

# 31° EAST

AT DUBE CITY



WHERE BUSINESS, TRADE AND TECHNOLOGY MEET



KING SHAKA INTERNATIONAL AIRPORT  
A GRADE OFFICE SUITES TO LET / FOR SALE

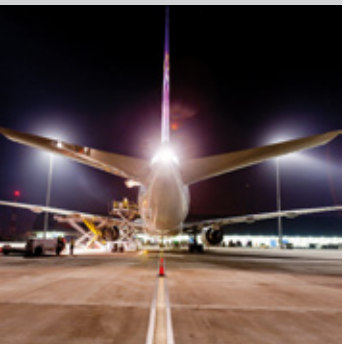


Perspective View From The South Corner (Phase 2)



... is a new commercial development under construction which is situated at Dube TradePort, home to King Shaka International Airport.

31° EAST is designed to be a 6 storey A-Grade office building located at the centre of Dube City, offering 19,345m<sup>2</sup> of modern office space with an additional 2,017m<sup>2</sup> of retail units. It boasts spectacular views of the surrounding hills. This ultra-modern building offers tenants high speed fibre optic internet, with direct access to world class cloud hosting facilities as well as uninterrupted electricity. Office spaces above will be flexible for multi-tenant use. Lobbies, bathroom facilities and common areas are finished with durable contemporary finishes. Office facades are highly articulated and have a variety of screens, vertical gardens, balconies and open roof spaces to comply with Dube City's urban "green" hub design principles.





Perspective View From The East Corner (Phase 1)

The facade treatments are designed to provide optimal shading to users with aluminium screens and overhangs, whilst still allowing generous use of glass. GBCSA Greenstar principles of energy efficiency are used as design features to create a sustainable and resilient building.

Dube TradePort is a strategic hub in KZN's most prestigious precinct, at the centre of Africa's largest transport nodes providing tenants with the perfect location for maximum business impact. Dube TradePort's current tenants include Samsung, Tongaat Hulett, Bidvest and DB Schenker amongst others. 31° EAST's proximity to the airport is ideal for companies with a national and international footprint being located next door to the terminal buildings. It is also well located regionally being 10 minutes from Umhlanga, 15 minutes from Ballito, and 30 minutes from the Durban City Centre.





Perspective View From The North Corner (Phase 3)



... has an exceptional development team with the combination of FWJK and AECOM.

FWJK has successfully developed and been involved in more than half of the buildings on Umhlanga Ridge and a number of other highly successful developments across South Africa, totalling approximately R20 billion.

AECOM is a global design firm that provides architecture, engineering, construction management services. With more than 95,000 employees, AECOM is ranked the No.1 Global Design Firm by ENR, and part of the Forbes Fortune 500 World's Most Admired Companies.



## dube city

A next-generation business hub located just 3 minutes from King Shaka International Airport's passenger terminal. As a world-class business and leisure precinct, it lends itself to mixed land use, including office, hotel, conference, entertainment, retail, medical, and knowledge-intensive activities. Its overall layout and design encompasses pedestrian-friendly zones, tree-lined boulevards, dedicated cycle lanes, and open spaces.



## dube tradezone

This specialised precinct provides prime, fully-serviced industrial real estate which forms part of the Dube TradePort Special Economic Zone. It is ideally positioned for new-generation warehousing, logistics and distribution, manufacturing, assembling, air-related cargo distribution, high-tech aerospace services, pharmaceuticals, electronic manufacturing, automotive industries, clothing, textiles and cold storage.



## dube cargo TERMINAL

Operating 24/7, Dube Cargo Terminal is one of the most secure and technologically advanced cargo operations in Africa. With the capacity to handle 100 000 tonnes of cargo annually this facility provides critical access to global supply chains. Adjacent to this facility is Dube TradeHouse, which is home to 15 freight forwarders.



## dube agrizone

Africa's first integrated perishables supply chain, hosts one of the continent's largest climate-controlled growing area under glass totalling 16 hectares. The zone also hosts an on-site packing and distribution facility as well as Dube AgriLab, a state-of-the-art tissue culture laboratory. The lab propagates high-quality, disease-free, true-to-type young plants.

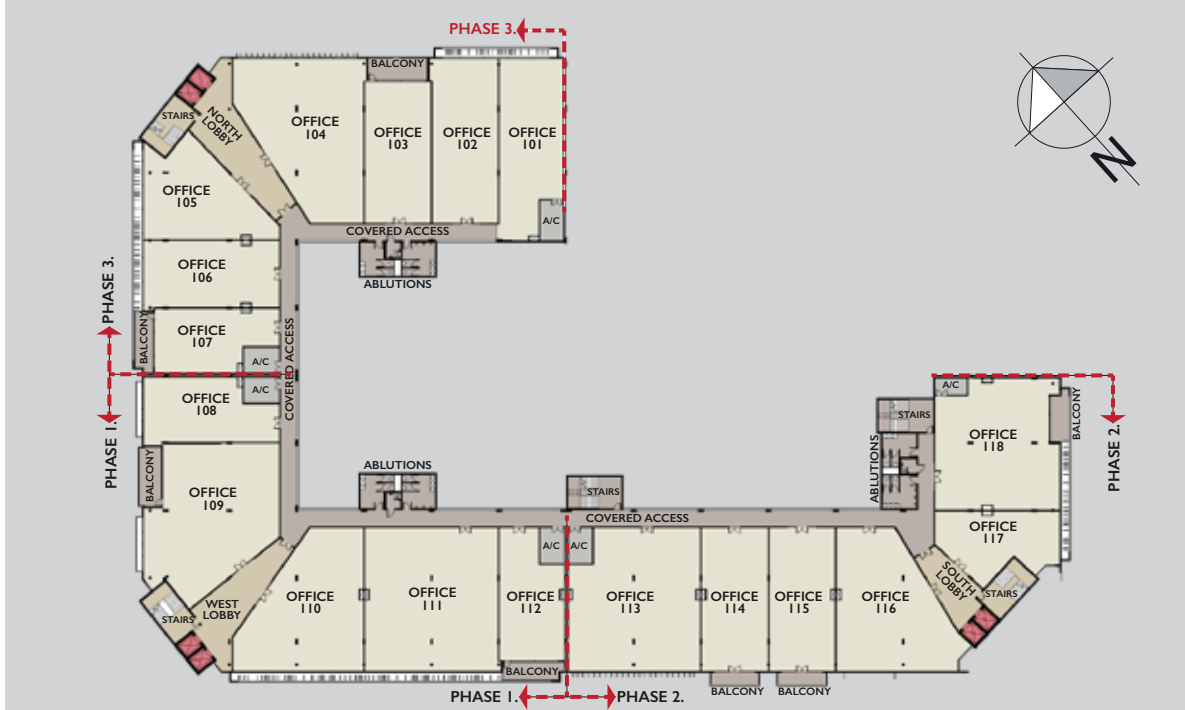




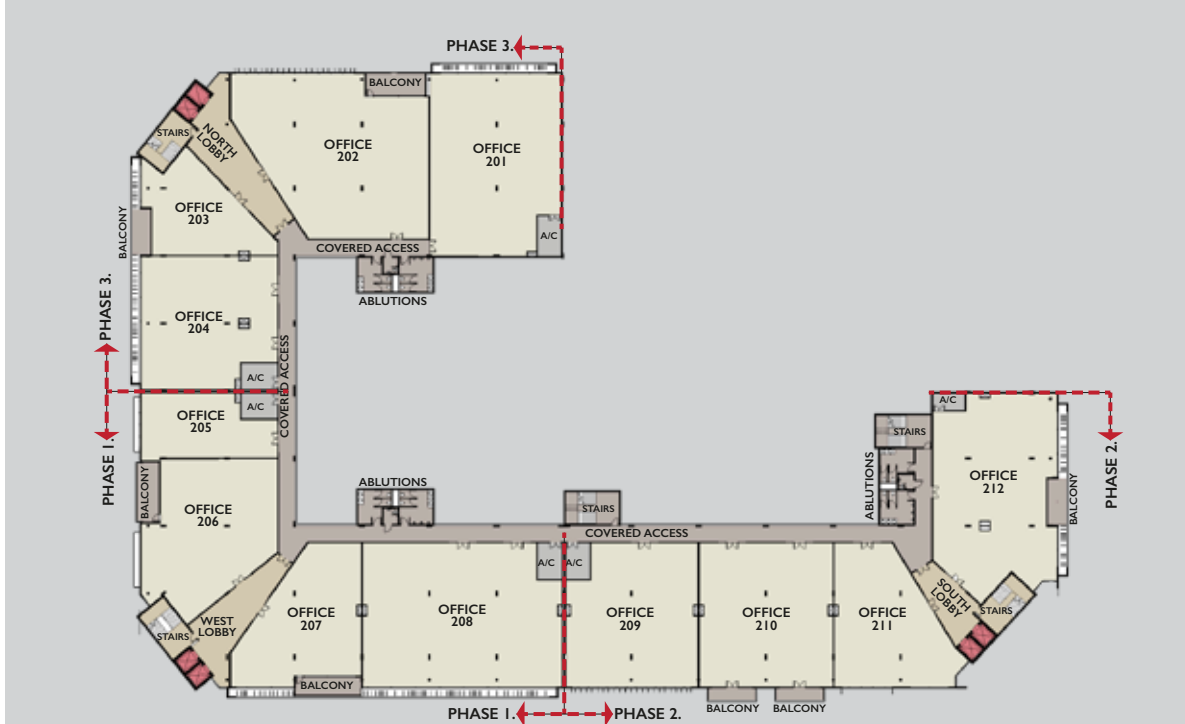
GROUND LEVEL

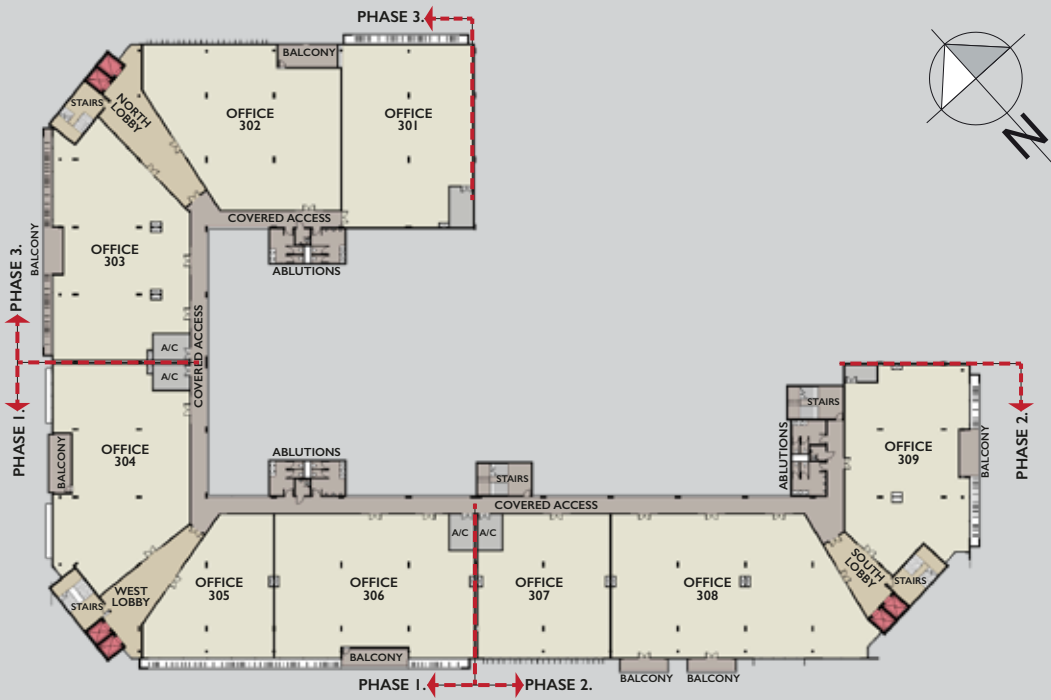


FIRST LEVEL

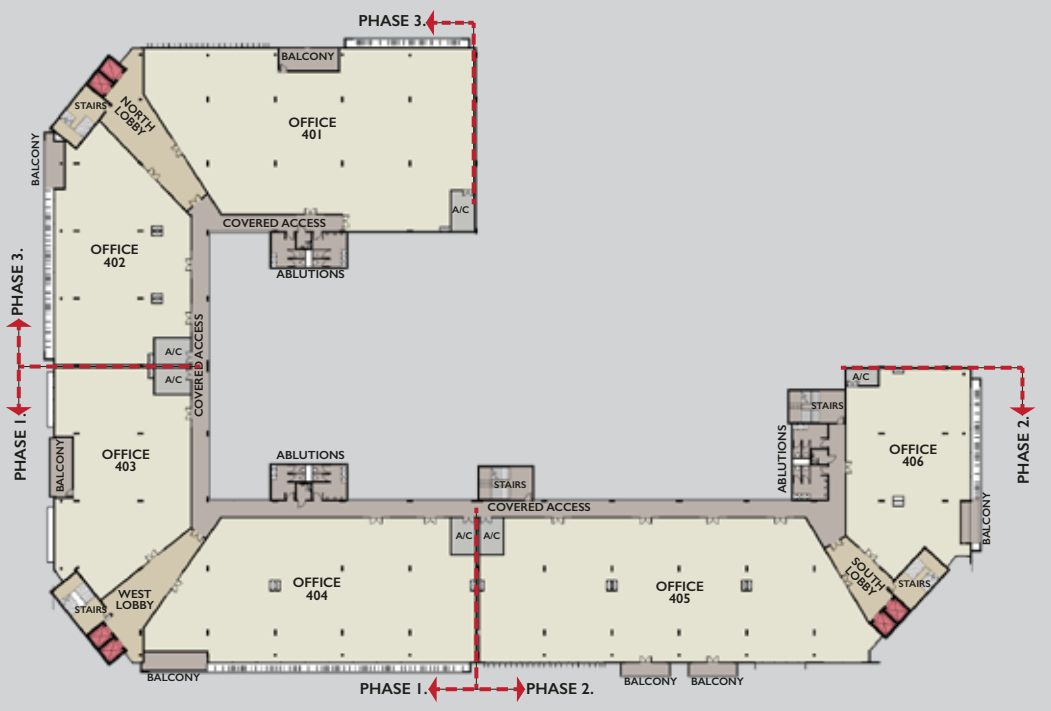


SECOND LEVEL





THIRD LEVEL



FOURTH LEVEL



FIFTH LEVEL



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