

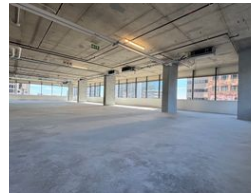


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**R200 per m²**

**Gross Monthly Rental R140,800 Excl. VAT**

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### Full-Floor Office with Wraparound Views – The Rubik

#### The Opportunity

Positioned in the heart of Cape Town's financial district, this premium-grade full-floor office at The Rubik offers an unparalleled opportunity for established businesses seeking prestige, functionality, and future-forward design. As one of the last remaining grey-boxed offices in Cape Town CBD, it presents strong capital growth potential and long-term rental upside—perfect for occupiers or investors seeking a prime city HQ.

With demand for premium commercial space in Cape Town CBD outpacing supply, this listing stands out as a rare find that blends visibility, accessibility, and design excellence.

#### The Space

This 704 m² full-floor office is perched on 12 & 13th floor of The Rubik, offering 260-degree panoramic views of Table Mountain,

### Features

**Zoning** Mixed Use

#### Interior

Air Conditioning Yes

#### Exterior

Security Yes

#### Sizes

Floor Size 704m²

