

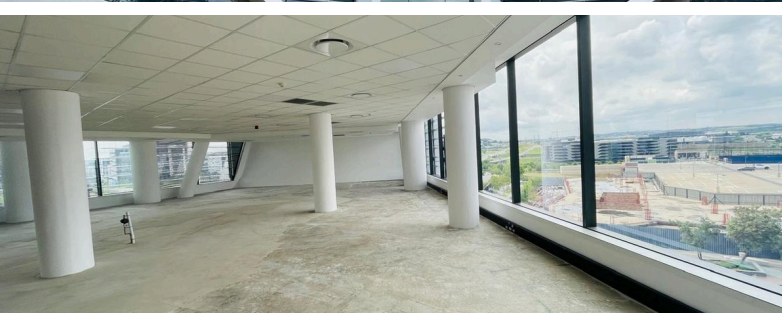
## 432.9M<sup>2</sup> OFFICE TO LET IN WATERFALL

This exceptional third-floor office suite spans the entire floor, offering 360-degree views of the Waterfall precinct through its striking floor-to-ceiling glass façade. Currently presented in Whitebox condition, the space provides the perfect opportunity for tenants to create a fully customised office environment that reflects their brand identity and operational needs.

The building is equipped with full back-up power and water, ensuring seamless operations, and has earned a prestigious Silver LEED Gold Star rating, underscoring its commitment to sustainability and energy efficiency. Environmentally conscious features, including an advanced façade system, reduce heat transfer and maintain a comfortable indoor climate year-round. Tenants benefit from a generous parking ratio of 4 bays per 100m<sup>2</sup>, with additional parking conveniently located at the adjacent Mall of Africa. Positioned in one of Gauteng's most sought-after commercial destinations, the property offers unparalleled accessibility, prestige, and exposure. This is an ideal opportunity for forward-thinking businesses seeking a high-performance, sustainable workspace in a vibrant, future-ready precinct that blends modern design with exceptional functionality.

### Features:

- GLA (m<sup>2</sup>): 432.9
- Zoning: Commercial
- Building Grade: P-Grade
- Security: Full Day Access Controlled
- Fitout: White Box



REF13771

### CONTACT US

**Tessa Joseph**  
+27782893902  
tess@3cubeproperty.co.za

**R105,377**  
PER MONTH EXCL. VAT