



**Alencia Martin**

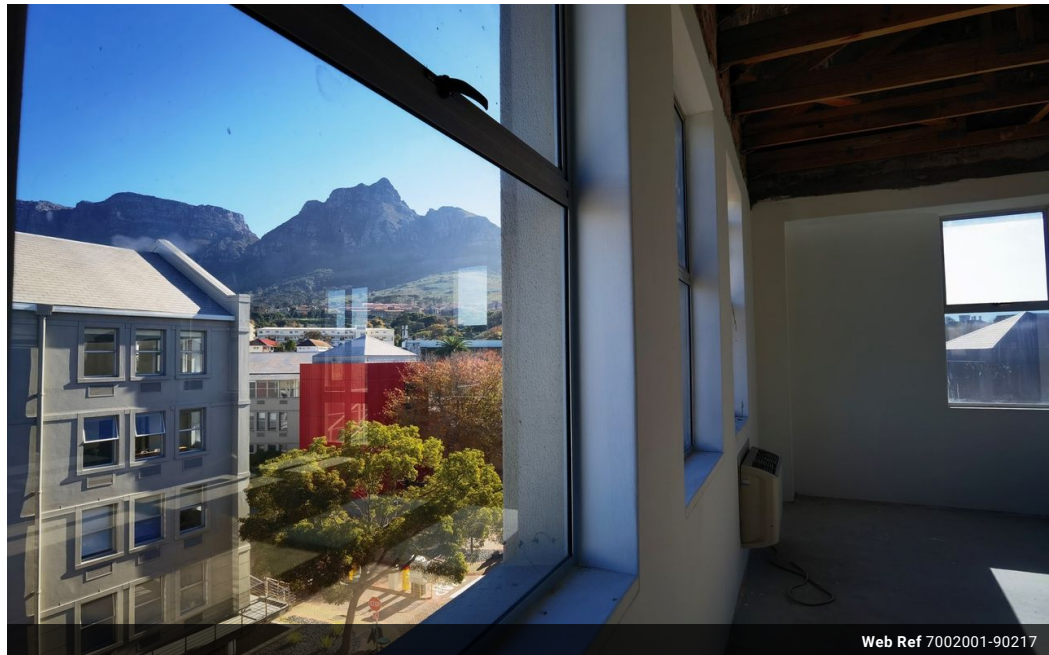
081-332-9376

alencia.martin@expsouthafrica.co.za

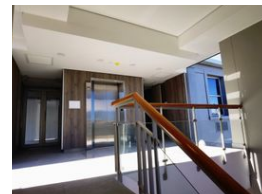
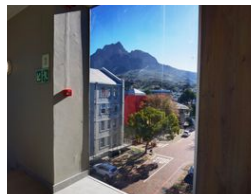
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-90217



R77,940 pm

**Gross Monthly Rental** R77,940 Excl. VAT



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### Third Floor Office Space 433 sqm – Scenic Views & Custom Layout Potential

**Premium 433 m² Office Space with Mountain Views | Rondebosch**

Secure a prime 3rd-floor office space measuring 433 m², offering stunning mountain views, exceptional privacy, and a peaceful working atmosphere. This modern, white-box-ready unit allows you the flexibility to design and customise your ideal workspace. Panoramic windows flood the area with natural light, creating a bright and inspiring environment, while a full air-conditioning system ensures comfort throughout the day. The space is easily accessible via both elevators and staircases and includes separate restrooms for male and female occupants.

Strategically located near major public transport routes, the office is ideal for teams seeking convenience and connectivity. Two

### Features

**Zoning** Commercial

#### Extras

Near Bus Near University/Campus Staircase Good reachable traffic Lift-Elevator Near Subway  
Common Areas Wheelchair Accessible Landscaped Near Public Transportation Near Railway  
station Kitchen-Dinette Near Hospital Safe Location Air Conditioning Unit Covered Parking  
Near Highway Near Shopping Mall Fibre Pets Not Allowed Near Shops