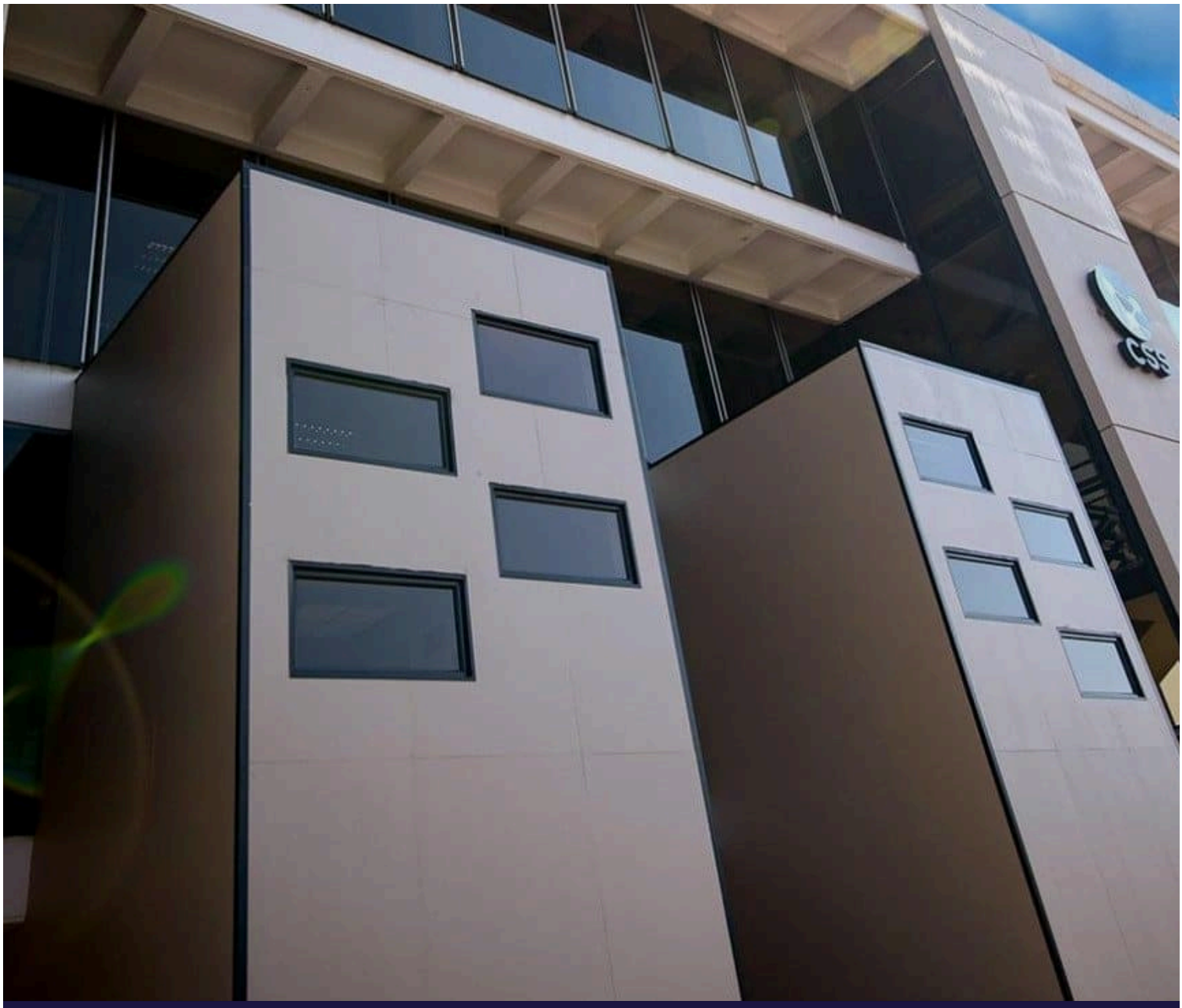


To Let

132 Jan Smuts Office 2630m2

132 Jan Smuts Avenue, Rosebank, Johannesburg, Gauteng, 7700

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

132 Jan Smuts

Positioned along the prominent Jan Smuts Avenue, this property enjoys exceptional visibility and accessibility in the heart of Rosebank. Just 1.4 km from the Rosebank Gautrain Station, the building offers seamless connectivity for commuters and visitors, making it an attractive destination for both business and retail activity.The structure is designed with efficiency in mind, boasting expansive floor plates of over 2,000 m^2. These large, open layouts provide flexibility for tenants to configure spaces according to their operational needs, whether for corporate offices, collaborative workspaces, or specialized retail concepts. On the ground floor, destination retail opportunities create a vibrant interface with the street, ensuring strong foot traffic and brand exposure.Sustainability is a defining feature of this property. Solar panels installed on the roof contribute to reduced energy consumption and operational costs, while a back up generator ensures uninterrupted power supply. This combination of eco friendly design and reliable infrastructure makes the building both future focused and resilient.With its incredible exposure, modern amenities, and environmentally conscious features, 132 Jan Smuts Avenue stands out as a premier address in Rosebank. It offers a compelling blend of convenience, visibility, and sustainability—ideal for businesses seeking a strategic foothold in one of Johannesburg's most dynamic precincts.

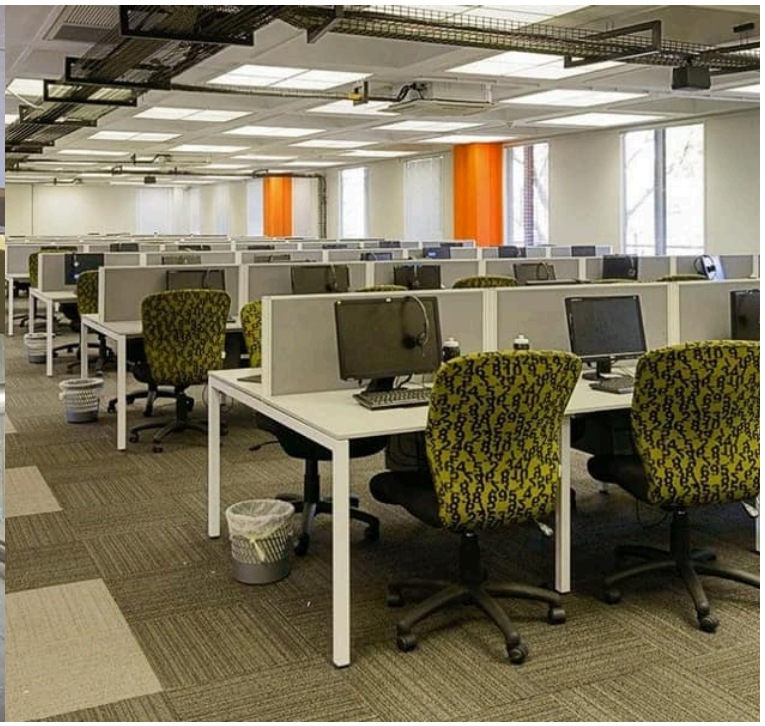
Features
Floor plates over 2000m2 | Back-up generator | Solar panels | Incredible exposure | Ground floor retail | Ample parking

Building information

Gross Lettable Area	**6,000 m^2**
Grade	**A Grade**
Building sector	**Office**







The Space

2630m² Office space available to let in 132 Jan Smuts, Rosebank, Johannesburg.

2630m² Office space available to let in 132 Jan Smuts, Rosebank, Johannesburg.

Unit information

Monthly rental	**R 286 670,00**
Gross lettable area	**2,630 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

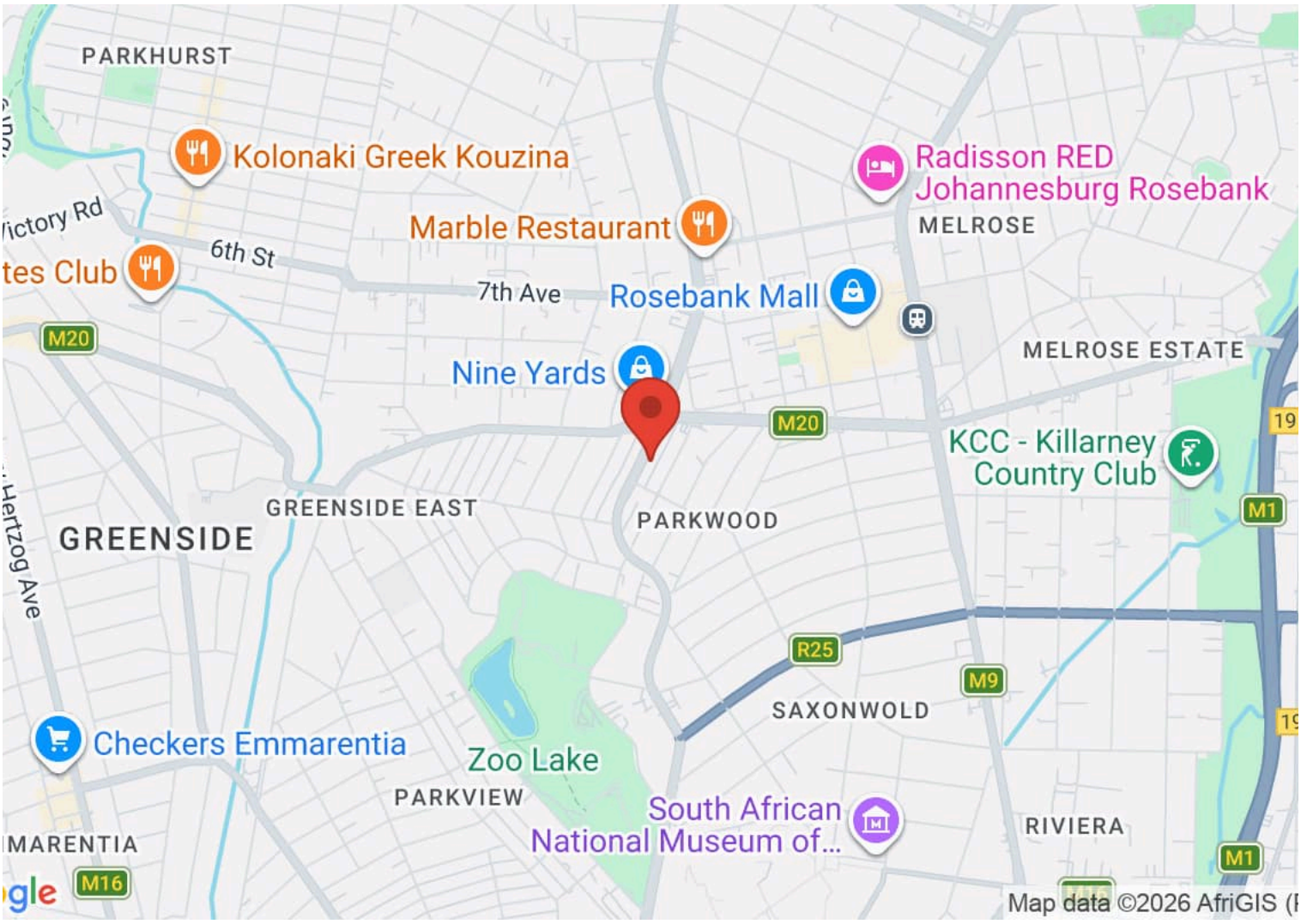
Rental information

Rates and Taxes

Gross rental	Rate: **R 109,00 / m²**
Net rental	Rate: **R 109,00 / m²**

Parking

Basement	**R 599.00 per bay**
Open	**R 549.00 per bay**



Get in touch



Angie Stroebel
astroebel@broll.com | +27823719726

CR

Cheryl Reilly
creilly@broll.com | +27833085158