


# To Let

## Rosebank Quarter GF0001

158 Jan Smuts Avenue, Rosebank, Johannesburg, Gauteng, 2196

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Rosebank Quarter

Perfectly positioned along the bustling Jan Smuts Avenue corridor, this prominent office building is undergoing a transformative upgrade that will soon elevate it to a full A-grade commercial offering. The refurbishment is more than cosmetic — it's a strategic reinvention designed to meet the evolving needs of modern businesses. With expansive floor plates that elegantly wrap around a central internal courtyard, the architecture encourages natural light, flow, and flexibility, while offering direct access to retail space just steps from the main entrance. The first-floor offices have already been revitalized with sleek, contemporary finishes and enhanced layouts that support both collaboration and focused work.What sets this property apart is its vision for a dynamic, mixed-use ecosystem. A curated selection of retail outlets is planned within the building, bringing convenience, energy, and lifestyle directly to the doorstep of tenants and visitors. Whether it's grabbing a coffee between meetings, hosting informal client catch-ups, or enjoying after-hours shopping, the integration of retail and office space creates a seamless experience. Once complete, this building will offer not just a workspace, but a destination — one that combines visibility, accessibility, and vibrancy in one of Johannesburg's most active commercial arteries.

**Features**
4-Floor Office | 6 Lifts & 2 Cores | 24/7 Security & Access Control | AC | Generators & Internet | Backup Water | Canteen & Kitchenette

## Building information

| | |
|---|---|
| Gross Lettable Area | **18,767 m²** |
| Grade | **A Grade** |
| Building sector | **Office** |








# The Space

**230m² Shop space available to let in Rosebank Quarter, Rosebank, Johannesburg.**

230m² Shop space available to let in Rosebank Quarter, Rosebank, Johannesburg.Piazza area premises

## Unit information

| | |
|---|---|
| Monthly rental | **R 42 550,00** |
| Gross lettable area | **230 m²** |
| Listing sector | **Shop** |
| Available | **Immediately** |
| Minimum period | **12 months** |

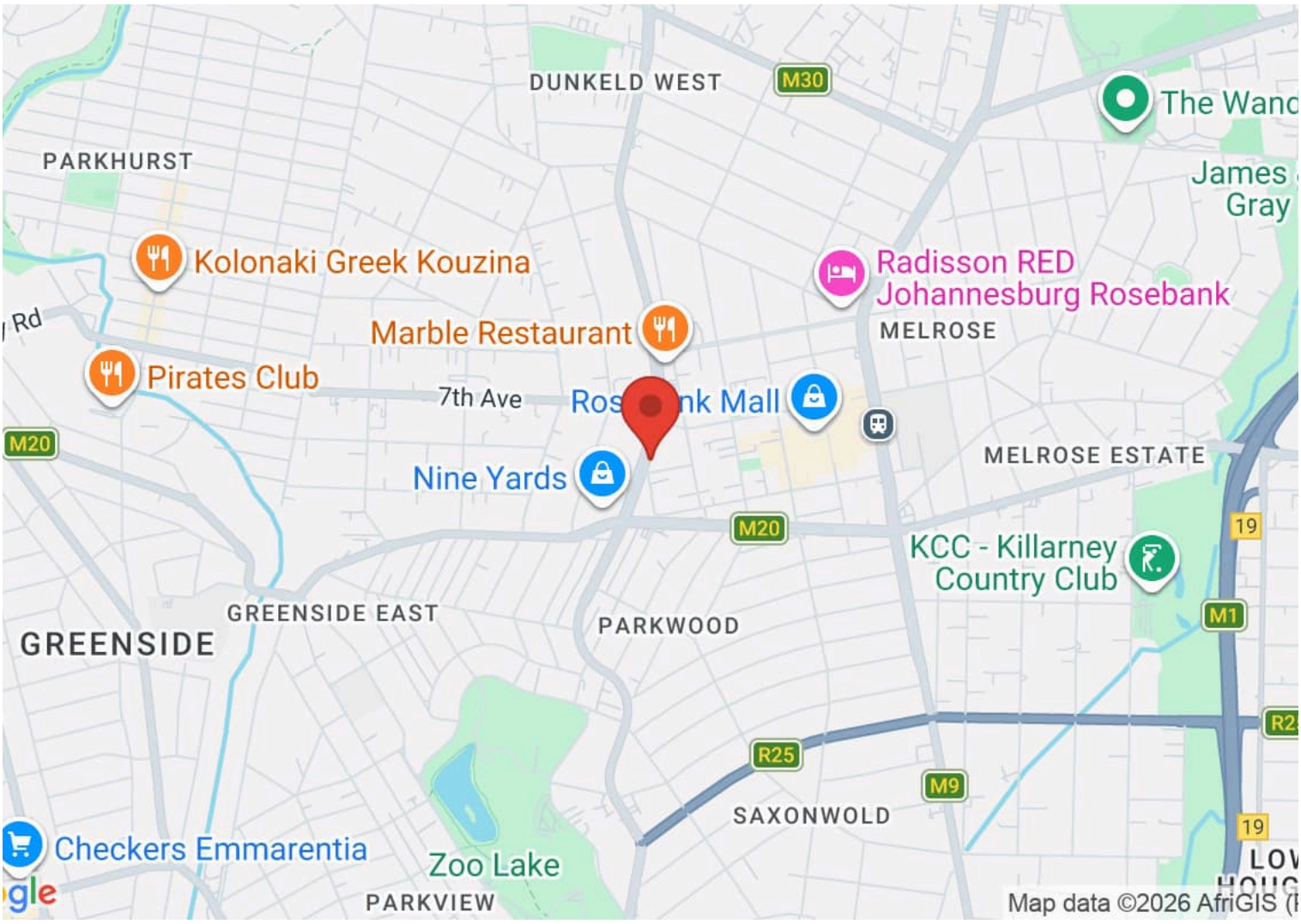
# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 185,00 / m²** |
| Net rental | Rate: **R 185,00 / m²** |

## Parking

| | |
|---|---|
| Covered | **R 750.00 per bay** |




# Get in touch

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