



**Valerie Goodey**  
Non-Principal Property  
Practitioner  
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Properties

021 0003488

35 Main Road, Durbanville

194m<sup>2</sup> Office To Let in Tyger Waterfront



Web Ref CL308



R162 per m<sup>2</sup>

Gross Monthly Rental R31,560 Excl. VAT

7 0

### Prime Commercial Property for Rent in Tyger Waterfront

Elevate your business with this exceptional 194m<sup>2</sup> double-storey corner office, strategically located in the bustling Tyger Waterfront area. This prime location offers easy access to key routes, various amenities, top restaurants, and the nearby Tyger Valley Shopping Centre, making it ideal for professionals seeking convenience and prestige.

#### Office Features:

##### Ground Floor:

Air-conditioned reception area  
Expansive open-plan workspace  
Director's corner office/boardroom on the left  
Second director's corner office on the right  
Kitchenette  
Toilet facilities and a separate shower  
Convenient storeroom

##### Second Floor:

Spacious director's office/boardroom

### Features

**Zoning** Commercial

**Exterior**  
Basement Parkings 7

**Sizes**  
Floor Size 194m<sup>2</sup>