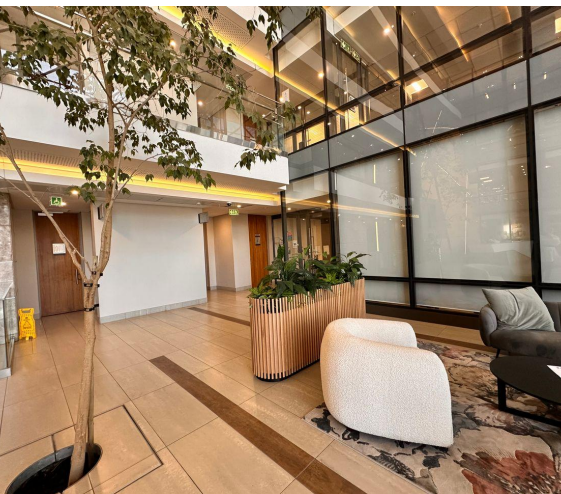


Johannesburg, Gauteng

Premium, Modern Office Space for Lease in the Heart of Rosebank



Situated in the vibrant core of Rosebank, this P-Grade office suite offers a turnkey solution for businesses seeking a professional, high-quality workspace. The space comes fully fitted with carpets, ceilings, and contemporary finishes, with the added option to purchase existing furniture. Its versatile layout is ideal for a range of office configurations and can be easily divided into two equal sections. Expansive open-plan areas offer panoramic views of Rosebank, while the office also includes several enclosed offices or call pods, a modern kitchen, printer stations, and space for further customization. Communal restrooms are conveniently located on the same floor. This high-end building features reliable backup power and water supply and boasts a 4-Star Green Star Rating, underscoring its commitment to sustainability. Tenants enjoy access to secure parking and the property's stylish reception and lobby area make a strong impression on clients and visitors. Perfectly positioned near The Zone, Rosebank Mall, and the Gautrain station, this office space offers the ideal combination of convenience, prestige, and functionality. Please note that the rental excludes VAT, utilities, parking fees, and generator recovery costs.

R411,240 PM
excl. VAT & Utilities
price per m²: R230

FEATURES

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| Gross Monthly Rental Available From Lease Period | R411,240 Excl. VAT Negotiable Negotiable |
| Building Size (m ²) | 1,788 |
| Zoning | Commercial |
| Security | Yes |
| Power 3 Phase | No |
| Air Conditioning | Yes |

WEB REFERENCE NO.
COM23563

Go to 3cubeproperty.co.za
for more information about this property



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