

THE RESERVE

OFFICE SUITES



WELCOME TO THE RESERVE

Designed for distinction and convenience,
The Reserve Office Suites sets a new benchmark
for office space in Somerset West.

Strategically positioned in the sought-after
Paardevelei Precinct along Beach Road,
The Reserve Office Suites offers luxury sectional
title offices with breathtaking views,
thoughtfully designed common areas, and
the flexibility to create a workspace that reflects
your business.

OFFICES SIZED FROM 135M² - 358M²

PRICED FROM R4,75 - R12,25 MILLION (EXCL VAT)

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CONCEPT SUITE DESIGN



DEVELOPMENT HIGHLIGHTS

- 4-storey contemporary office building
- 18 flexible sectional title office suites ranging from 135m² to the full 3,440m² building
- Rooftop entertainment deck
- Balconies, curated common spaces and landscaped terraces
- 153 parking bays (4,5 bays per 100m²)
- Modern architectural design with grey box flexibility for custom fit-outs
- One of the last remaining opportunities in Somerset West

ENQUIRE NOW



DESIGNED FOR YOUR BUSINESS

Handed over as grey box spaces, each office at The Reserve Office Suites is thoughtfully prepared giving you the freedom to create a workspace that reflects your business.

- Smooth plastered & painted walls
- Power floated floors ready for tenant floor finishes
- SANS-compliant lighting
- Aluminium shop front office entrance doors
- Fitted kitchens & private male / female ablutions per unit
- Off Shutter Concrete Soffit.

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CONCEPT SUITE DESIGN



AVAILABLE OFFICE SUITES

Each of the 4 floors comprise of four office suites ranging from 135m² - 3440m². These also have the flexibility to be combined to form larger offices on request.

CLICK BELOW TO EXPLORE THE FLOOR PLANS:

GROUND FLOOR SUITES

FIRST FLOOR SUITES

SECOND FLOOR SUITES

THIRD FLOOR SUITES



COMMUNAL ROOFTOP ENTERTAINMENT DECK

THE
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WORK SMARTER, GROW FASTER

Tenants at The Reserve Office Suites enjoy a curated selection of premium amenities designed to enhance productivity, convenience, and professional connection, all within beautifully maintained landscaped grounds.

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BUSINESSES BENEFIT FROM:

- Thoughtfully designed common spaces
- Rooftop deck with breathtaking views
- 153 secure parking bays, including basement and open parking
- Landscaped areas and private balconies
- CCTV in all common areas and controlled access to individual units and parking



COFFEE SHOP CONCEPT

PRIME LOCATION, PERFECTLY POSITIONED

Strategically situated in the highly sought-after Paardevlei Precinct along Beach Road, The Reserve Office Suites offers unmatched convenience and accessibility for all kinds of businesses.

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NEARBY AMENITIES INCLUDE:

- Directly opposite Paardevlei Retail Centre (coffee shops, restaurants, and supermarket)
- Opposite Strand Golf Course
- Next to Busamed Paardevlei Private Hospital
- 5 minute walk to Nuudo Luxury Spa
- 5 minute walk to Strand Beach
- 6 minute walk to Lionel SmitArt Studio
- 8 minute drive to Somerset Mall
- 2 minute drive to Virgin Active



DEVELOPMENT TEAM

HEARTWOOD PROPERTIES

Heartwood Properties Limited is listed on the Cape Town stock exchange and understands the needs of Western Cape property users and owners, consistently delivering premium commercial and warehouse developments. Their reputation for quality and reliability ensures every project stands out for both functionality and long-term value.



DEVELOPMENT TEAM

SOAR DEVELOPMENTS

Soar Developments creates innovative, low-maintenance industrial, commercial, and residential spaces designed to be cost-effective and sustainable. With contemporary designs and instantly recognisable architecture, their developments have become landmark destinations in their communities.



DEVELOPMENT TEAM

TWO FIVE FIVE

Two Five Five Architects specialises in crafting timeless, thoughtful architecture that elevates everyday living. Focusing on multi-tenant residential and mixed-use developments, their designs maximise natural light, ventilation, and space efficiency, creating environments that feel both functional and inspiring.



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