

# 32,400 pm

Prime Office Space Available for Lease in Rosebank Quarter, Rosebank, Johannesburg

 **240 m<sup>2</sup>**

This A-grade 240sqm office space at Rosebank Quarter, located at 158 Jan Smuts Avenue, is available from 1 April 2025. Currently under construction, this brand-new workspace will feature a high-end fit-out, modern kitchenette, and a spacious open-plan design. The office will be equipped with fitted carpets, ample natural light, standard lighting, and air conditioning—creating a comfortable and professional environment. Rental is competitively priced at R135 per sqm (excluding VAT and utilities).

Nestled in the vibrant and rapidly growing Rosebank district, this location offers unparalleled convenience. With its proximity to world-class shopping destinations, diverse dining options, and efficient public transport—including the Gautrain station—your business will benefit from an accessible and dynamic setting. Rosebank Quarter also provides secure basement parking at R850 per bay, 24/7 security, backup power and water, and an on-site canteen, ensuring a seamless work experience. Elevate your business with a prestigious address in one of Johannesburg's most sought-after commercial hubs.

**Gross Monthly Rental** R32,400 Ex Vat  
**Lease Period** 12 months  
**Available From** Specific Date

<b>Floor Size m<sup>2</sup></b>	240	<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

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