

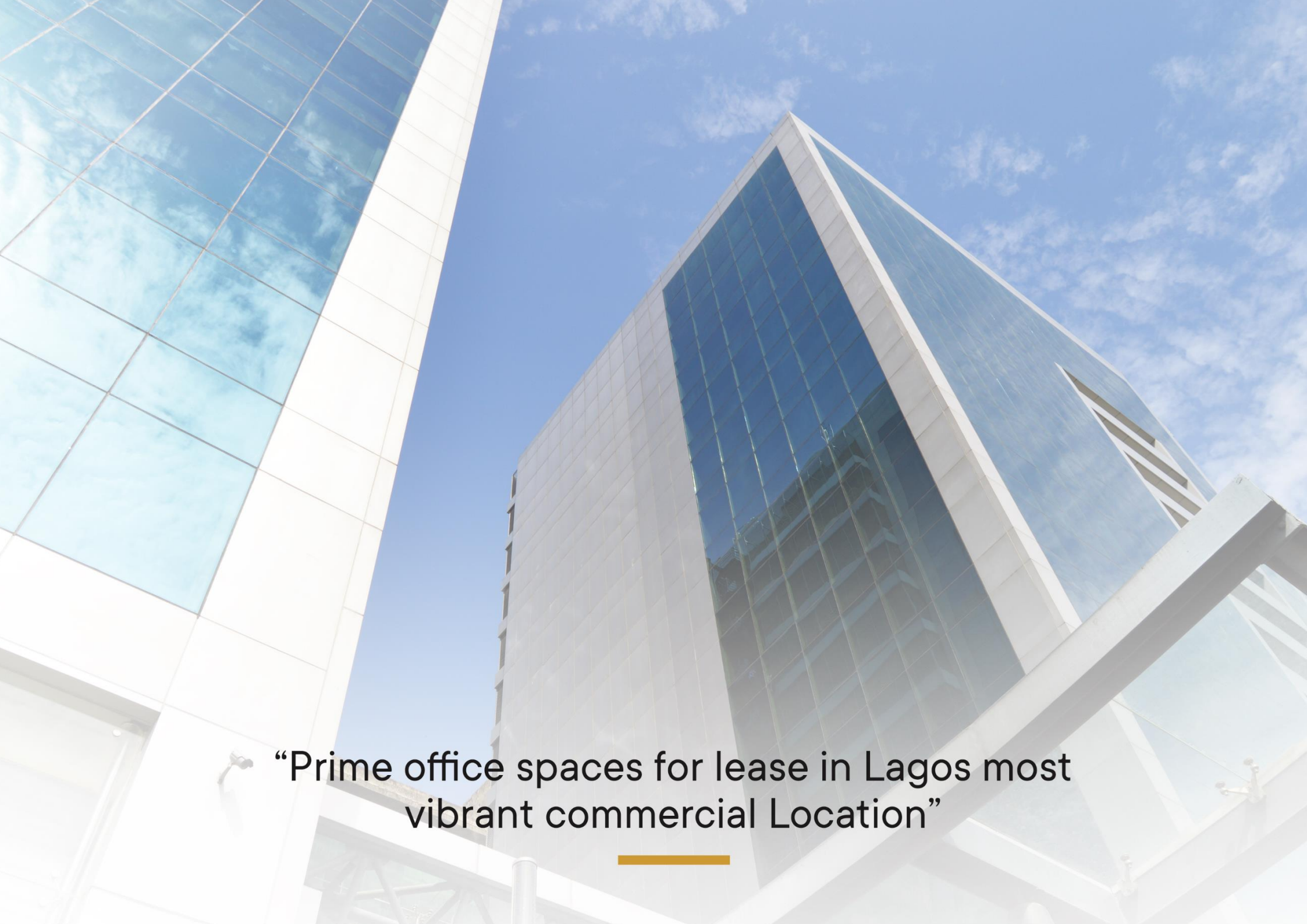
# THE POST SQUARE

ADEOLA ODEKU, VICTORIA ISLAND, LAGOS

Specially designed for corporate organizations and professional firms, the Post Square is a new landmark that offers flexible office spaces on 14 floors, to suit the ever changing, dynamic needs of fast-growing organizations.

## **TWIN TOWERS (A & B)**

<b>TOWER A</b>	<b>TOWER B</b>
14 floors	13 floors
Facing Adeola Odeku street, Victoria Island	Facing Ologun Agbaje street, Victoria Island
Each floor has 990m <sup>2</sup> of open spaces, divided into 4.	Each floor has 660m <sup>2</sup> of open spaces, divided into 3
Sizes are 196m <sup>2</sup> , 218m <sup>2</sup> , 223m <sup>2</sup> , and 353m <sup>2</sup>	Minimum of 2 floors leasable
Car parking ratio is - 1 car for every 60m <sup>2</sup> of net rented area	Car parking ratio is - 1 car for every 60m <sup>2</sup> of net rented area
Each floor has 3 female restrooms, 4 male restrooms and 2 urinary.	Each floor has 3 female restrooms, 4 male restrooms and 2 urinary.
Each office space has a dedicated manager's restroom.	Each office space has a dedicated manager's restroom.
Each office space has a kitchenette fitted with (kitchen cabinet, mini-refrigerator, cooker, heat extractor, and wash hand basin)	Each office space has a kitchenette fitted with (kitchen cabinet, mini-refrigerator, cooker, heat extractor, and wash hand basin).
Has 4 lifts and 2 escalators	Has 4 lifts and 2 escalators



**“Prime office spaces for lease in Lagos most vibrant commercial Location”**

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## PROPERTY DETAILS

<b>PROPERTY ADDRESS</b>	Plot 23 Adeola Odeku street, Victoria Island, Lagos.
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>• State of the art Granite finishing for internal lobby walls and floors</li> <li>• 24 Hours Security with CCTV cameras</li> <li>• Each office incorporates a kitchenette with a mini fridge, electric cooker and kitchen cabinet, a manager bathroom.</li> <li>• 24 hours power supply guaranteed with 5 units of 810 KVA</li> <li>• Generators and dedicated transformers.</li> <li>• Air cooled Chillers</li> <li>• 8 elevators and 4 escalators</li> <li>• Access controls</li> <li>• Central Location</li> <li>• Smoke Detectors</li> <li>• Borehole and Water Treatments,</li> <li>• Sewage treatment plants</li> <li>• 2nos. Dedicated Power Transformers,</li> <li>• Generous basement Car Parking facilities (with multi-level parking)</li> <li>• PBAX / Satellite</li> <li>• Borehole and Water Treatments,</li> <li>• Modern BMS and BMU Systems.</li> </ul>



<b>SITE AREA</b>	4,107.09SQM
<b>TARGET CLIENT</b>	Multi-nationals, Financial Institutions, Telecommunication/IT companies, Oil and Gas companies
<b>TYPICAL FLOOR SIZE</b>	<ul style="list-style-type: none"> <li>• Block A - 990SQM/ floor</li> <li>• Block B - 660SQM/ floor</li> </ul>
<b>PREFERRED MINIMUM</b>	Block B- From 2 floors upwards
<b>LETTABLE SPACE</b>	Block A- Flexible
<b>DVELOPERS</b>	YF Construction Development and Real Estate Limited
<b>RENTAL CHARGE P.A</b>	\$500 Per Square meter Per annum
<b>SERVICE CHARGE P.A</b>	\$80/SQM Per Square meter Per annum
<b>PROFESSIONAL FEES</b>	10% of the Total Rental Consideration
<b>LEGAL FEES</b>	2.5% of the Total Rental Consideration















For additional information, call

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