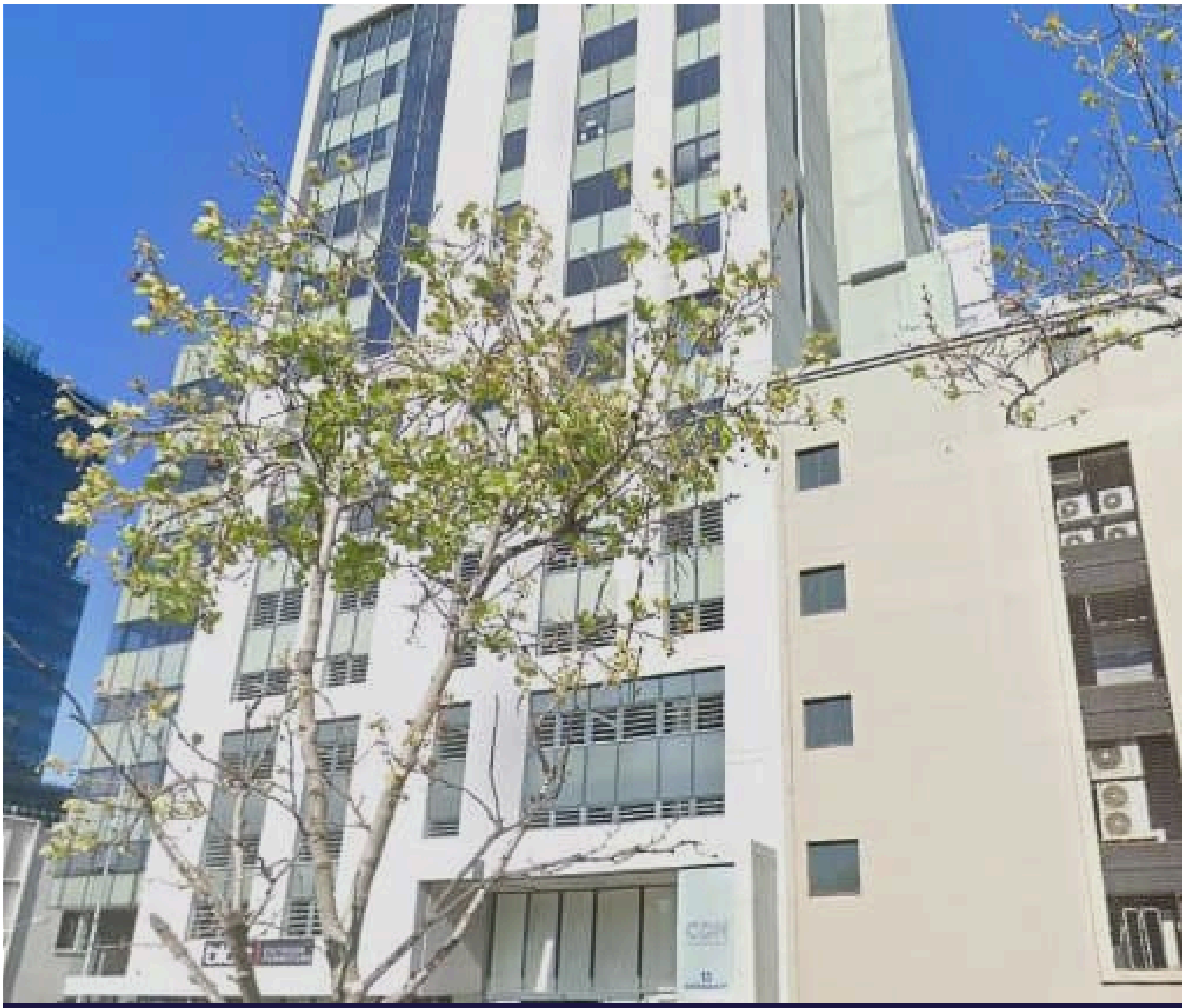


To Let

11 Buitengracht Offices

11 Buitengracht Street, Cape Town City Centre, Cape Town, Western Cape

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

11 Buitengracht

A-grade office accommodation with great views.Easy access to major arterial roads including Nelson Mandela Blvd and FW de Klerk Blvd.Good access to public transport - several MiCiti bus stops nearby. Located on the Hospital Power Grid, no loadshedding. Includes own kitchenette, ablutions and small storage areas.Back-up generator.5 Levels of parking8 Office Floors Large floor platesPotential to create rooftopSignage rights (TBN)Zoning: MU3TI Allowance negotiable

Features
A-Grade Offices I Easy access to major arterial roads I Back-up generator I

Building information

Building sector	**Office**





The Space

6495m² Office space available to let in 11 Buitengracht, Cape Town City Centre, Cape Town.

Freestanding A-grade office building to lease - Foreshore CBDThis well-known property will be coming up to lease in October 2026 with 3 floors already available. Easy access to major arterial roads including Nelson Mandela Blvd and FW de Klerk Blvd. Good access to public transport - several MiCiti bus stops nearby. Located on the Hospital Power Grid therefore no loadshedding Back-up generator 5 Levels of parking 8 Office Floors Large floor plates Potential to create rooftop Signage rights (TBN) Zoning: MU3 TI Allowance negotiable

Unit information

Monthly rental	**R 1 396 425,00**
Gross lettable area	**6,495 m²**
Listing sector	**Office**
Available	**2027-03-01**
Minimum period	**12 months**

Rental information

Rates and Taxes

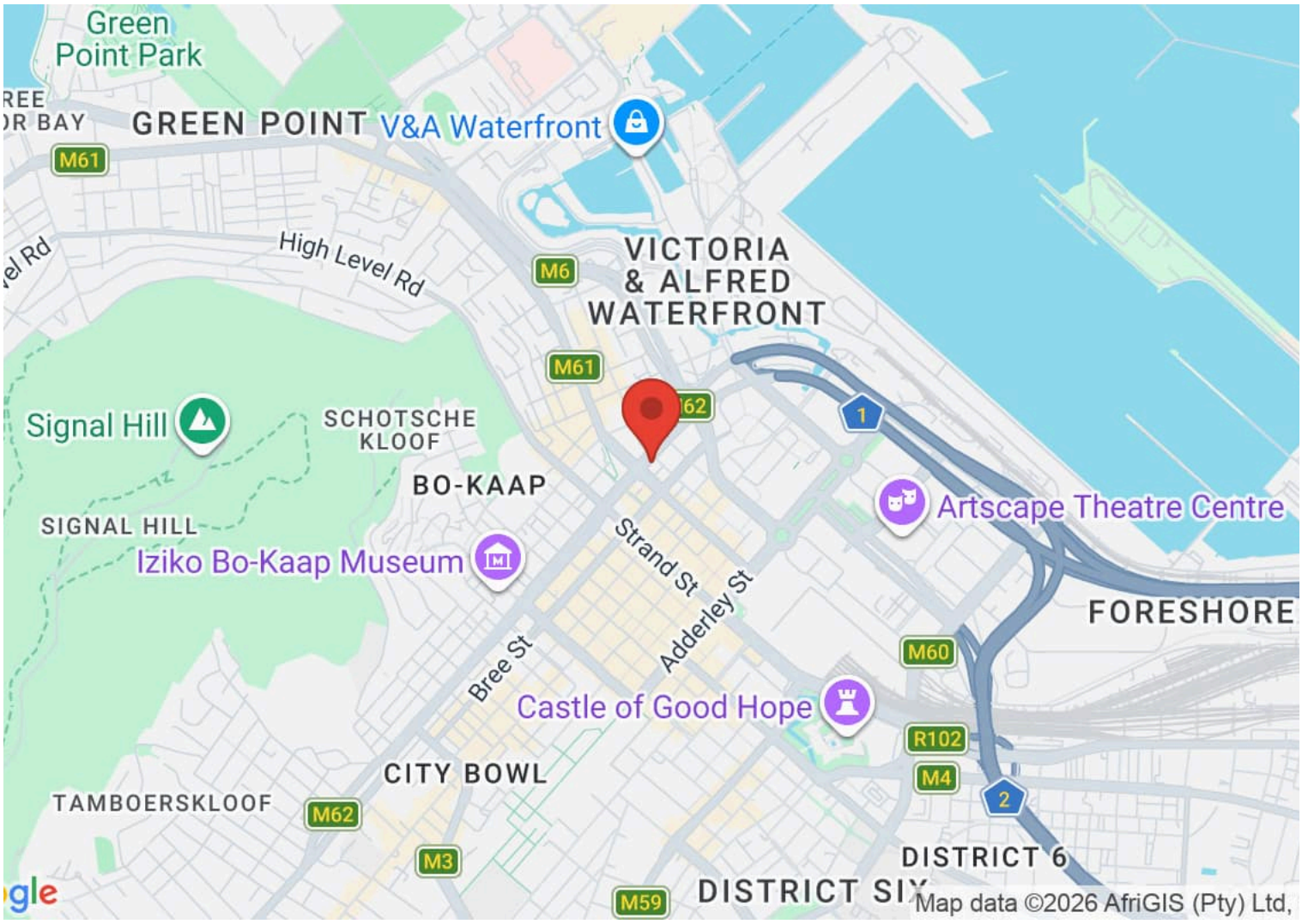
Gross rental	Rate: **R 215,00 / m²**
Net rental	Rate: **R 145,04 / m²**
Operations costs	Rate: **R 37,03 / m²**
Assessment rates	Rate: **R 32,93 / m²**

Additional Features

Balconies	Size: **305 m²**	Rate: **R 70,00 / m²**
Storage rooms	Size: **256 m²**	Rate: **R 70,00 / m²**

Parking

Basement	169	**R 1,850.00 per bay**
Other	12	**R 1,400.00 per bay**



Get in touch



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