

# 201,778 pm

Maxwell Office Park | Premium Grade Office Space to Let in Midrand, Waterfall City

 **866 m<sup>2</sup>**

Situated in the prestigious Maxwell Office Park at 37 Magwa Crescent, Waterfall City, this premium grade unit offers 866 sqm of open plan workspace. Located on the ground floor of Building 1, the office is available for immediate lease at a competitive rate of R233 per sqm excluding VAT and utilities. The building boasts sleek, contemporary architectural finishes throughout its common areas, adding to the overall professional atmosphere.

Inside, the office space is designed to create a productive environment with plenty of natural light streaming in, complemented by standard air-conditioning and ample electrical points for seamless functionality. Tenants will also benefit from the convenience of this location, with easy access to major roads including the N1 highway and Pretoria main road, ensuring effortless connectivity to key areas in Gauteng.

Waterfall City is one of Johannesburg's fastest-growing commercial hubs, making it an ideal choice for businesses looking for an upmarket, well-connected location. Just minutes away from the renowned Mall of Africa, tenants will enjoy easy access to a variety of shopping, dining, and...

**Gross Monthly Rental** R201,778 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	866	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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