BEYOND MALL

KAMAKIS BUSINESS HUB

Premium Retail Leasing Pack | Ground Floor | 1st Floor | Terrace Spaces

NOW LEASING

Ready for Fitouts



Book early. Limited Spaces. Secure your preferred position before opening.

BEYOND MALL | KAMAKIS BUSINESS HUB

Secure the Right Space Before Opening

A visible, access-led retail destination for tenants entering the Kamakis market.

NOW LEASING
DESTINATION

THE OPPORTUNITY

Position your business in Kamakis' next retail hub

Beyond Mall is coming up along the Eastern Bypass in Kamakis, positioned for businesses that want visibility, convenience, parking and access to a fast-growing residential and commuter catchment.



A01-A09 Ground Floor front phase	**B02-B09** 1st Floor front phase	**Ready for Fitouts**
KES 220 For Ground Floor Spaces	**KES 200** For 1st Floor Spaces	**KES 300k** A01 service / car wash - TAKEN







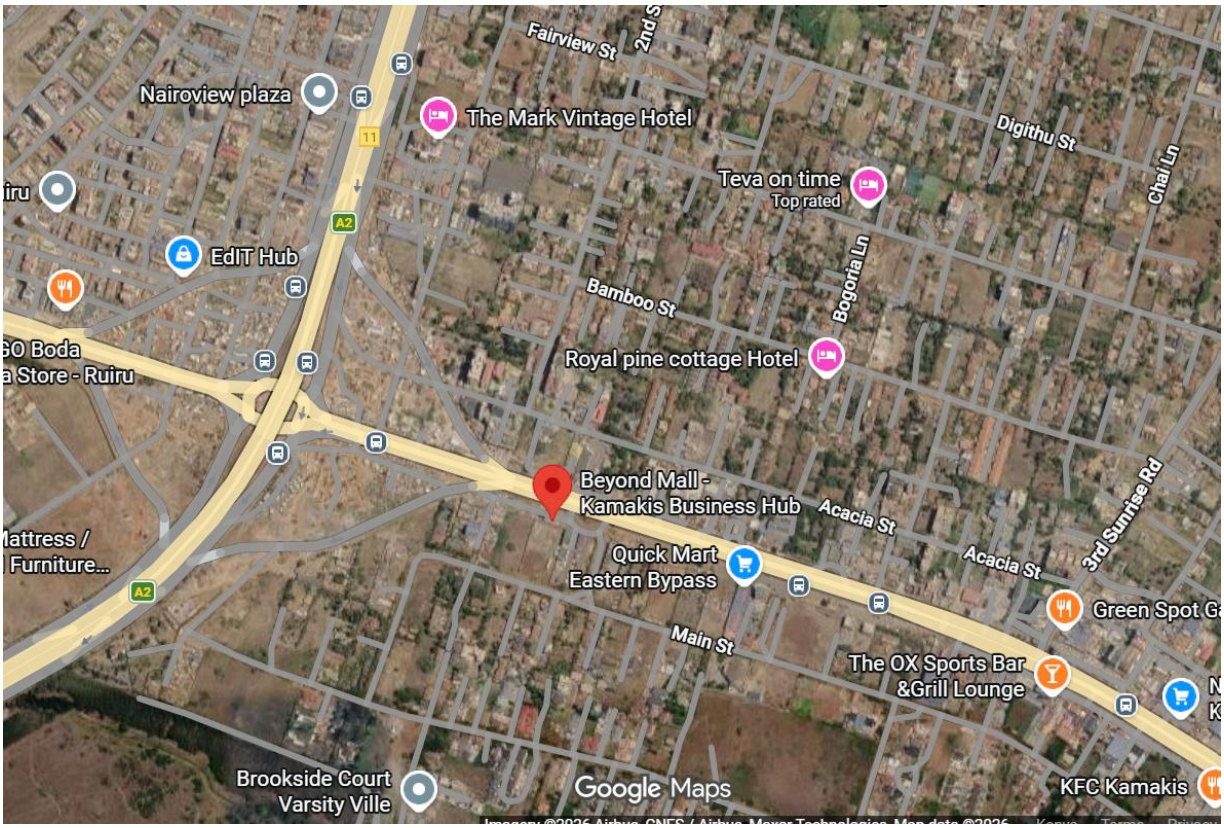
Beyond Mall | Kamakis Business Hub | Eastern Bypass, Kamakis

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Built for Visibility and Access

Eastern Bypass frontage with immediate Kamakis market visibility.

NOW LEASING
LOCATION



Frontage The site fronts the Eastern Bypass at Kamakis, giving road-facing visibility to businesses that depend on exposure.	**Known node** The location is opposite Exit Eleven Restaurant and next to Galana Energies / Pizza Inn.	**Access base** The corridor connects Thika Road, Ruiru, Ruai, Utawala, JKIA and Mombasa Road movement.
Residential demand Neighbouring estates create daily-use demand for food, shopping, clinics, services and convenience retail.	**Parking led** The plan supports over 100 customer parking bays and quick movement, which is important for neighbourhood retail.	**Commercial corridor** Kamakis is already a recognised food, fuel, convenience and stopover market along the bypass.

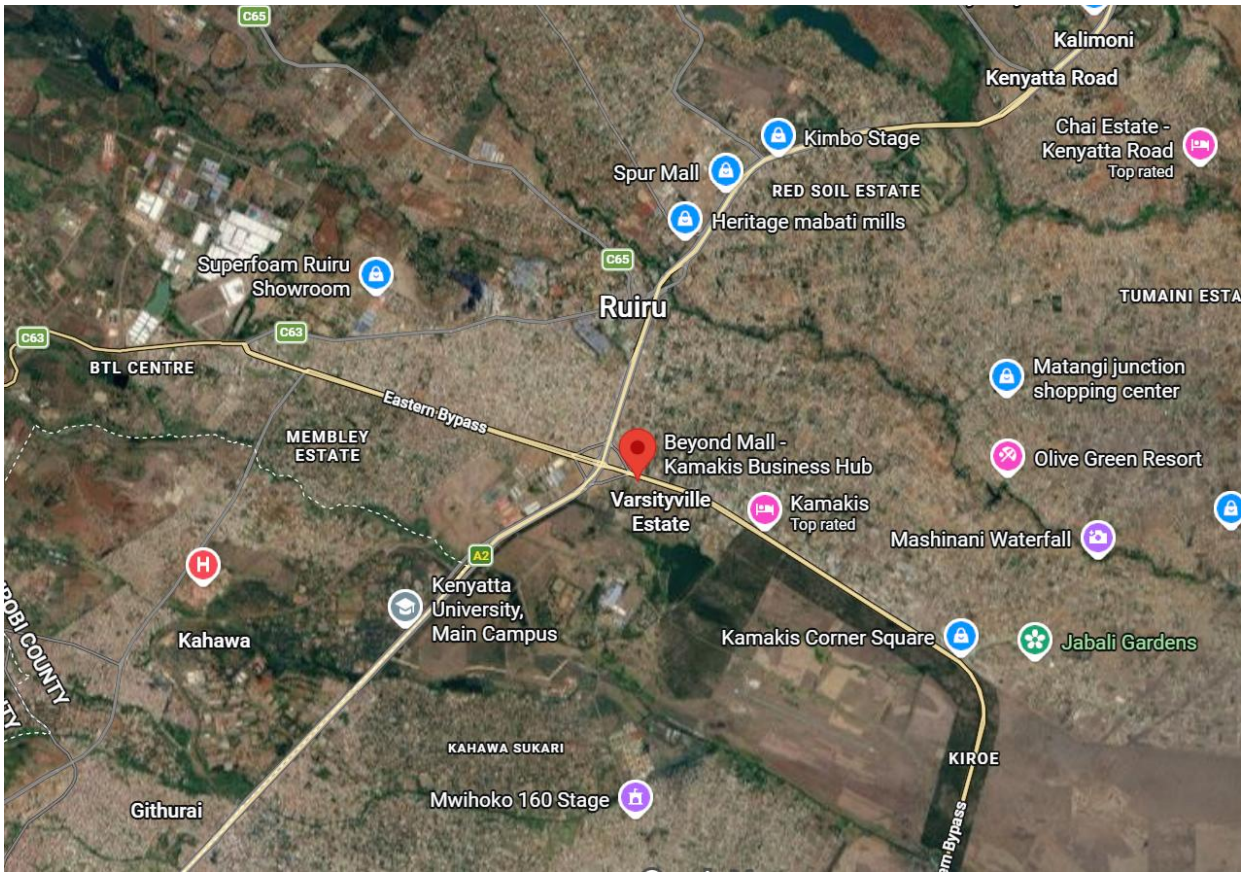
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A Growing Customer Market

Designed for residents, commuters and destination customers.

NOW LEASING

AUDIENCE



3-5 km Primary residential catchment	**5-15 min** Convenience travel band	**600,000** Approx. Ruiru resident base
20-25% Approx. growth in Kamakis / bypass zone	**Schools** Strong education base nearby	**Healthcare** Hospitals, clinics and pharmacies around the node





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A Visual Feel of the Mall

Frontage, parking, terrace, food court and circulation views for sales conversations.

NOW LEASING
EXPERIENCE



Front elevation and parking

Road-facing arrival, visible shopfronts and customer parking.



Food court and terrace view

Outdoor seating atmosphere for meals, snacks and social use.



Retail circulation

Two-level movement, shopfront exposure and access corridors.



Roadside View Night

Clear frontage exposure.



Courtyard movement

Internal approach and circulation around the retail blocks.



Night F&B atmosphere

Evening dining and destination use potential.

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Project at a Glance

A practical multi-level commercial hub for daily-use businesses.

NOW LEASING
ASSET STRENGTH

1 acre Approximate site area	**7,326 sqm** Approx. total GLA	**78,852 sqft** Approx. total GLA
100+ bays Practical cabro parking provision	**Ground + 1** With terrace spaces	**Ready for Fitouts**
A01-A09 Ground Floor front phase	**B02-B09** 1st Floor front phase	**Eastern Bypass** Kamakis frontage

Retail logic
The mall is planned as a convenience-oriented hub with supermarket, line shops, services, food and terrace uses.

Flexible unit mix
The schedule accommodates compact shops, standard retail, larger spaces, food court units, terrace spaces and a supermarket / hall.

Phased opening
The front phase gives the most visible strip priority and supports tenant launch before the full scheme matures.

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Built for a Strong Tenant Mix

Retail, food, services, wellness and commercial operators.

NOW LEASING
TENANT MIX

Grocery and essentials
Supermarkets, mini-markets and convenience retail.

Financial services
Banks, SACCOs and professional service providers.

Health and wellness
Clinics, pharmacies, gyms and wellness operators.

Food and beverage
Restaurants, cafes, fast food, food court operators and terrace dining concepts.

Beauty and grooming
Salons, barber shops, beauty brands and personal care operators.

Retail and lifestyle
Electronics, phones, boutiques, laundry, courier services and specialist retail.

Offices and services
Lean offices, service counters and destination operators.

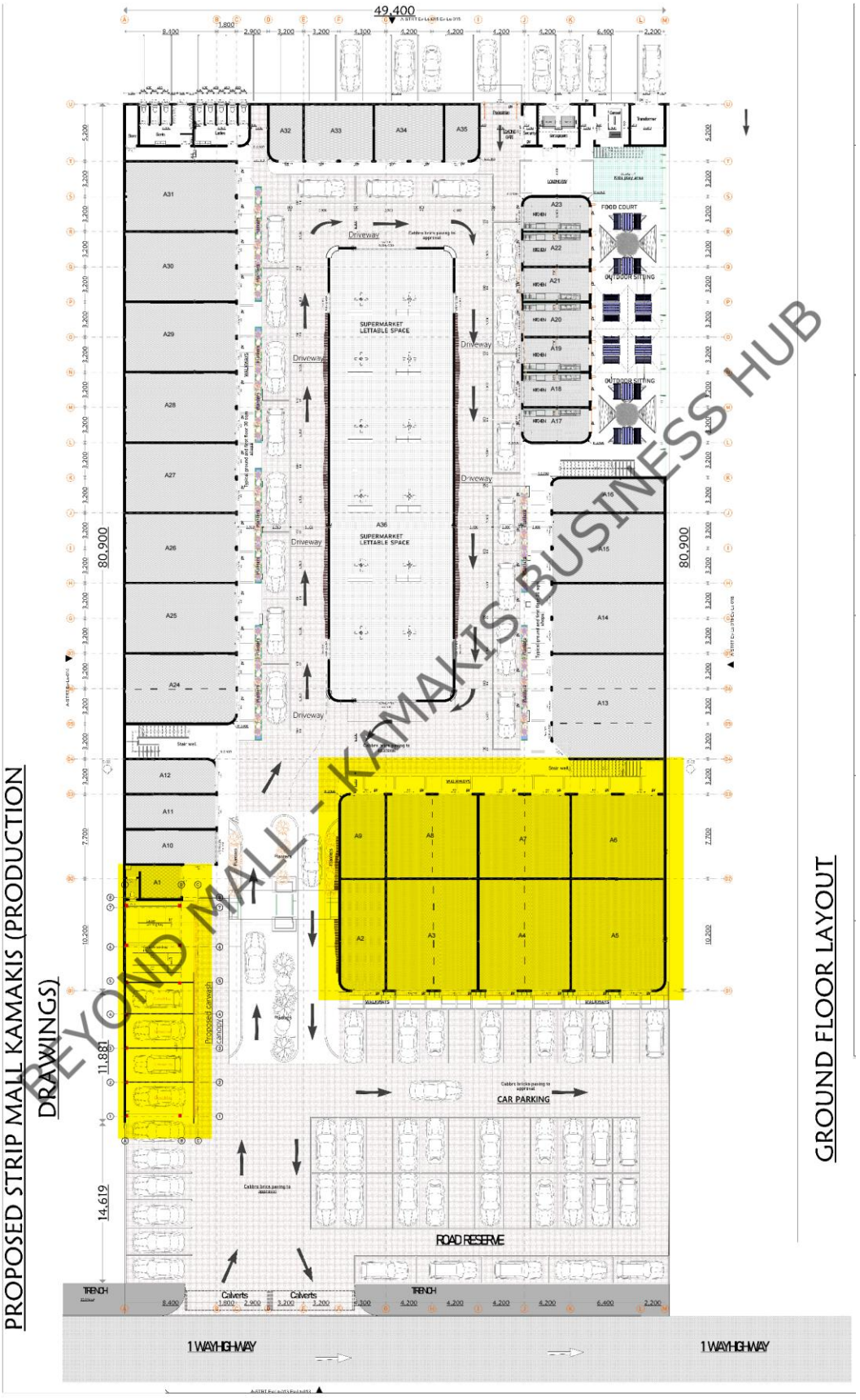
Anchors and larger users
Mini-markets, showrooms, clinics, gyms, training centres and branded operators.

Terrace users
Cafe seating, restaurant overflow and relaxed customer experience concepts.

Ground Floor Plan Guide

A01 - A09 are the Phase 1 front units | Ready for fit-outs

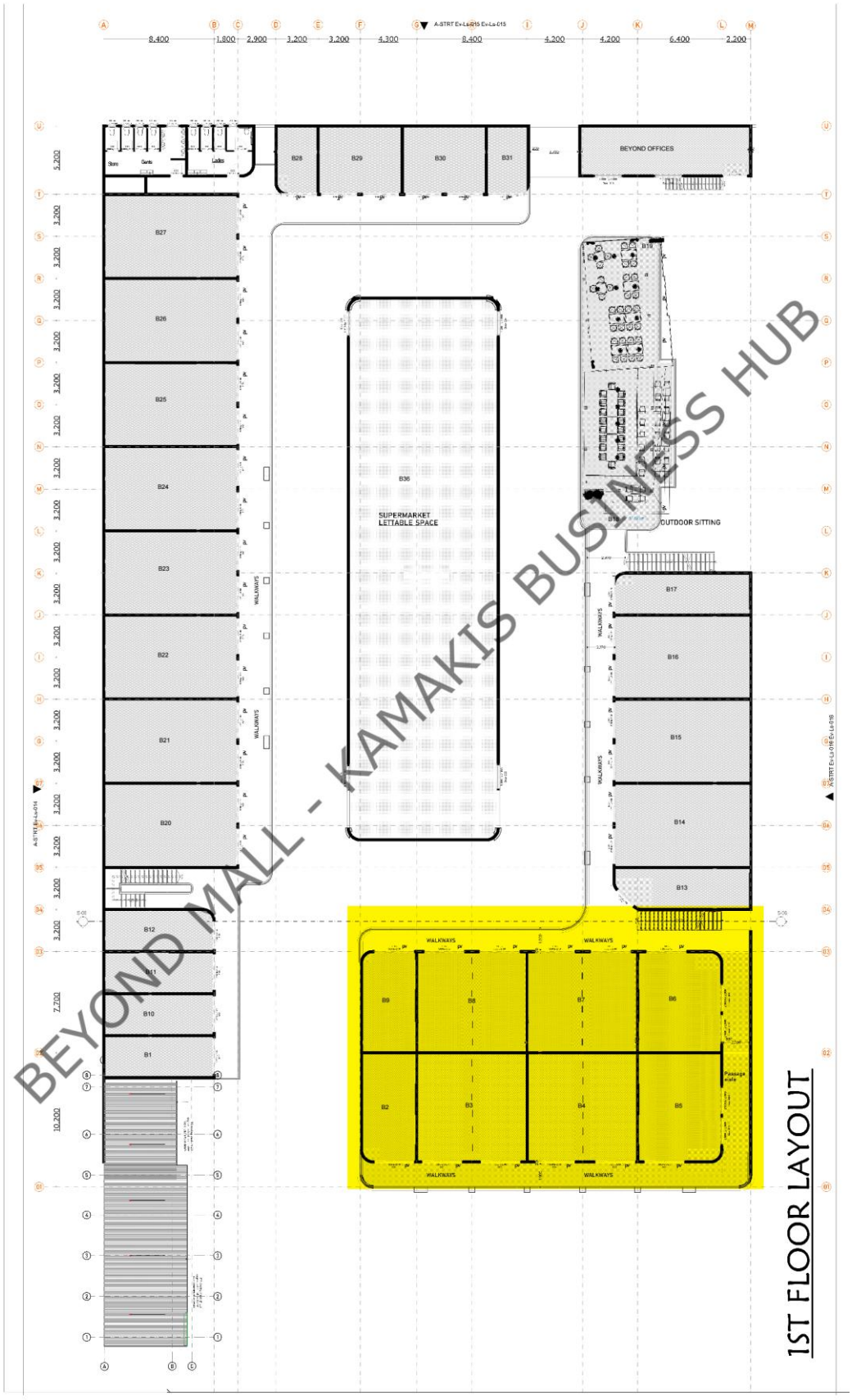
FRONT PHASE	GROUND FLOOR	A01 (Car Wash)
A01 - A09	**KES 220 / sqft**	**KES 300,000 / month**



1st Floor Plan Guide

B02 - B09 are the Phase 1 front units | Ready for fit-outs

FRONT PHASE	FIRST FLOOR
B02 - B09	KES 200 / sqft



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Ground Floor Leasing Options

A01 - A09 are the Phase 1 front units. A02 - A09 rate is KES 220 / sqft.

NOW LEASING
RENT SCHEDULE

Service / Car Wash **A01** **KES 300,000 / month** Size: 6 Bays **PHASE 1 FRONT PHASE**	**Road-facing front retail** **A02 - A05** **KES 220 / sqft** Size: 600 - 1,122 sqft **PHASE 1 FRONT PHASE**	**Courtyard front** **A06 - A09** **KES 220 / sqft** Size: 475 - 891 sqft **PHASE 1 FRONT PHASE**
STANDARD SHOPS **A10 – A35** **KES 220 / sqft** Size: 356 - 1368 sqft	**Supermarket Space / Hall** **A36, B36** **KES 150 / sqft** Size: 10,248 sqft	**Food court** **A17 - A23** **KES 75,000 / month** Size: 334 sqft
Best for Walk-ins, customer visibility, convenience retail, services, F&B, car wash, anchor uses and daily errands.	**Phase 1 note** A01 - A09 are the front phase. A01 is service / car wash. A02 - A09 are front retail units.	**Availability** Final allocation is subject to tenant mix, signed offer, reservation deposit and lease documentation.

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1st Floor and Terrace Leasing Options

B02 - B09 are the 1st Floor Phase 1 front units. Food court remains KES 75,000.

NOW LEASING
RENT SCHEDULE

Roadside and Courtyard **B02 - B09** **KES 200 / sqft** Size: 450 - 1,300 sqft **PHASE 1 FRONT PHASE**	**Ground Floor Spaces** **B10 – B31** **KES 200 / sqft** Sizes: 334 - 874 sqft **PHASE 2**	**Terrace** **KES 150 / sqft** Size: Custom as Needed
Best for Destination services, clinics, salons, offices, wellness, food concepts and lifestyle operators.	**Terrace use** Ideal for cafe seating, restaurant overflow, relaxed customer experience and destination-style F&B.	**Phase 1 note** B02 - B09 are the front phase units on the 1st Floor.

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Find the Right Unit for Your Business Model

Match the unit type to how your customers will find and use your business.

Road-facing shops Best for businesses that rely on strong visibility, walk-ins and brand exposure from the main approach.	**Corner units** Best for tenants needing more frontage, easier branding and a more noticeable shop position.	**Food court spaces** Best for quick meals, snacks, drinks and concepts that benefit from shared seating and customer movement.
Terrace spaces Best for cafe seating, restaurant overflow, relaxed customer experience and destination-style use.	**Larger spaces** Best for anchors, showrooms, mini-markets, gyms, clinics, training centres and destination services.	**Compact units** Best for lean operations, offices, beauty services, accessories, small retail and service counters.

How to Reserve Your Space

A simple process to move from interest to provisional allocation.

BOOKING

01	02	03
Submit details	**Select units**	**Reserve space**
Provide your business name, company details, contacts and nature of business.	Choose preferred units, size range and whether similar alternatives are acceptable.	Receive availability confirmation, provisional offer and deposit agreement where applicable.

BOOK YOUR PREFERRED SPACE. FILL IN THE BOOKING FORM

Call / WhatsApp 0769 270 001 | 011 000 1100 | Email: bmkamakis@beyondke.com | W: www.beyondke.com

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Tenant Booking Form

Section A: Business, contact and space requirements.

NOW LEASING
BOOKING FORM

Call / WhatsApp 0769 270 001 | 011 000 1100 | Email: bmkamakis@beyondke.com | W: www.beyondke.com

SECTION A: Business and Contact Details

Proposed Shop / Brand Name: _____

Tenant / Company Legal Name: _____

Business Registration No.: _____

KRA PIN: _____

Representative Name: _____

ID / Passport No.: _____

Phone: _____

Email: _____

Current Business Location: _____

Nature of Business: _____

Main Products / Services: _____

Expected Operating Hours: _____

Preferred Shop Selection

1st Choice: _____

2nd Choice: _____

3rd Choice: _____

Multiple units required: _____

Size Preference Range (SQFT): _____

Food Court Operators Only

[ ] Applying for food court kitchen unit:

Kitchen concept: _____

Cooking type: [ ] Light / [ ] Medium / [ ] Heavy

[ ] I understand that I am leasing a kitchen unit, and customer seating is shared (outside and upstairs), with shared customer areas including a play area.

Flexibility (tick one):
[ ] I am open to a similar unit if my choices are unavailable
[ ] I only want the shop numbers listed above

Acknowledgement

Section B: Acknowledgement and official use.

Tenant Acknowledgement

We confirm that this submission is an expression of interest to lease space at Beyond Mall - Kamakis Business Hub. This is not a lease or final offer and does not create a tenancy.

If a unit is provisionally offered, a reservation deposit equal to 3 months' rent is required based on the monthly rent quoted below, subject to the Deposit Agreement and lease documentation.

We/I understand that we/I are required to execute a Lease Agreement one month to the target lease commencement date.

Tenant / Company Name: _____

Name of Signatory: _____

Title: _____

Date: _____

Signature: _____ **Company Stamp:**

SECTION B: Official Use Only

Provisional Monthly Rent (KES): _____ **Price Per SQFT:** _____

Reservation Deposit - 3 Months (KES): _____

Target Lease Commencement Date: _____ **Proposed Shop Number(s):** _____

Application Status: _____ **Application Validity:** _____

Payment Deadline: _____ **Reviewed By:** _____

Documents Attached:

[ ] Certificate of Incorporation

[ ] KRA PIN certificate

[ ] CR12 Certificate

[ ] ID/Passport of director/representative

Notes: _____