

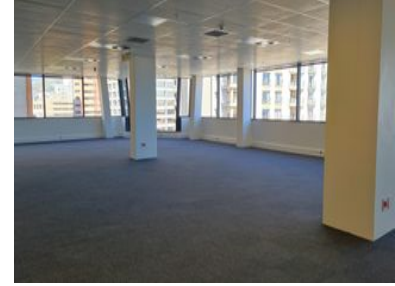
## 1047m<sup>2</sup> Office To Let

35 Lower Long Street, Foreshore

Gross rental **R235575 excl. VAT**

The entire 13th floor of the building is now available, with panoramic, mountain, city, and even ocean views! The space is ready to be customized to suit a sophisticated team looking for a luxurious office!

35 Lower Long is stunning commercial building situated in the busy foreshore, with easy access to the N1 and N2, and is equipped with a backup generator, UPS, and even a backup water supply. The building is 4-star green rated by the GBCSA, has state of the art access control and 24-hour security, and a chic and modern lift system, and is even bicycle friendly!



Rate Per m <sup>2</sup> excl. VAT	R225 / m <sup>2</sup>
Floor Size	1047m <sup>2</sup>
Availability	Immediately

Security	Yes
Air Conditioning	Yes
Type	Office
Title	None
Zoning	Commercial

## CONTACT US



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