



SPACEPERKS

REIMAGINE YOUR WORKSPACE

3 River Road



WHY CHOOSE SPACE PERKS?

REIMAGINE YOUR WORKSPACE

It's simple to finalise a deal with our latest tenant incentive campaign! We've eased the process, allowing tenants to access outstanding office space in prime locations. This setup enhances team collaboration and provides an inspiring environment for working together, ultimately benefiting the bottom line.

We offer **3 or 5 year deals**, each with their own unbeatable incentives

Refer to our terms and conditions for more information



**1 MONTH
BENEFICIAL OCCUPATION**



**3 MONTHS
TENANT INSTALLATION**



**R63 / SQM FOR
THE FIRST 2 MONTHS**



**8% LEASE
ESCALATION**



**FROM R90 PER
SQUARE METRE**

Applicable only to
suites
over 200m²

**BASED ON A 3 YEAR LEASE.
ENQUIRE ABOUT OUR 5 YEAR LEASE OPTION.**

3 RIVER ROAD

Prime Standalone Office Opportunity at 3 River Road, Riverview Office Park.

3 River Road offers an exceptional standalone office opportunity within the secure and well-established Riverview Office Park in Midrand. Boasting highway frontage, this sought-after location provides unmatched visibility and seamless connectivity to the N1 highway and Waterfall City, one of Gauteng's leading commercial hubs.



Key Benefits:

- **Prime Location** – Direct access to the N1 highway and major arterial routes
- **Excellent Visibility** – Highway frontage for enhanced brand exposure
- **Secure Business Park** – 24/7 security and access control

Nearby Amenities:

- **Mall of Africa (5-minute drive)** – Premier shopping, dining, and entertainment destination.
- **Waterfall City** – Business, lifestyle, and residential hub.
- **Midrand Gautrain Station** – Convenient public transport access.
- **Hotels & Conference Facilities** – Including Protea Hotel and Gallagher Convention Centre.
- **Retail & Dining Options** – Various restaurants, cafés, and convenience stores within close proximity.

With its strategic location, top-tier amenities, and high visibility, 3 River Road is an ideal office space for a forward-thinking business looking to establish or expand its presence in Midrand.



FIBRE



GENERATOR
POWER BACK UP



SECURITY ACCESS



WATER TANK
BACK UP



Total GLA: 3 540m²

- Offices: 3 356m²
- Storage: 84m²
- Balconies: 100m²

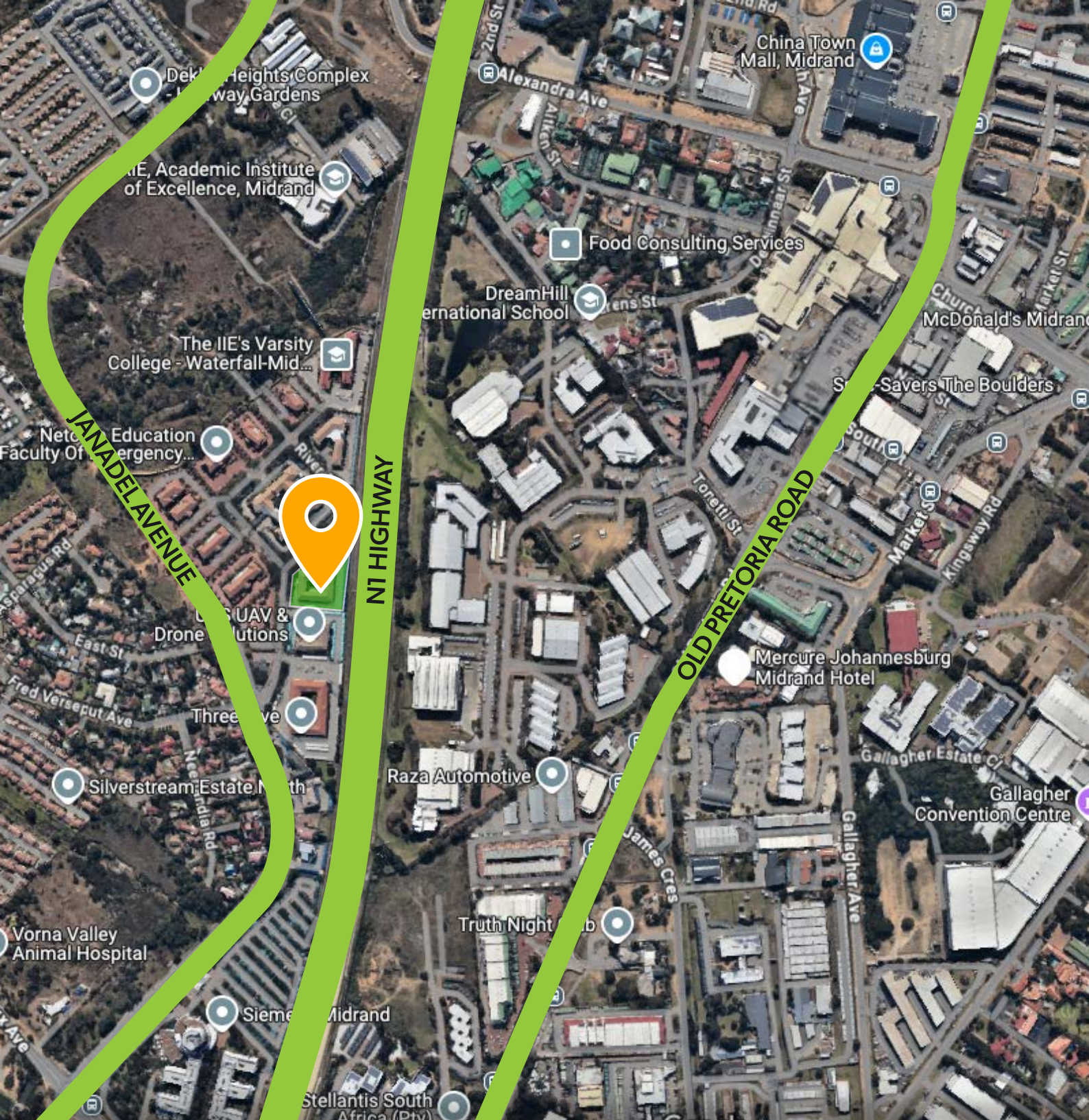
Parking Bays 144

Back-up Water Yes

Back-up Power Yes

Fibre Availability Yes

AVAILABLE WITH **3 MONTHS NOTICE**



RIVERVIEW OFFICE PARK, MIDRAND

CONTACT DETAILS

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