



Sandton, Gauteng

AAA-Grade Office Space to Let in 1 Protea Place, Sandton Central



This third floor office is located in a AAA-Grade building in the heart of Sandton Central and boasts beautiful views over Sandton. It has brand new ceilings and carpeting in place, and is a blank canvas for an organisation wanting to create their own unique fit out.

1 Protea Place stands out for its avant-garde design and sculptural structure, seamlessly integrated with advanced building technologies. This contemporary premium-grade office complex comprises nine levels of offices and seven levels of underground basement parking. Encompassing comprehensive security measures, including 24-hour surveillance and access control, the building also hosts a canteen for added convenience. With its dual towers and a central atrium, the architecture incorporates modern glass elements that flood the space with ample natural light. The eastern atrium wall, clad in deep blue glazed panels, extends over a striking water feature and landscaped garden, forming an impressive entry point for pedestrians. Benefitting from its high visibility to passing commuters on the street, the property enjoys a prime location within Sandton CBD, in close proximity to the Gautrain Station, Sandton City, and Benmore Gardens Shopping Centre. Inside, a variety of office

R288,000 PM
excl. VAT & Utilities
price per m²: R170

FEATURES

Gross Monthly Rental Available From Lease Period	R288,000 Excl. VAT Immediately 36 months
Building Size (m ²)	1707
Land Size (m ²)	1707
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

WEB REFERENCE NO. COM21635

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