatta National Hospital, Nairobi Hospital, Milimani Law Courts and Lands Registry Offices, making it an enviable location.

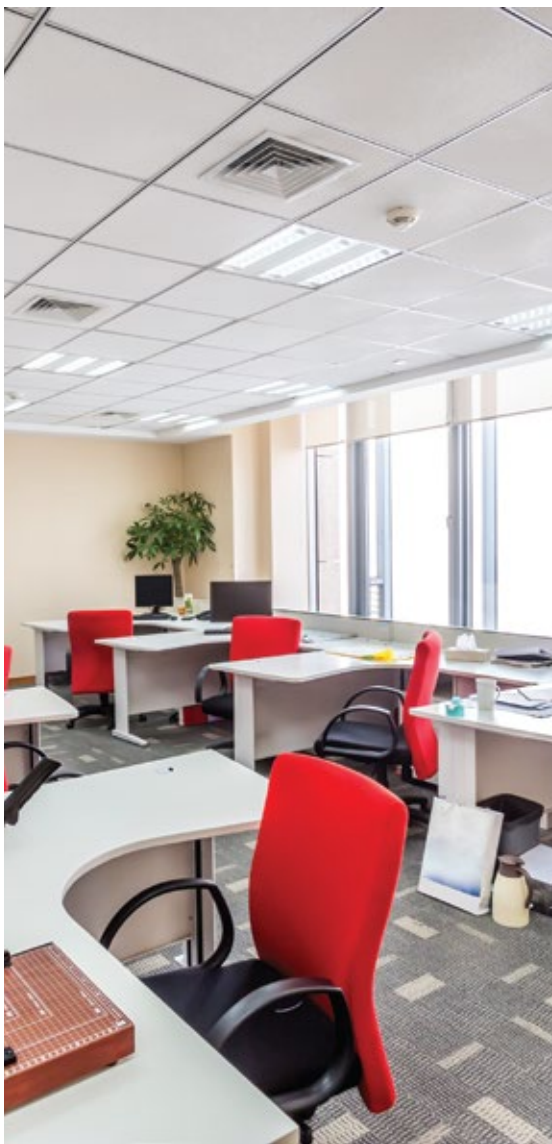
The office is easily accessible from both Valley Road and Ngong Road.

Professionals and business people now have the opportunity to own a premium piece of office space; the optimum choice for the modern professional.



Key Features

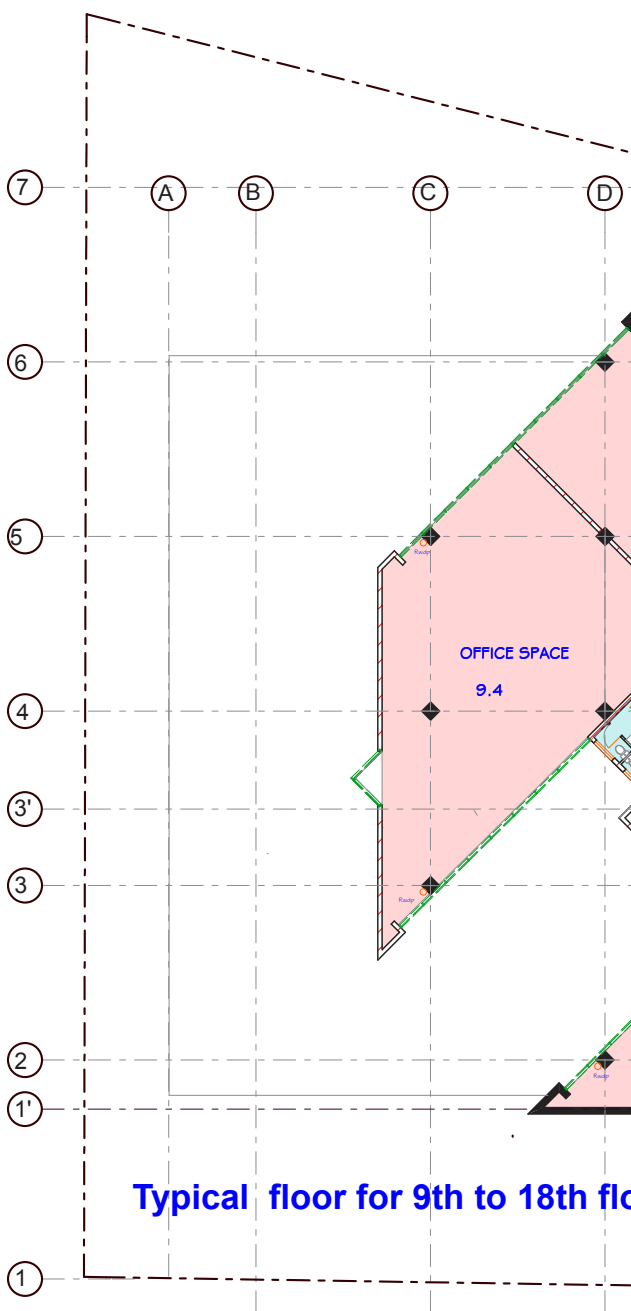
- 24hr Security with CCTV surveillance
- High speed internet access
- Ample and secure parking
- High speed elevators
- Ample water provision - on site borehole
- Power back-up generator
- Open rooftop
- Restaurant
- Fire fighting equipment



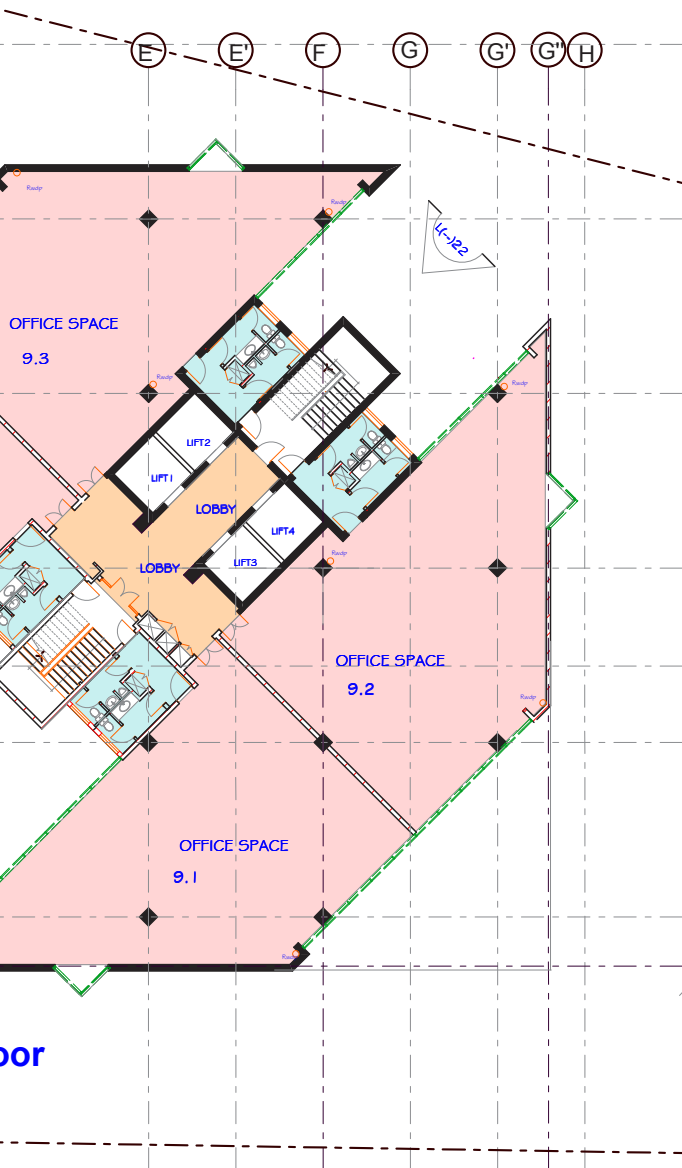
Flexibility to customize office space to reflect your company's brand.



Ease of Access Through Nairobi's
Commuting Network. Quick and efficient
access to 4th Avenue Towers office delivers
an exceptional commuting experience



Typical floor for 9th to 18th floor



FLOOR PLAN LAYOUT

Ground Floor	Suite 1	1377 sq.ft
	Suite 2	1540 sq.ft
	Suite 5	801 sq.ft

Mezzanin Floors
Ranging between 200m² - 330m²

Typical Floor (1st to 7th)	Suite 1	2890 sq.ft
	Suite 2	1144 sq.ft
	Suite 3	1228 sq.ft
	Suite 4	263 sq.ft
	Suite 5	1348 sq.ft
	Suite 6	1228 sq.ft

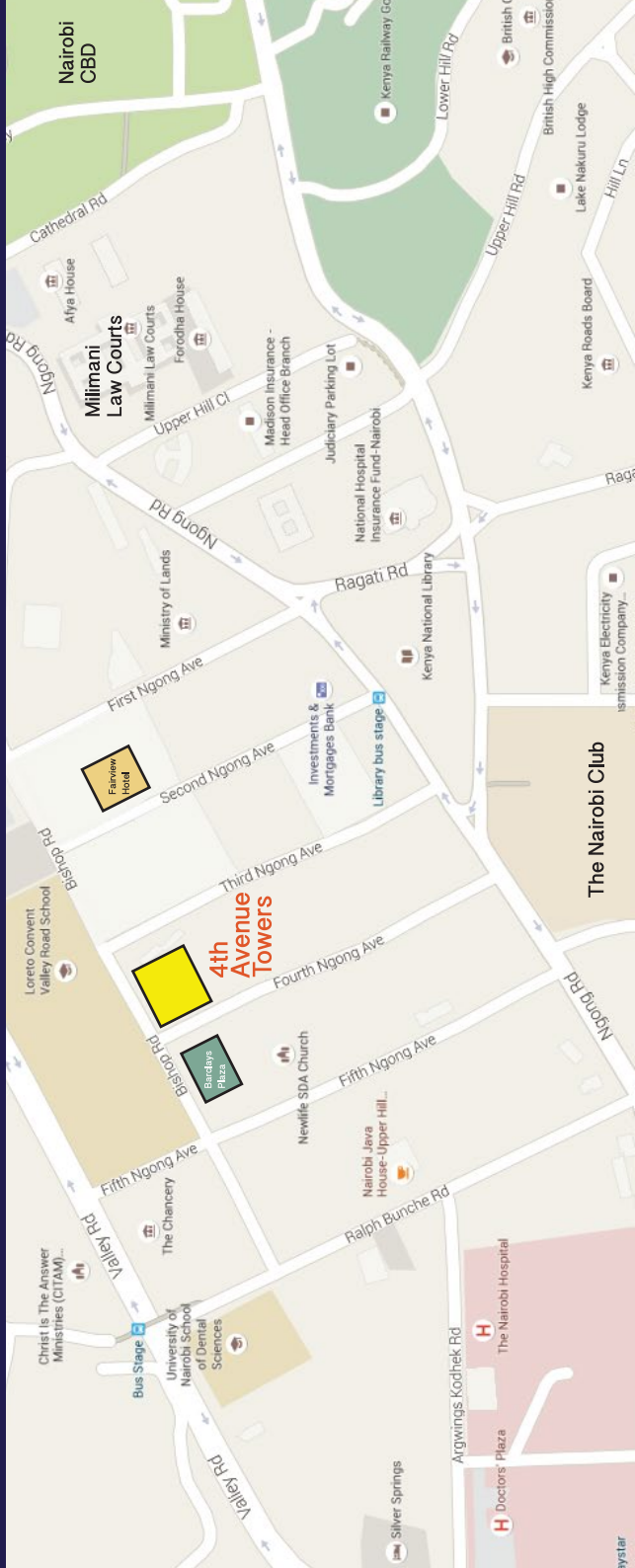
Typical Floor (9th to 12th)	Suite 1	1451 sq.ft
	Suite 2	1144 sq.ft
	Suite 3	1228 sq.ft
	Suite 4	1348 sq.ft
	Suite 5	1348 sq.ft
	Suite 6	1228 sq.ft
	Suite 7	1144 sq.ft
	Suite 8	1451 sq.ft

Typical Floor (13th to 12th)	Suite 1	2594 sq.ft
	Suite 2	2595 sq.ft
	Suite 3	2595 sq.ft
	Suite 4	2595 sq.ft

19th to 22nd Floor (Exclusive)	Suite 1	2594 sq.ft
	Suite 2	2595 sq.ft
	Suite 3	2595 sq.ft
	Suite 4	2595 sq.ft

278 Parking Bays available

DIRECTION MAP



Developer

Upward Scale Investment Co. Ltd
P.O. Box 28273-00100
Tel: +254 (0) 711942900

ARCHITECT

Triad House, 83 Muthaiga Road
Tel: +254 (020) 8091114/5
www.triad.co.ke



PARTNER

ACK Garden House, 1st Ngong Avenue
Tel: +254 (020) 2710149
sales@fusiongroupafrica.com



FINANCIER

NIC Bank
NIC House, Masaba Rd, Upperhill
Tel: +254 711041000
www.nic-bank.com/ke/



SELLING AGENTS

Tysons Limited
Jubilee Insurance House
+254 (0)734222002
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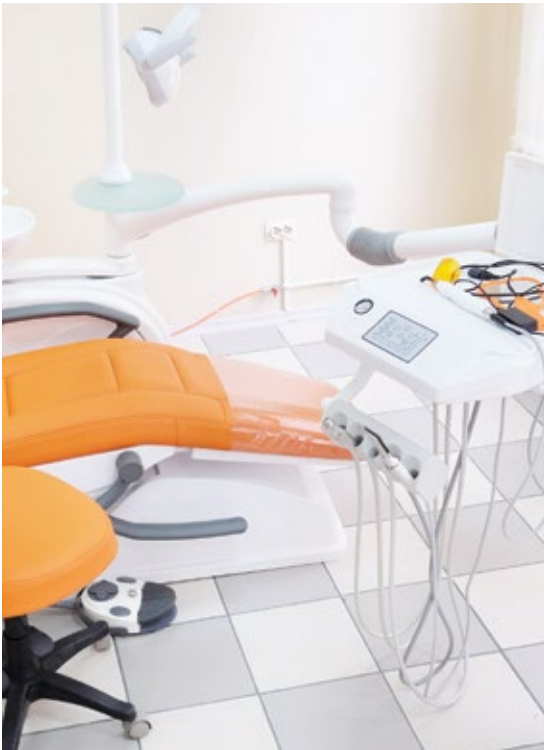


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DOCTORS



A Modern Office

4th Avenue Towers is an ultra modern office ideal for doctors and medical practitioners. The strategic location fits any growing medical practitioners needs, allowing you serve your clients efficiently while enabling you relax from the hectic traffic.

Medical Square

The office is located on 4th Ngong Avenue, a walking distance to the Nairobi Hospital, Kenyatta National Hospital, Upperhill Medical Centre, Doctors Plaza amongst other medical facilities.

A dynamic design

4th Avenue Towers totals 150,000 ft2 of Grade A office space; with well thought out facilities designed to suit the needs of medial practioners. Attention to detail has been incorporated to ensure 24 hour efficiency and seamless business operations.

Occupation

Ready for fit out from November 2015

- Ample and dedicated parking- 7 floors
- 24 hr power back-up generator
- 24 hr security with CCTV surveillance
- Ample Water provision- on site borehole
- Spacious elevators
- Restaurant



Contacts

4th Avenue Towers
P.O. Box 28273-00100
Tel: +254 (0) 711942900

IV NGONG AVENUE TOWERS

LAWYERS



A Modern Office

4th Avenue Towers is an ultra modern office ideal for advocates and legal practitioners. The office is conveniently located within 0.95km of Milimani Law Courts, and a stone throw away from the Lands Registry office, NSSF and other government offices.

Strategic Location

4th Avenue Towers makes meeting clients easy as it is strategically located within reach of preferred meeting venues such as Java, Fairview and Panafric Hotels and Nairobi Club. Ease of access to the Nairobi CBD through both Valley Road and Ngong Road on the northern side.

A dynamic design

4th Avenue Towers totals 150,000 ft² of Grade A office space; with well thought out facilities designed to suit the needs of any discerning lawyer. Attention to detail has been incorporated to ensure 24 hour efficiency and seamless business operations.

Occupation

Ready for fit out from November 2015

Features:

- 24 hr security with CCTV surveillance
- Ample and dedicated parking- 7 floors
- High speed elevators
- 24 hr power back-up generator
- Ample water provision- on site borehole
- Restaurant



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