

**Julindi Coetzer**  
064 754 8743  
julindi@officeplace.co.za

Contact Pretoria

012 6440522

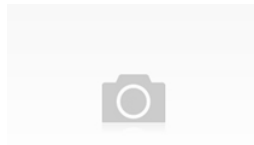
Southdowns Office Park, Block D  
Ground Floor, Suite 6 & 7  
22 Karree Street  
Irene  
Centurion



Web Ref ND294



## Podium@Menlyn



**Offices (3)**  
From R155 per m<sup>2</sup>  
Size from 110m<sup>2</sup> to 360m<sup>2</sup>

### PODIUM @ MENLYN

P-GRADE WHITE BOX OFFICE SUITE TO LEASE WITH A BACK-UP POWER SUPPLY AND EXCELLENT SECURITY

The Podium @ Menlyn is situated in the booming area of Menlyn. The Podium @ Menlyn offers 24-hour security with boom gates with a security sign in point and a back-up power supply in case of any inconveniences. The building offers big lobbies on each floor with leisure areas. The premises offers great main road exposure allowing your company to be exposed. There is available parking for tenants and clientele as well as beautiful, well-maintained gardens surrounding the premises.

The building within walking distance to Menlyn Park Mall...

### Features

- ✓ Back-up Generator
- ✓ On main road
- ✓ Atterbury Roadq
- ✓ Beautiful building with glass facade
- ✓ Gross Rental Includes:
  - ✓ Operating Costs
- ✓ RatesTaxe
- ✓ Great exposure
- ✓ Restaurant
- ✓ Off N1 on-off-ramp
- ✓ Modern building with striking communal area
- ✓ Gross Rental Excludes:
  - ✓ VAT
- ✓ Utilities
  - ✓ Water
- ✓ Electricity
  - ✓ Parking Bays

