

# 432,720 pm

FORESHORE | MEZZANINE, FIRST AND SECOND FLOOR  
OFFICE SPACE TO RENT IN CAPE TOWN | 2,404m<sup>2</sup>

 **2404 m<sup>2</sup>**

This well-maintained office space, available To Let, spans over three floors in the heart of Cape Town's Foreshore, offers a versatile and professional environment. Occupying the first, second, and mezzanine levels of the building, the space benefits from abundant natural light, air conditioning is installed across all floors. With security measures in place and a provision for elevator installation, the building is designed for convenience and peace of mind. The location also presents a valuable signage opportunity for businesses to boost visibility in this high-traffic area. Ample parking is available, providing easy access for employees and visitors.

Located above Bootleggers café on the ground floor, this office space benefits from proximity to dining and social spaces, adding to the convenience and appeal. Additionally, tenants have access to an expansive rooftop space, ideal for relaxation or events, offering stunning views of Table Mountain.

**Gross Monthly Rental** R432,720 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 2404       | <b>Security</b>         | Yes |
| <b>Parking Bays</b>             | -          | <b>Air Conditioning</b> | Yes |
| <b>Title</b>                    | -          | <b>Generator</b>        | -   |
| <b>Zoning</b>                   | Commercial | <b>Fibre</b>            | -   |

## CONTACT US

Call the Officeplace Broker  
**Zola Mfundisi**  
**Cell** No. 066 489 7152  
**Email** zola@officeplace.co.za

Call the Officeplace Branch  
**Cape Town**  
**Office** No. (021) 9112906  
**Email** infoct@aproperty.co.za

 <https://www.facebook.com/officeplace/>

