

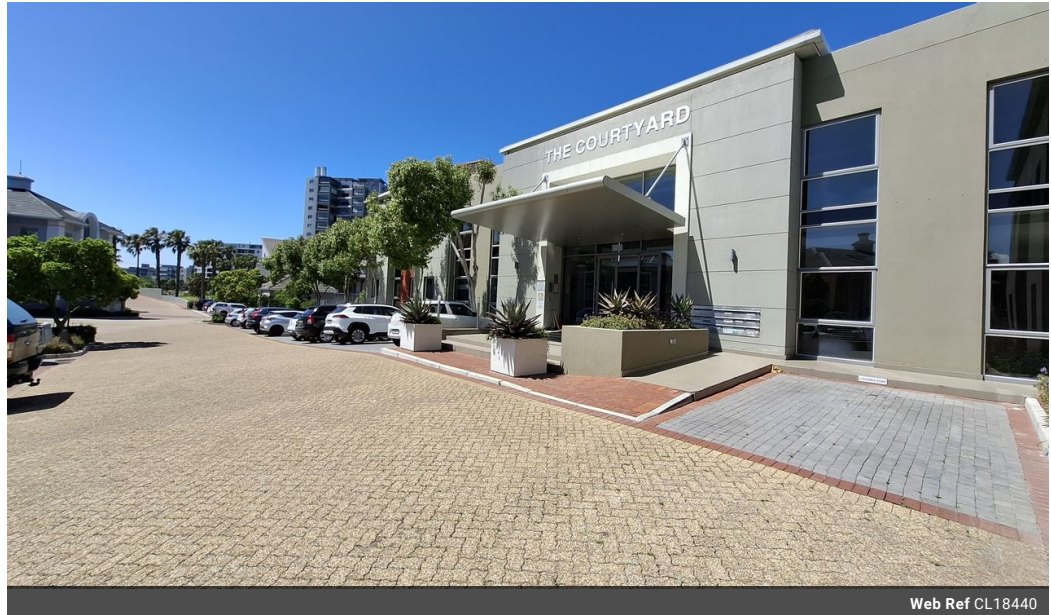


**Linda Breeze**  
060 763 7104  
admin.blaauwberg@rawson.co.za

Contact Rawson Commercial  
Cape Metropole - Blouberg  
Franchise

021 556 2474

9 Blaauwberg Road  
Blouberg  
7441



Web Ref CL18440



**R5,240,000**

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222m<sup>2</sup> - A Grade Office Unit in Century City's Prestigious The Courtyard - Prime Investment

Located within the sophisticated Oval Precinct of The Courtyard in Century City, this premium first-floor office unit represents an professional workspace. Situated in a 24/7 secure environment, this corner unit offers an exceptional blend of design, functionality, and natural illumination. Investment Highlight: Stable Tenant Lease in Place Until February 2026.

**Key Features:**

- Welcoming Reception Area
- Private Office
- Elegant Boardroom
- Flexible Open-Plan Workspace
- Three Dedicated Private Offices
- Spacious, Modern Kitchen
- Two Expansive Balconies with Scenic Landscaped Views
- 6 Basement Parking Spaces
- 1 Open Parking Bay
- Reliable On-Site Generator
- Round-the-Clock Security

**Features**

**Zoning** Commercial

**Interior**

Air Conditioning Yes

**Exterior**

Security Yes  
Covered Parking Bays 6  
Open Parking Bays 1  
Parking Ratio 6 bays / 100 m<sup>2</sup>

**Sizes**

Floor Size 222m<sup>2</sup>

**Extras**

Levies p/m +/- R10,000 | Rental income @ R185m<sup>2</sup>, tenant lease expires end February 2026

