

To Let

The Marc - Tower 1B (Spec) T1B-FL05-002

129 Rivonia Road, Sandown, Sandton, Gauteng, 2196

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https://www.cwbroll.co.za

The Building

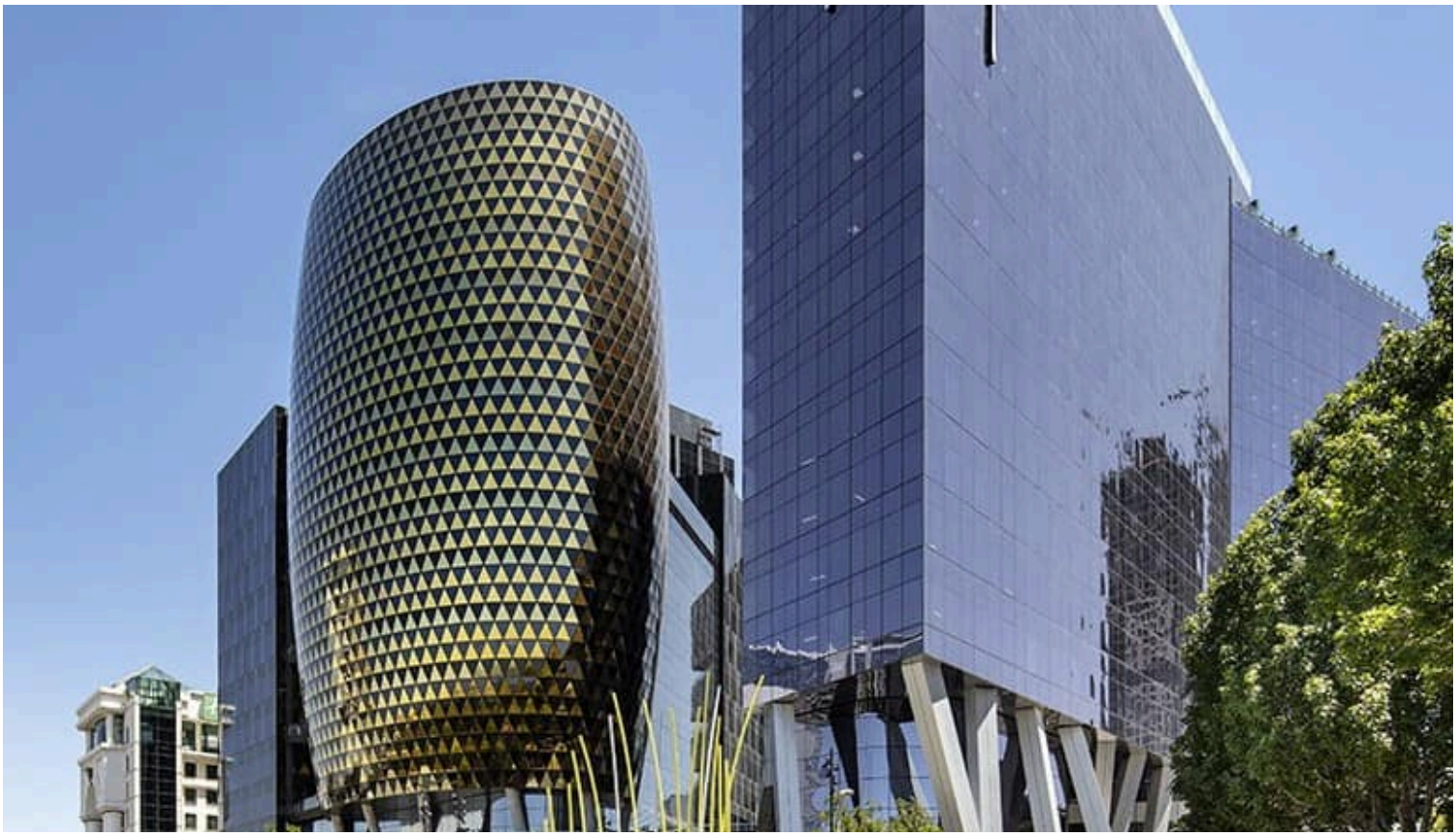
The Marc - Tower 1B (Spec)

The Marc – Tower 1B is a premium-grade office tower located on Rivonia Road in Sandton's bustling financial district. As part of The Marc mixed-use precinct, the building combines modern corporate offices with vibrant retail and lifestyle amenities, offering tenants both convenience and prestige. Designed with sustainability in mind, the tower holds a 5-Star Green Building rating, ensuring energy efficiency and reduced environmental impact. Floor-to-ceiling windows provide abundant natural light and sweeping views of the Sandton skyline, while fibre-ready connectivity and advanced climate control systems support a comfortable and productive work environment. Tenants benefit from secure parking, 24-hour access control, and reliable backup systems for uninterrupted operations. Positioned within walking distance of the Gautrain Station and surrounded by leading corporates, hotels, and shopping centres, The Marc – Tower 1B delivers a strategic address that blends accessibility, functionality, and world-class design.

Features
Prime Location | P-Grade Offices | 5-Star Green | Natural Light & Views | Climate Control | Generator & Backup | Parking | 24-Hr Security | Food Courts

Building information

Gross Lettable Area	**9,894 m²**
Grade	**P Grade**
Building sector	**Office**





The Space

313.56m² Office space available to let in The Marc - Tower 1B (Spec), Sandown, Sandton.

Positioned at 129 Rivonia Road, Sandton, the iconic MARC Precinct is a premier mixed-use development in the heart of Sandton's business and retail hub, offering a dynamic blend of office, retail, and lifestyle amenities.Strategically located, The MARC enjoys excellent accessibility with direct exposure onto Rivonia Road and easy access to major arterial routes including Grayston Drive, Katherine Street, and the M1 highway. The precinct is also within walking distance of the Sandton Gautrain Station, providing convenient connectivity for commuters.This landmark development is centred around a multi-level retail podium, with two modern office towers rising above. A striking atrium opens onto Maude Street, creating a vibrant and accessible environment.Key Features:- Central air conditioning and heating- 24-hour security with access control- Modern, secure lobby- Full backup generator- Backup water supply- Secure on-site parking- Prime location within Sandton CBD- Walking distance to Gautrain and public transportThe lower retail level is anchored by Pick n Pay and Food Lover's Market, supported by a variety of everyday convenience offerings.The upper retail level features Planet Fitness, along with popular destinations such as Kauai and The Saint Restaurant, enhancing the overall tenant experience.A variety of office suites are available to suit different business requirements. The offices on the 5th floor are in a "grey box" condition.Contact us today to arrange a viewing or for more information on available office space in Sandton and surrounding areas.

Unit information

Monthly rental	**R 87 796,80**
Gross lettable area	**314 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

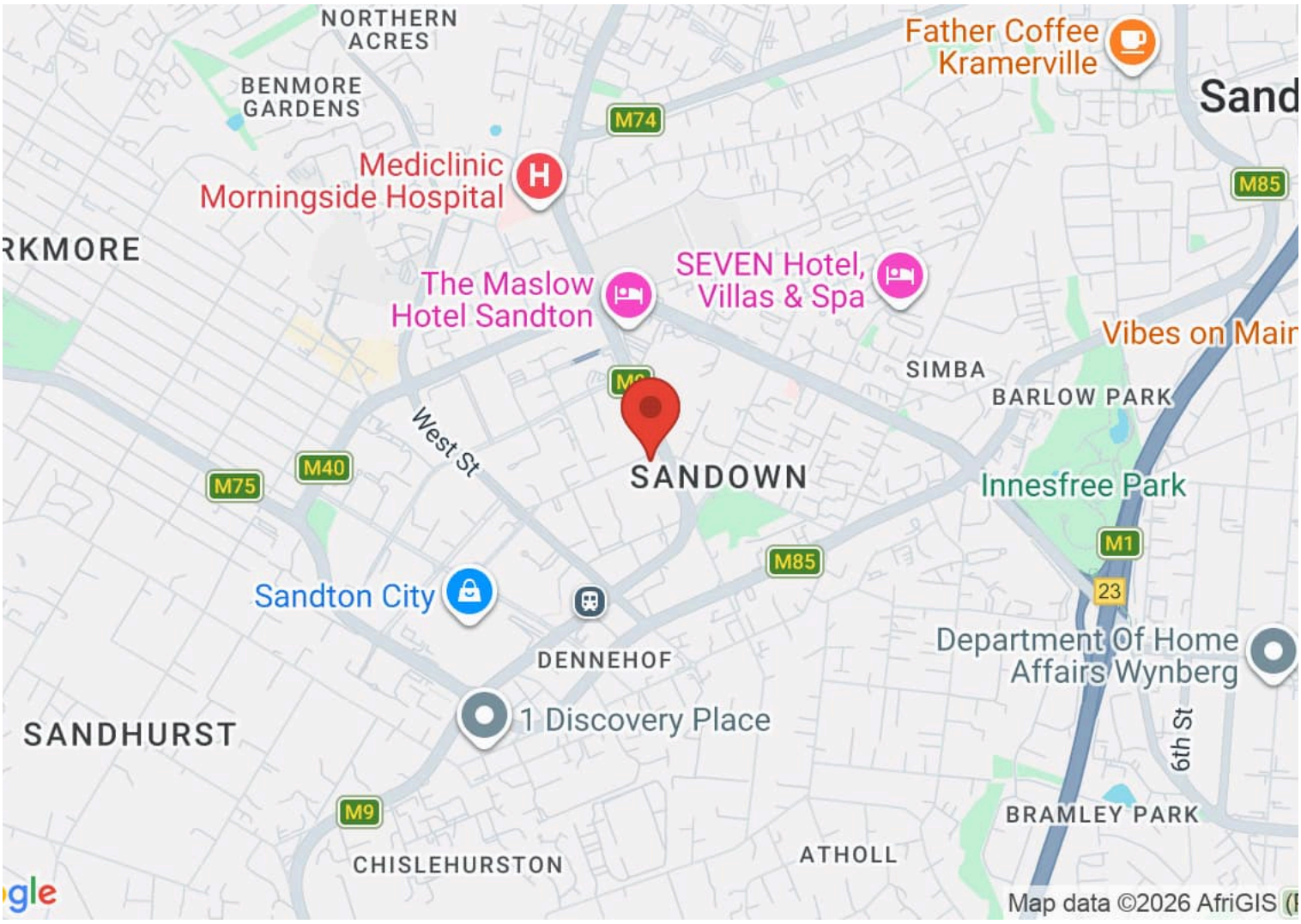
Gross rental		Rate: **R 280,00 / m²**
Net rental		Rate: **R 183,88 / m²**
Operations costs		Rate: **R 53,52 / m²**
Assessment rates		Rate: **R 42,60 / m²**

Levies & Fees

Levies park CID		Rate: **R 0,30 / m²**
Aircon Maintenance Fee		Rate: **R 1,17 / m²**

Parking

Basement	11	**R 1,865.00 per bay**



Get in touch



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