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Loft Office 6  
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**R14,650,000**

Monthly Rates R25,100 Excl. VAT



### Prime Commercial Property For Sale | Les Marais, Pretoria.

Mixed-Use Gem on Paul Kruger Street.

This Master-Built Commercial Property in pristine condition is a rare find in the heart of Les Marais. Perfectly positioned on the bustling and well-known Paul Kruger Street, the property offers excellent exposure with consistent street-level passing trade. Whether you're an investor or an owner-occupier, this property delivers versatility, space, and high visibility.

Let's take a closer look at what's on offer:  
Office Component – Spread Over Three Floors-

First Floor:

Welcoming reception area, 6 private offices, a spacious boardroom, kitchenette, bathrooms, and a balcony. Bonus: Direct lift access from the ground floor to all levels.

Second Floor:

Currently operated as a training facility, this floor features multiple offices, large lecture or training rooms, kitchenette,

### Features

**Zoning** Mixed Use

**Sizes**

Floor Size 5,020m<sup>2</sup>  
Land Size 5,625m<sup>2</sup>

