

76 Kyalami Boulevard

 Kyalami Business Park, Kyalami

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Premium Offices with Exceptional Views in Kyalami Business Park.

Situated within the highly sought-after and secure Kyalami Business Park, 76 Kyalami Boulevard offers well-designed office space with incredible views overlooking the iconic Kyalami Grand Prix Circuit and International Convention Centre. Positioned within one of Midrand's premier mixed-use business environments, this property combines professional office accommodation with landscaped surroundings, excellent accessibility, and a vibrant corporate community.

Property Features

- **Modern Office Space** – Well-designed offices tailored to support productivity, collaboration, and professional business operations.
- **Exceptional Scenic Views** – Offices enjoy panoramic views overlooking the renowned Kyalami Grand Prix Circuit and surrounding convention facilities.
- **Secure Corporate Environment** – Access-controlled business park with 24-hour security and professionally managed infrastructure.
- **Sustainable Mixed-Use Setting** – Beautiful leafy streets, landscaped gardens, parks, and living green spaces create a welcoming and balanced work environment.
- **Professional Corporate Community** – Positioned within a thriving mixed-use business park combining office, industrial, and lifestyle elements.
- **On-Site Amenities** – Convenient access to an on-site restaurant and shared business park facilities for staff and visitors.

Location & Accessibility

- **Prime Midrand Location** – Centrally positioned between Johannesburg and Pretoria with excellent regional accessibility.
- **Easy Highway Connectivity** – Convenient access to the N1 highway and surrounding arterial routes supports efficient commuting and business travel.
- **Close to Waterfall City & Kyalami Corner** – Nearby retail, commercial, and lifestyle destinations provide excellent convenience and support services.

- **Accessible Road Network** – Well connected via Main Road, Allandale Road, and surrounding transport corridors.
- **Strategic Corporate Position** – Ideal for businesses seeking a prestigious office address within a dynamic and secure business environment.

Nearby Amenities & Attractions

- **Motorsport & Events Destination** – Located adjacent to the iconic Kyalami Grand Prix Circuit and International Convention Centre.
- **Retail & Dining Convenience** – Nearby shopping centres, cafés, restaurants, fuel stations, and banks support daily convenience for staff and visitors.
- **Fitness & Wellness Facilities** – Gyms and wellness centres in the surrounding area contribute to a balanced and healthy work lifestyle.
- **Accommodation Options** – Hotels and guesthouses nearby provide convenient lodging for travelling clients and business visitors.
- **Thriving Business Community** – Surrounded by a diverse network of over 250 businesses within one of Midrand's most prestigious corporate parks.

Total GLA: 2 744m²

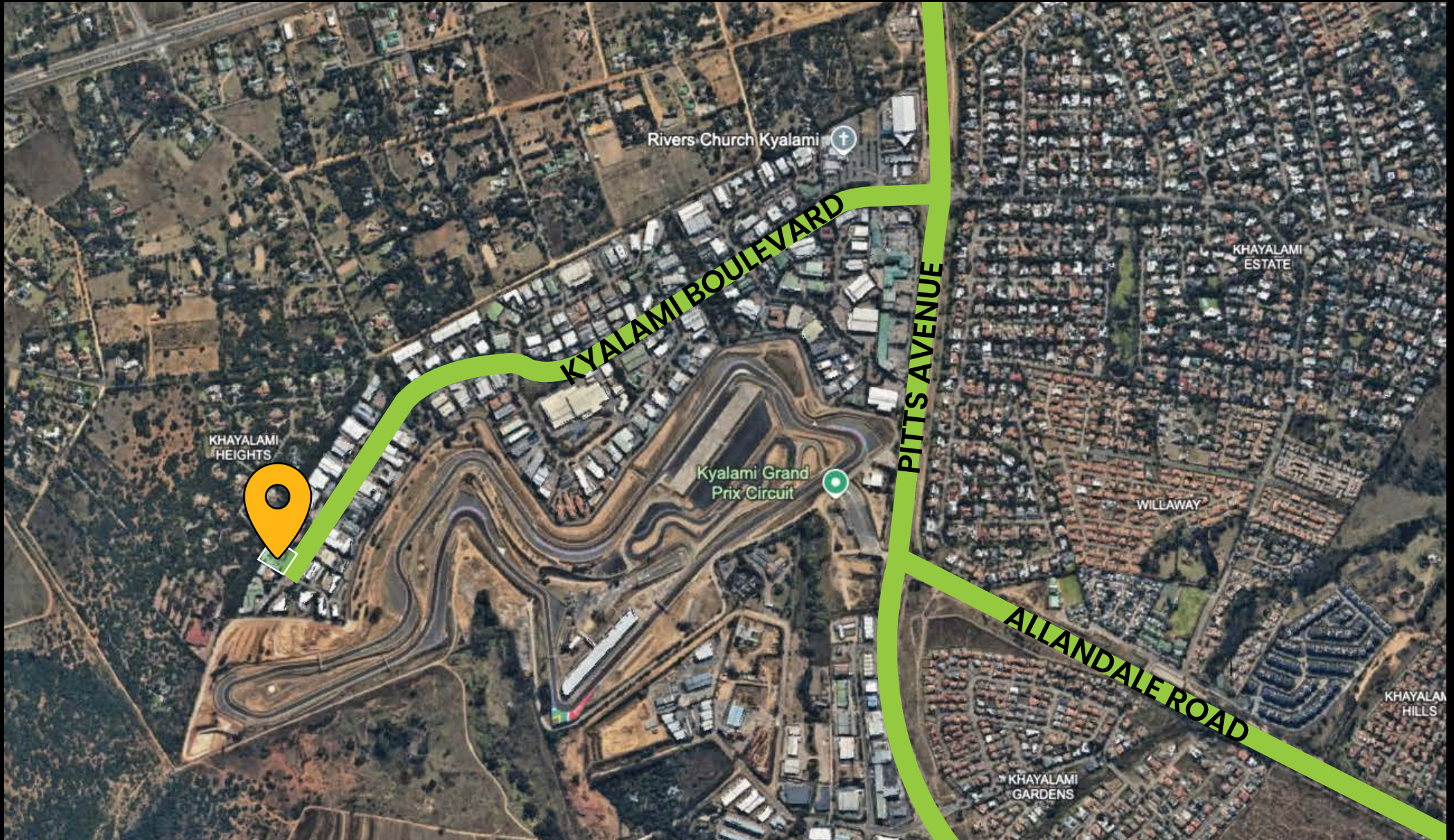
- **Offices:** 2 286m²
- **Storage:** 15m²
- **Balconies:** -

Parking Bays 92

Back-up Water No

Back-up Power Yes

Fibre Availability Yes



LOCATION