

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE



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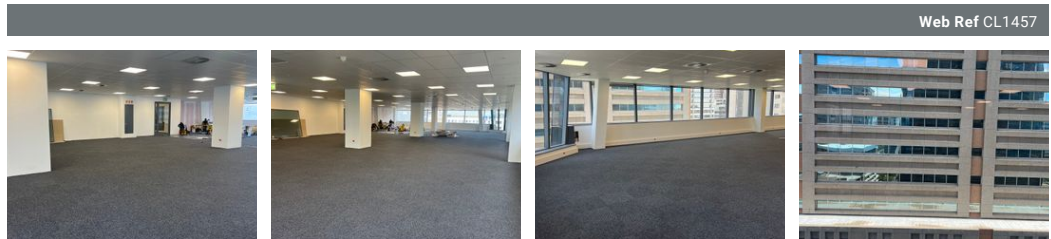
Unit A9 Spearhead Business Park

Montague Drive

Montague Gardens, 7441

Western Cape South Africa

600m² Office To Let in Cape Town City Centre



Web Ref CL1457

R225 per m²

Gross Monthly Rental R135,000 Excl. VAT

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600m² Office To Let in Cape Town City Centre

Office Space Available - Your Next Creative Hub!

We've got an awesome office space up for grabs at 35 Lower Long Street in the heart of the CBD! It's not your average office – this place is P-Grade, multi-level, and comes with all the bells and whistles.

What's in the package, you ask?

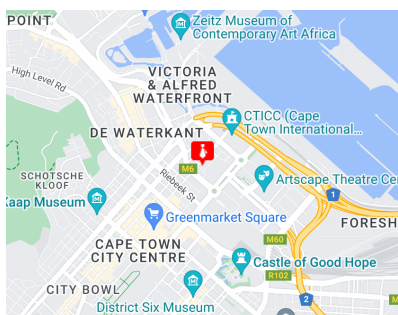
- High-end security? Check.
- Two cool reception areas? Double check.
- State-of-the-art tech all around? You bet.
- Oh, and it's got a 4 Star Green Rating – we're kind of a big deal.

And guess what's on the 11th floor? Your future workspace with killer views of Table Mountain! Natural light? We've got that covered with big windows. And for those late-night hustles, we've got motion-sensor lighting – because we're all about that energy efficiency.

Here's the deets:

Features

Building Name	35 Lower Long
Zoning	Commercial
Sizes	
Floor Size	600m ²



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