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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

3,888m<sup>2</sup> Office For Sale in Longmeadow

NEW



POA

158 42

## Premium Office building FOR SALE in Longmeadow

An exceptional 3,888m<sup>2</sup> A-grade office facility is available \*for sale\* in the highly sought-after Longmeadow business precinct. Set on a generous 21,210m<sup>2</sup> stand, this architecturally designed property offers a strong corporate presence and premium features throughout. The layout includes spacious open-plan areas, a functional mezzanine level, and a large balcony ideal for staff functions or client events. Full backup power and water systems, along with 300 amps of 3-phase power, ensure uninterrupted business continuity.

The building is fully air-conditioned and includes a modern, high-end kitchen for staff convenience. A major highlight is the ample parking, with a total of 200 bays—85 shaded, 73 basement, and 42 open—providing more than enough space for staff and visitors.

## Features

**Zoning** Commercial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	300

### Exterior

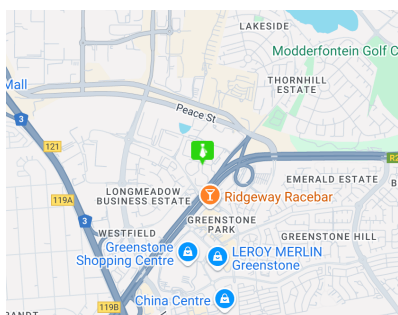
Security	Yes
Covered Parking Bays	85
Basement Parkings	73
Open Parking Bays	42

### Sizes

Floor Size	3,888m <sup>2</sup>
Land Size	21,210m <sup>2</sup>
Building Height	8m

### Extras

Office 24 Hour Access Security Estate Exposed Retail Secure Parking Fibre Air Conditioner



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