

# 27,600 pm

KOEDOE ARCADE | PRETORIUS STREET | PRETORIA

 **200 m<sup>2</sup>**

KOEDOE ARCADE | 200 SQUARE METER OFFICE TO LET | PRETORIUS STREET | PRETORIA

BACK UP POWER SUPPLY AVAILABLE

Prime Office Space in the Heart of Pretoria CBD

Located in the bustling commercial hub of Pretoria CBD, Koedoe Arcade offers an ideal space for businesses looking to thrive in a high-traffic trading area filled with opportunities.

This 200m<sup>2</sup> office unit features:

- A welcoming reception area
- A boardroom for meetings and collaborations
- Four private offices for focused work
- Four open-plan workspaces for flexibility
- Access to communal ablutions

The unit is designed for comfort and functionality, with carpeted flooring and large windows that flood the space with natural light.

Koedoe Arcade offers access-controlled entry and exceptional signage opportunities with prime main road exposure. Strategically located on the main road, a 27,600 pm office unit in Pretoria Central, it provides seamless access to public transport, bus routes, and essential amenities, including retail stores, grocery shops, restaurants, and government offices.

**Gross Monthly Rental: R27,600 Ex Man**  
**Lease Period: 36 months**  
**Available From: Immediately**

Gross Rental Includes:

<b>Floor Size m<sup>2</sup></b>	200	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

**Farooq Issa**

Cell No. 064 890 6481

Email [farooq@officeplace.co.za](mailto:farooq@officeplace.co.za)

Call the Officeplace Branch

**Pretoria**

Office No. (012) 6440522

Email [infopta@aproperty.co.za](mailto:infopta@aproperty.co.za)

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