



**Gavin Rudolph**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 117 094 8)  
 082 554 3784  
 gavin.r@rawson.co.za



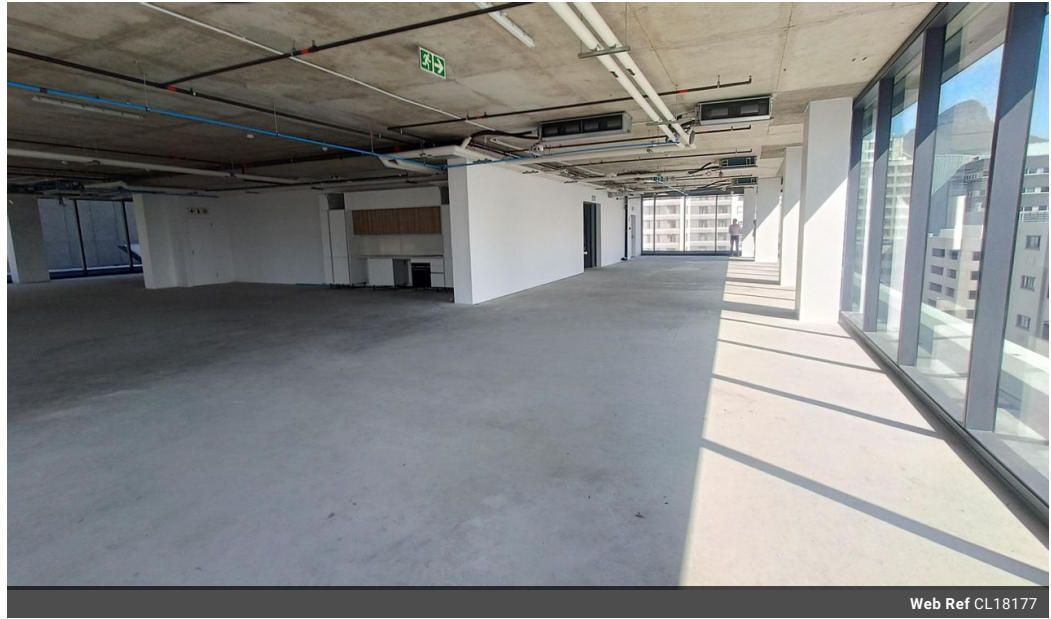
**Rawson Blaauwberg Commercial**  
 0790229240

marketing.cmb@rawson.co.za

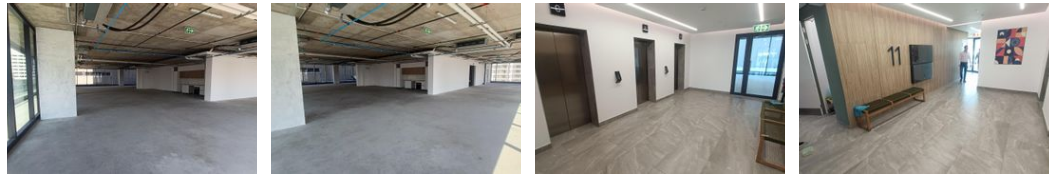
Contact Rawson Commercial  
 Cape Metropole - Blouberg Franchise

021 556 2474

9 Blaauwberg Road  
 Blouberg  
 7441



Web Ref CL18177



R24,975,000

14 0

## 677m<sup>2</sup> P-GRADE OFFICE FOR SALE IN THE RUBIK BUILDING

Discover the epitome of modern commercial real estate with this exclusive P-Grade office space available in The Rubik. Conveniently situated on the corner of Loop and Riebeeck Street in Cape Town's vibrant CBD, The Rubik offers a unique blend of historic charm and contemporary sophistication.

### Key Features:

- P-Grade Office Space: Top-tier quality and design.
- State-of-the-Art Security: Ensuring your business operates smoothly and safely.
- Central Location: Positioned in the heart of Cape Town, the Tech Hub of Africa.
- In-Unit Ablutions: Separate male and female facilities for added convenience.
- Breathtaking Views: Enjoy magnificent vistas of Table Mountain and the ocean.
- Parking: 14 Structured Parking Bays Included

-Exclusive Use Sectional Title Area: 526m<sup>2</sup>  
 -Exclusive Use Common Area: 93m<sup>2</sup>

## Features

<b>Title</b>	Sectional		
<b>Building Name</b>	11th Floor The Rubik		
<b>Zoning</b>	Commercial		
<b>Interior</b>	<b>Exterior</b>	<b>Sizes</b>	
Air Conditioning	Security	Floor Size	677m <sup>2</sup>
Power 3 Phase	Basement Parkings		
	Parking Ratio		
Yes	Yes		
Yes	14		
	2 bays / 100 m <sup>2</sup>		

