



Black River Office Park

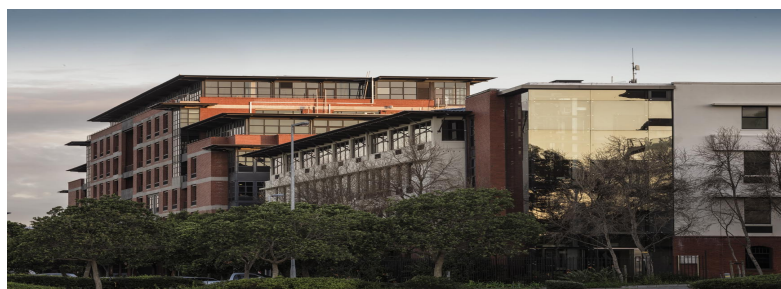
Sector: Office Total Property GLA: 52,221 m²

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Address

Fir Street (Liesbeek Parkway)

Suburb: Observatory

City: Cape Town

Province: Western Cape

Postal code: 7925

Zoning: General Commercial C2

GPS Coordinates

Latitude: -33.93326

Longitude: 18.471395

Description

Black River Office Park is located in Fir Street, Observatory – a vibrant and prosperous Cape Town suburb. This ultra-modern landmark building with its unique combination of office and retail space is ideally located just off the N2 freeway, and just a few minutes' drive from Cape Town International Airport, Cape Town CBD and the N1 freeway.

Black River Office Park is officially the greenest office precinct in South Africa, with all eight buildings Green Star SA-rated. All have Green Building credentials and solar installations. The park has one of the largest roof-mounted solar panel installations in Southern Africa and is one of the top thirty in the world.

There are several amenities on site including a car wash, laundry, coffee shops (Vida e, Mill and Press and KDee's Takeaways), gym, yoga studio, Total Ninja (indoor adventure playground) and a hair salon. The precinct is close to public transport with the Observatory train station a mere 5-minute walk. The

Hartleyvale Stadium and Riverlands, the new mixed-use development (which houses Amazon's new HQ - a mid-size shopping Centre, including Checkers and Woolworths), are Black River Office Park's immediate neighbors.

Parking details

Parking ratio: 3

Basement bays (R/bays): R1,800.00

Features and Amenities



Backup generator



Fibre



Storerooms



Balconies

ESG Features

Green Star Rating



Existing Building Performance

★ ★ ★ ★ ★

5 Star Rating

Energy Performance Certificate



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Availability: 01/11/2026

Description

1048m² office available for viewings on 2nd Floor Office O2b North Park Block A.

Rental Details

Net rental (R/m²): R222.98

Operational costs (R/m²): N/A

Rates (R/m²): R12.02

Gross rental (R/m²): R235.00

CID levy (R/m²): R2.26

Space2Spec: No

Parking details

Parking ratio: 3

Basement bays (R/bays): R1,800.00

Features and Amenities

Backup generator

Amenity available

Fibre

Standby water

Amenity not available

Go City/Access Control at R9,00 per user per month

Access note

Arrangements to be made prior to viewing

Additional Information

Go City/Access Control at R9,00 per user per month

Unit: North Park Block A | 2nd Floor Office O2b
(Adidas)

Size: 1048 m² Premises Condition: TBC

Tenant installation allowance

1 Month's rental per year of lease (calculated based on office rental plus rates).