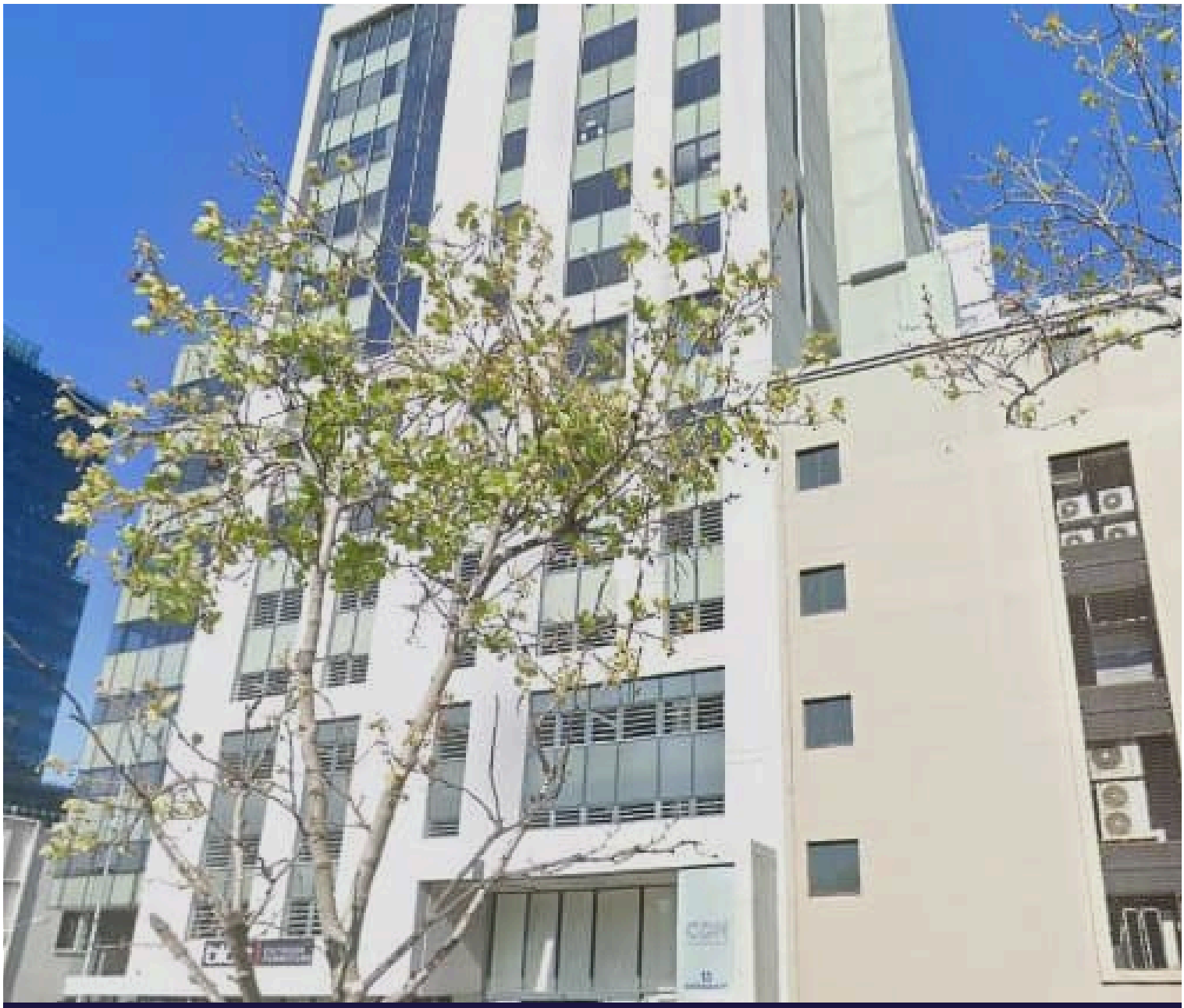


# To Let

## 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

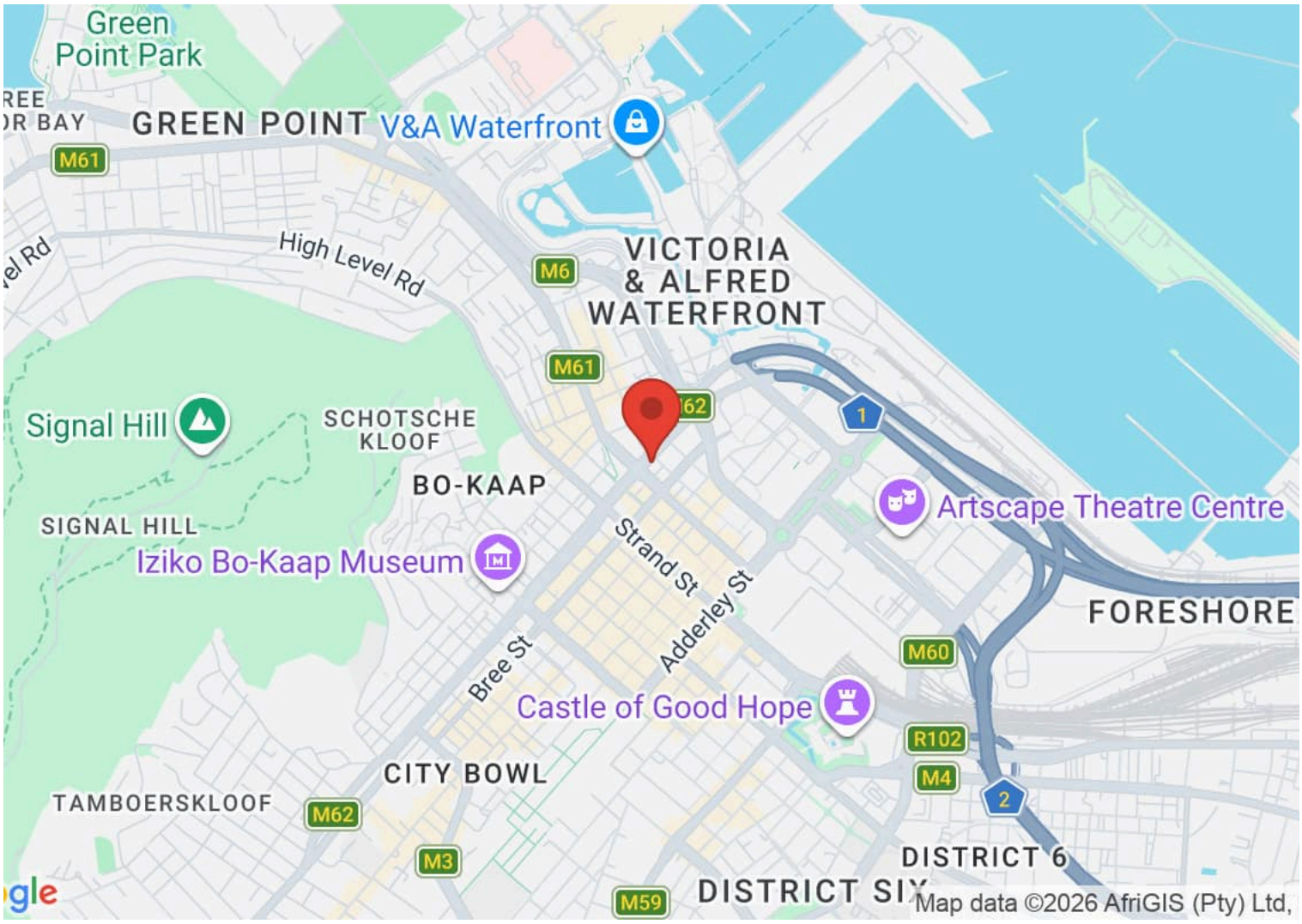
| | |
|---|---|
| Gross rental | Rate: **R 215,00 / m²** |
| Net rental | Rate: **R 145,04 / m²** |
| Operations costs | Rate: **R 37,03 / m²** |
| Assessment rates | Rate: **R 32,93 / m²** |

## 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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