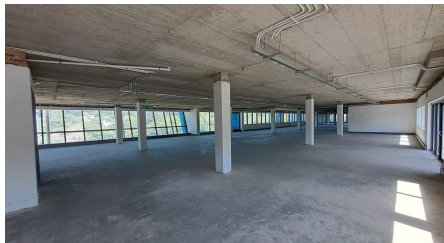
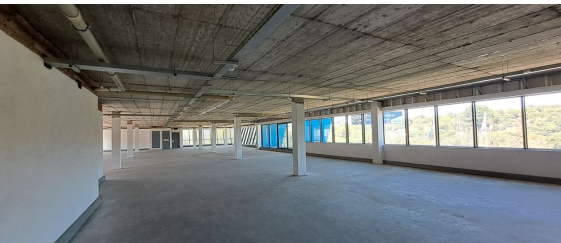




**Johannesburg, Gauteng**

Prime A-Grade Office Space  
in Waverley Office Park



Introducing the latest addition to the Waverley Office Park Precinct, this three-story A Grade office building offers exceptional visibility along the M1 highway. With contemporary architecture and beautifully landscaped gardens, the building provides a professional environment that enhances corporate image. Its frameless floor-to-ceiling windows and smooth plastered exterior make a lasting impression, while panoramic views of the surrounding suburbs flood the space with natural light. Equipped with backup power, water supply, and energy-efficient systems, the building is designed for comfort and functionality. Lessees can also benefit from a tenant installation allowance for 3- and 5-year lease terms to customize their space. Parking options include open bays at R550.00, shaded bays at R650.00, and basement bays at R750.00.

**R207,600 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R173

WEB REFERENCE NO.  
**COM23191**

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for more information about this property



**FEATURES**

Gross Monthly Rental Available From Lease Period	R207,600 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	1200
Zoning	Commercial
Security	Yes
Power 3 Phase	Yes
Air Conditioning	Yes

**CONTACT**  
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