

MIDRAND OFFICES

The image features a minimalist design with a light gray background. The text 'MIDRAND OFFICES' is positioned in the lower-left quadrant. Below the text, there are several thin, overlapping, wavy lines that create a sense of movement and depth. At the bottom of the image, there is a dark, solid-colored silhouette that resembles a landscape or a stylized horizon line.



**THE
CAVALEROS
GROUP**



**BOOGERTMAN
+PARTNERS
ARCHITECTS**



N MACRO LOCALITY



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 MICRO LOCALITY



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 SITE PLAN



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 GROUND FLOOR PLAN



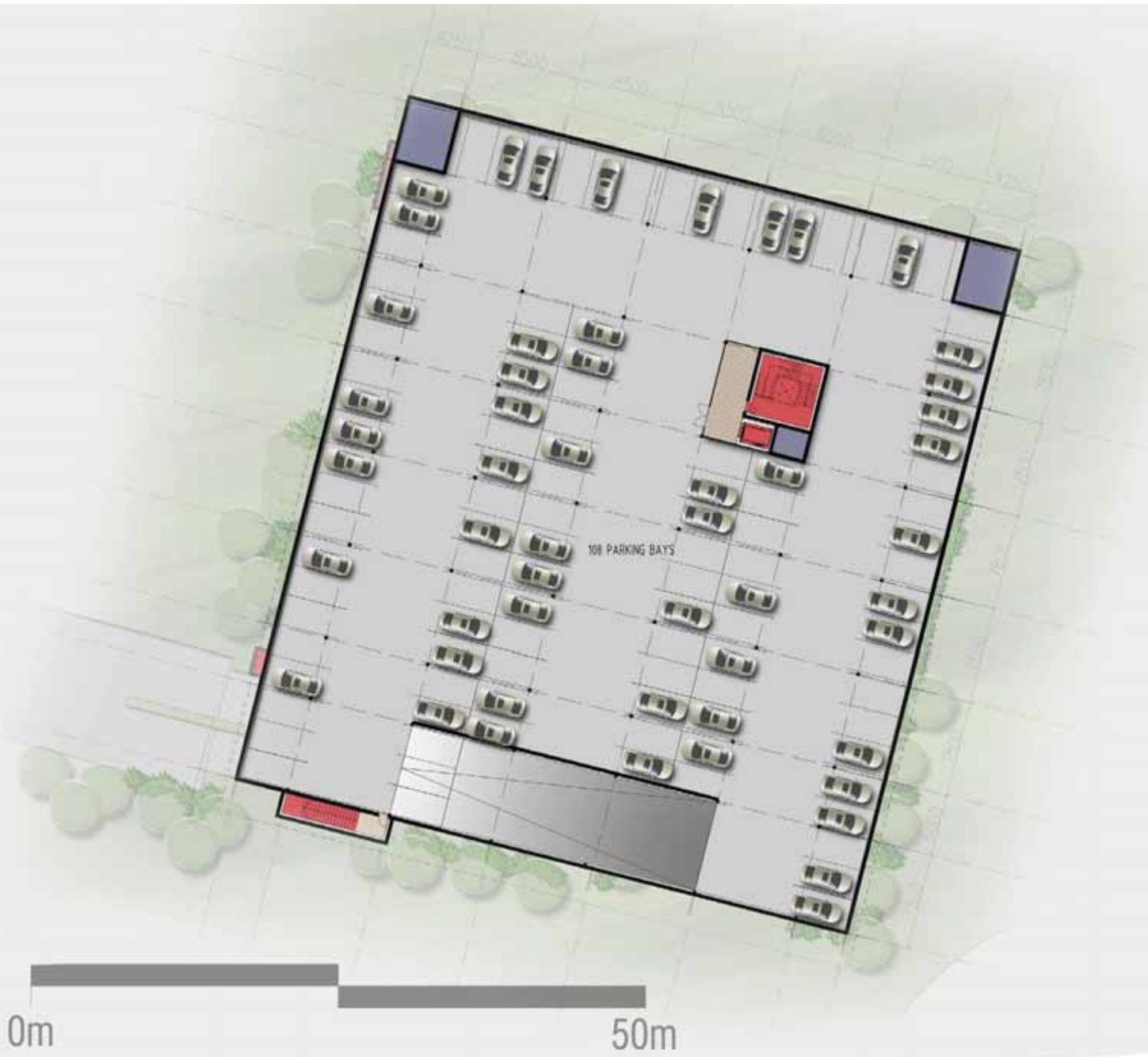
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 TYPICAL UPPER FLOOR



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BASEMENT LEVEL



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SECTION AA



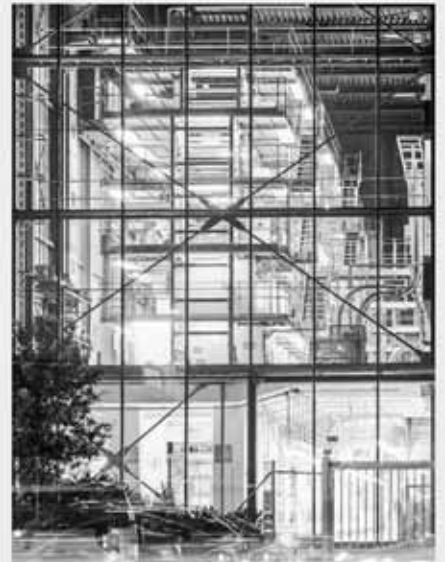
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		AREA
SITE		3 428m ²
BULK (0,88)		3 027m ²
GROUND FLOOR	803m ²	
FIRST FLOOR	1 112m ²	
SECOND FLOOR	1 112m ²	
PARKING BAYS		149
BASEMENT		108
GROUND FLOOR		41
PARKING RATIO		4.92

	PROVIDED	ALLOWED
FSR	0.88	1
COVERAGE	32.80%	60%
HEIGHT LIMIT	3 STOREYS	3 STOREYS

DEVELOPMENT DATA





CONCEPTUAL THEME



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PERSPECTIVE VIEW



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PERSPECTIVE VIEW



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