

To Let

Irene Link Building J Building J

38 Alexandra Road, Irene, Centurion, Gauteng, 0062

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Irene Link Building J

Elevate your business presence with Building J—an exceptional opportunity to secure the final prime office space fronting the N1 highway within the prestigious Irene Link Precinct. This P-grade development spans an impressive 5,271m² and is designed to deliver maximum visibility, contemporary architectural appeal, and effortless connectivity to major transport corridors. Positioned for prominence, Building J offers a rare combination of strategic exposure and refined functionality, making it ideal for forward-thinking enterprises seeking a high-impact location.Tenants benefit from a secure, well-managed environment that supports uninterrupted operations and employee wellbeing. The precinct features 24-hour security, reliable backup power and water systems, and a host of lifestyle amenities including a Planet Fitness gym and a vibrant retail centre—all within walking distance. For added convenience, a Gautrain bus stop is located right at the entrance, streamlining access for staff and visitors alike.As the last available highway-facing office building in Irene Link, Building J represents a unique chance to claim a prestigious address in one of Gauteng's most dynamic commercial nodes. With its blend of visibility, infrastructure, and lifestyle integration, this is more than just office space—it's a strategic investment in your company's future.

Features
Irene Link location | Gautrain access | N1 proximity | Backup power | Fibre | Green Star rated

Building information

Gross Lettable Area	**5,271 m²**
Grade	**P Grade**
Building sector	**Office**







The Space

5200m² Development space available to let in Irene Link Building J, Irene, Centurion.

This Office Park, spectacularly positioned on Impala Avenue right against the N1 highway in Irene, Centurion, is one of Gauteng's premier, state-of-the-art mixed-use corporate precincts and a benchmark for modern P-grade office design.This landmark green development commands top-tier premium gross rentals ranging from R240 to R285 per m^2, drawing high-profile multinational corporate headquarters, financial institutions, and tech giants who demand an elite, energy-efficient business address.Boasting an impressive 4-Star Green Star rating, the precinct ensures total operational resilience with sophisticated, estate-wide backup generators, extensive water storage systems, and advanced biometric security.Its unrivaled location offers exceptional highway visibility and brand exposure, seamless integration with the lifestyle-driven Irene Link Shopping Centre, rapid transit via the John Vorster or Botha Avenue interchanges, and immediate access to Gautrain feeder buses alongside a generous basement parking provision.

Unit information

Monthly rental	**R 1 466 400,00**
Gross lettable area	**5,200 m²**
Listing sector	**Development**
Available	**Tenant Driven**
Minimum period	**12 months**

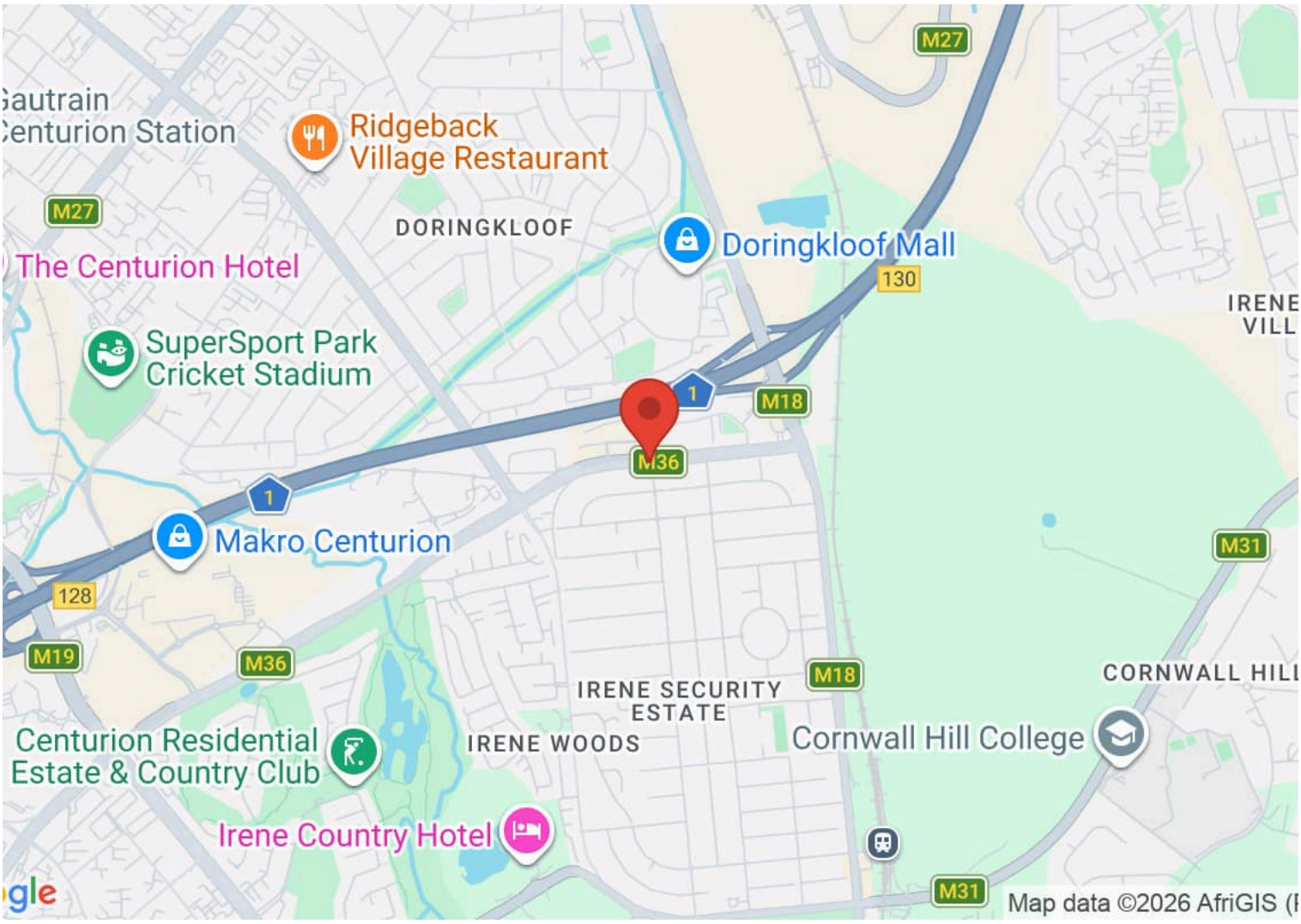
Rental information

Rates and Taxes

Gross rental	Rate: **R 282,00 / m²**
Net rental	Rate: **R 220,00 / m²**
Operations costs	Rate: **R 34,00 / m²**
Assessment rates	Rate: **R 28,00 / m²**

Parking

Basement	**R 1,250.00 per bay**
Open	**R 850.00 per bay**



Get in touch



Marike Duvenage
mduvenage@broll.com | +27824148621