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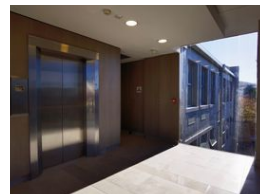
Contact eXp Realty

087 8212575

South Africa

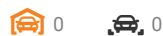


Web Ref 7002001-90221



R78,300 pm

Gross Monthly Rental R78,300 Excl. VAT



### Third Floor Office Space 435 sqm – Scenic Views & Custom Layout Potential

Secure the top-floor advantage with stunning mountain views and a premium sense of privacy and quiet.  
Top Highlights: White box ready – design the ultimate workspace Panoramic windows fill the space with natural light Full air-conditioning system installed Served by elevators and staircases Includes restrooms for both male and females Strategically positioned near major public transport routes  
Parking: 2 basement parking bays available at R1700 per bay 1 open bay per 100m² of floor space at R1100 per bay  
This modern and conveniently located office park spans over 15 000m² in the prestigious suburb of Rondebosch and comprises seven separate office buildings within a secure, wheelchair-accessible environment. With a 4 Star Green Star rating, the park offers

### Features

**Zoning** Commercial

**Exterior**  
Security Yes

**Extras**  
Near Public Transportation Good reachable traffic Renovated Air Conditioning Unit Near Bus  
Near University/Campus Near Railway station Fire Escape Fibre Covered Parking Staircase  
Common Areas Near Hospital Near Highway Near Schools Safe Location Mountain Lift-  
Elevator Landscaped Pets Not Allowed Security - System Near Shopping Mall