



# PORT

COMMERCIAL PROPERTIES

## 250m<sup>2</sup> Office To Let

17 Hans Strijdom Avenue, Foreshore

Gross rental

R40000 excl. VAT

This well-appointed office suite on the 13th floor of One Thibault offers a premium, move-in-ready workspace in the heart of Cape Town's financial district. The unit features a versatile layout including a reception area, boardroom, private offices, an open-plan area, and a kitchen.

Secure basement parking available from R1650 per bay excl. VAT

Located in iconic Thibault Square, One Thibault is a 32-storey A-grade commercial building that combines heritage charm with modern business amenities. The property features 24-hour security, no load-shedding, basement lift access, and premium shared facilities including a rooftop pool deck, gym, conference centre, and restaurant. Positioned within walking distance of the CTICC, public transport hubs, and key highways, the building enjoys proximity to upmarket retail, restaurants and coffee shops, and many of the city's major corporate offices, making it an ideal location for...

Rate Per m <sup>2</sup> excl. VAT	R160 / m <sup>2</sup>
-----------------------------------	-----------------------

Floor Size	250m <sup>2</sup>
------------	-------------------

Availability	01 Jul 25
--------------	-----------

Security	Yes
----------	-----

Air Conditioning	Yes
------------------	-----

Type	Office
------	--------

Title	None
-------	------

Zoning	Commercial
--------	------------



## CONTACT US

**Daniel Bernberg**



(021) 204 7218



0827829840



daniel@portcommercial.com



Buitengracht Centre  
125 Buitengracht Street  
Cape Town



Disclaimer: Whilst every effort has been made to ensure the accuracy of the information contained herein, no liability can be accepted for any errors or omissions and the Tenant or Buyer is advised to verify the facts prior to making any offer to lease or purchase.

