Your prime address in the financial hub of Accra
Prime location

Ghana – the world’s second biggest cocoa and gold producer and home to substantial deposits of minerals, gas and oil reserves is poised to become one of Africa’s fastest growing economies.

Premier investment destination

Be part of one of Africa’s premier investment destinations by occupying premium office space in Ghana’s Accra Financial Centre (AFC).

The AFC is strategically located in the financial hub of downtown Accra – offering tenants secure office space with A-grade finishes, state-of-the-art IT infrastructure, exceptional accessibility and superior amenities.
World-class business destination

The AFC is one of Accra’s new breed of glass-cladded, high rise buildings making their way into the original urban fabric of the capital city.

Situated on the corner of Independent and Liberia roads, opposite the National Theatre, the AFC creates a significant visual presence right in the financial hub of Accra.

The AFC boasts 13 700m² of prime office space and will benefit from the presence of an esteemed local banking institution. Further enhancing the office offering and work experience is 300m² of ground floor retail space which is likely to be occupied by a coffee shop. Phase II of the development will offer tenants an extra 4 000m² of office space.

Careful use of glazing and thermally efficient fittings and features complements a philosophy of ensuring maintenance and energy-efficient services. Screens articulate the facades, while serving as shading devices against the harsh African sun.

Full bodied porcelain tiles in a variety of shades and textures have been introduced in the lobby areas with concealed strip lighting in the flush plastered ceilings – picking up the floor and wall patterns. Contemporary light fixtures hang in the double volume entrance to the offices.
The AFC is an A-Grade building with high-quality finishes and features, an environmentally sensitive design, world-class technical features and top security.

A-Grade facilities

The building gives tenants access to world-class facilities, including:

- Top-quality, modern space
- Latest generation of building services
- Fibre optic infrastructure for voice and data distribution
- Ample parking
- Prestige lobby finish
- Interchangeable floor configurations to suit individual tenants’ needs
- Centrally located to Accra’s financial district and amenities
- Within walking distance of basic services such as hotels, conference facilities, health clubs and restaurants
- Approximately 6km from Kotoka International Airport
- Coffee shop in lobby area

Innovative design meets form and function

The AFC’s intelligent and energy-efficient architectural design can be adapted to businesses of any size, with perfectly tailored facilities

- Energy-efficient and aesthetically attractive lighting solutions reduce electricity consumption
- Eco-friendly isothermally insulated cavity walls with double glazing windows (with thermal breaks) help maintain internal temperatures - thereby reducing the need for excessive air conditioning and energy costs
- Adequate glazed facades to reduce the need for large amounts of artificial lighting
- Insulated roof slab prevents heat transmission through the concrete slab
- Each floor has been designed with one toilet to accommodate the disabled and the statutory male and female toilet requirement, accessible from the lift lobby
Ground and Mezzanine floor plans

First - Third floor plans
Fourth - Sixth floor plans

Future growth

Expansion

- A second phase will be added above the parking podium to the west of the inaugural tower block.
- Four levels of office space will be accessed separately adjacent to the main building entrance off Liberia Road.
- The space is flexible to be leased to multiple tenants of varying sizes or to a single tenant.

<table>
<thead>
<tr>
<th>TENANT 1</th>
<th>307m²</th>
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<tbody>
<tr>
<td>TENANT 2</td>
<td>321m²</td>
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<tr>
<td>TENANT 3</td>
<td>398m²</td>
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<tr>
<td>TENANT 4</td>
<td>355m²</td>
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Did you know?

- Oil production at Ghana’s offshore Jubilee field began in December 2010
- Ghana has a population of about 22 million people
- Ghana’s cocoa industry accounts for 3.4% of the country’s gross domestic product and directly and indirectly employs 2 million people
- Ghana in 1957 became the first sub-Saharan country in colonial Africa to gain its independence
- Direct flights to and from Europe include: British Airways (London), KLM (Amsterdam), Alitalia (Rome), Lufthansa (Frankfurt) and Ghana Airways which flies to Rome and Düsseldorf
- Several regional airlines link Ghana to the rest of Africa, including: Ghana Airways, Air Ivoire, Ethiopian Airways and South African Airways
- The official language spoken in Ghana is English

World-class safety features

- Professionally managed and maintained building facilities
- State-of-the-art mechanical systems (elevators, heating, ventilation and air conditioning)
- Full back-up standby power (including support to air conditioning)
- CCTV monitored access control (24/7) to basement parking, lobbies and main entrance
- Earthquake loading compliant
- World-class fire detection system and voice evacuation facilities
- Secure basement and structured parking for 396 vehicles

The AFC is designed to meet international standard health and safety requirements and offers tenants value-added safety and security benefits.
Technology is fast changing the way business and consumers interact. Laptops and mobile phones have disconnected employees from having to be in one place all the time, files are stored digitally and teleconference meetings are commonplace.

The AFC enables tenants to configure the floor space to suit their particular needs and is ideal for a combined tenant profile of enterprises in the financial services, banking and retail industries.

Ghana’s vibrant and diversified market economy and matured democracy makes it one of the most business-friendly, fertile and attractive commercial centres for trade and investment across multiple sectors.
Are you looking for flexible, A-grade quality office space to rent in the financial hub of Accra?

Contact Mr Philip Cobbinah on +233 (0) 24 210 3868, RMB Westport Offices +233 (0) 30 277 0026 or email info@rmbwestport.com for more information about occupying space in The Accra Financial Centre.