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Infinity Office Park responds to the need for upmarket office space

Infinity Office Park



Edge Properties and Bryprop in a joint venture have brought their successful office park development principles to Meyersdal, in Alberton, to cater for the commercial requirements of people working in the south of Johannesburg and beyond.

Meyersdal, has in the past been a predominantly residential area, with most commercial users having to convert older houses into small renovated offices due to the scarcity of contemporary office space in the surrounding area. With no development focus around the office park concept; Edge Properties and Bryprop were prompted to secure a prominent site on Michelle Avenue in early 2007.

Developed in two phases, the Infinity Office Park is a new secure multi-tenant office development designed to meet the demand for an A-grade office park to cater for a wider selection of tenants.

The office park comprises seven individual buildings offering 12 000 square metres of office space set in park like surroundings, with beautiful views boasting easy access and a very convenient location. Access to the office park is through a variety of networked motorways, namely the R59, the N12 or N1 as well as Comaro Road providing the office park with excellent access and good visibility offering excellent corporate branding opportunities. A number of essential amenities are close by, along Michelle

Avenue with the Meyersdal Mall just across the road from the Infinity Office Park

Designed by Bromag Architects, Infinity Office Park incorporates an eclectic mix of building materials, combining the use of glass and steel elements with traditional face brick and sandstone cladding, to detail the aesthetically appealing structures creating an eye catching office park. An extensive amount of glass has been used on the exterior in order to create an open feeling, thereby maximising the views out of and into the buildings.

Lawrence Azar, business development manager of Edge Properties says "that each individual building incorporates enhanced security access control systems, and offers the users the option of basement, shade net and open air parking together with individual basement storerooms, and wrap around balconies incorporated into the design on each floor. There was no requirement at the commencement of the development to produce a green building, however the architects have made every effort to be conscientious in their design planning, and have incorporated: economical space planning; maximum flexibility for office units; maximum possible glazing for natural and optimal light conditions, in most of the office spaces; sun control elements against overheating and glare; solar hot water geyser systems, together with backup generator power and a modern security

system along the perimeter, making this office park one of its kind in Meyersdal. Responsibility towards the environment was further extended to the landscaped gardens within the office park. The plants are mostly indigenous and almost maintenance-free due to the fact that the species were chosen to thrive in the climate and rainfall, prevalent in Johannesburg."

"The Infinity Office Park development has been successful due to its key location and unique design. This Office park has appealed to a wider spectrum of tenants who are looking for a highly visible, easily accessible office park supported by all major amenities within walking distance. An average rental in excess of R85/m² was achieved across the development which is more than 90% occupied" says Azar.

The office park was designed to incorporate different types of tenants with a variety of uses, arranged to suit the needs of any office layout whilst offering spectacular views of the surroundings.

The office park was developed in two phases with phase one comprising of three buildings with 5 300 square metres of lettable office space. The first phase which got underway in 2007 was completed in 2008, with the second phase incorporating the last four buildings being completed in September 2009.