

# 58,575 pm

Prime Office Space for Rent at The Pivot Office Park in Monte Casino, Fourways

 **390 m<sup>2</sup>**

Discover an exceptional office space in The Pivot, located within the Montecasino precinct at 178 Montecasino Boulevard, Fourways. Positioned on the fourth floor, this 390.5m<sup>2</sup> white-boxed office offers a blank canvas, allowing tenants to design a workspace tailored to their specific needs.

With access to a back-up generator and back-up water supply, this office ensures uninterrupted business operations. The gross rental is R150/m<sup>2</sup> (excl. VAT, utilities, and parking), with parking available at R350 per bay per month. Plus, tenants signing a minimum three-year lease benefit from an attractive tenant installation incentive of three months net free rental per year signed.

Situated within the Montecasino precinct, this office space is surrounded by a vibrant hub of business and leisure. With direct access to upscale hotels, renowned restaurants, and the Montecasino entertainment complex, this location is ideal for businesses hosting international clients and investors. Its convenient positioning in Fourways, a fast-growing commercial district, ensures seamless connectivity to key business nodes and major transport routes.

**Gross Monthly Rental** R58,575 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	390	<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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