

To Let

Rosebank Quarter Space 6

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

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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

284m² Office space available to let in Rosebank Quarter, Rosebank, Johannesburg.

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Unit information

Monthly rental	**R 41 180,00**
Gross lettable area	**284 m²**
Listing sector	**Office**
Available	**Immediately**

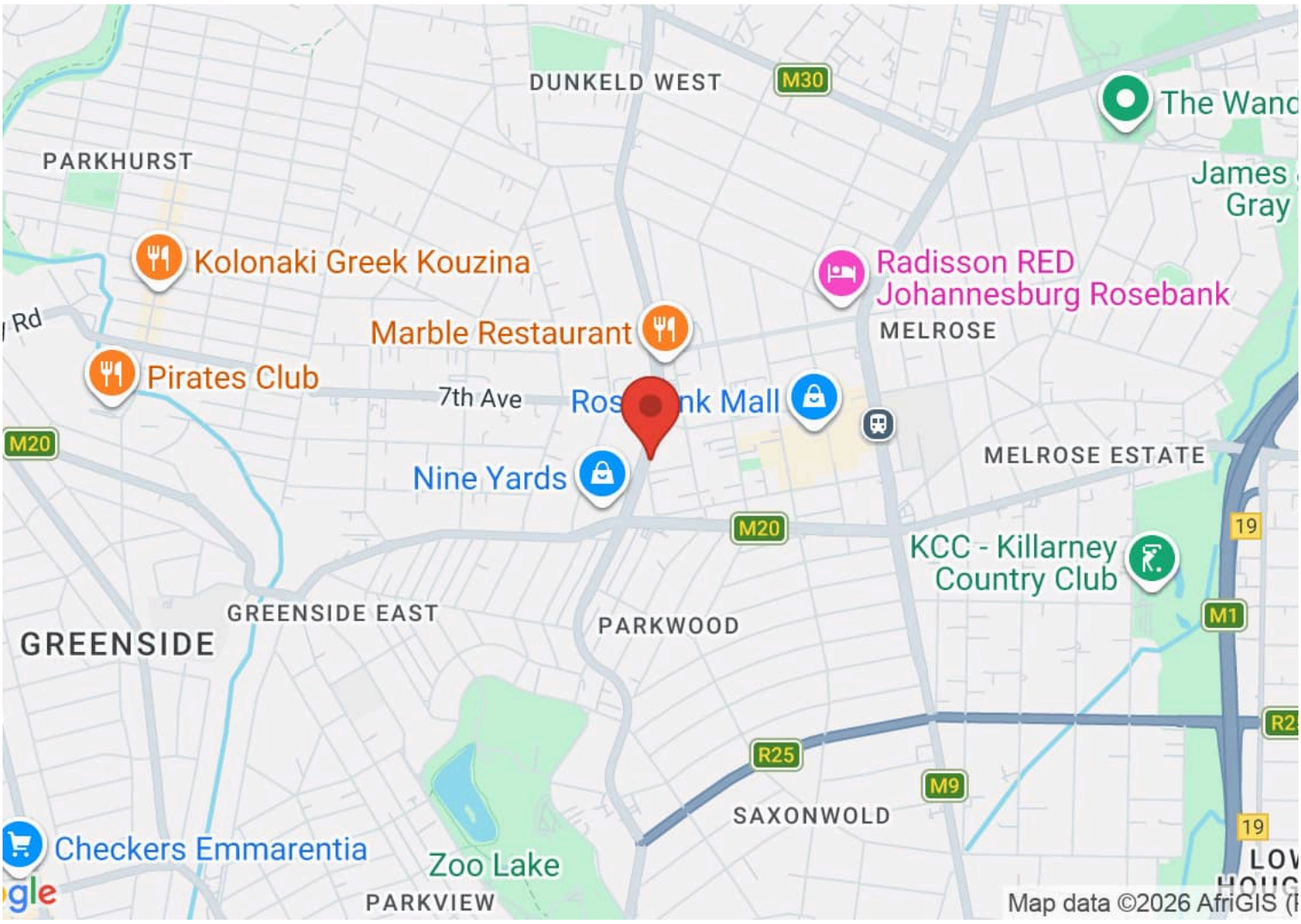
Rental information

Rates and Taxes

Gross rental	Rate: **R 145,00 / m²**
Net rental	Rate: **R 145,00 / m²**

Parking

Covered	**R 750.00 per bay**



Get in touch

CR

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