



# ATTACQ SECURED NEW PwC HEAD OFFICE

Development of the first high-rise for Waterfall City



**A**tterbury Property will develop the new head office of PwC at Waterfall City, Midrand, which will be an iconic 26 storey building and the first high-rise within the booming precinct.

This follows the signing of a lease agreement between PwC and Attacq on 15 January 2015 confirming the development of new headquarters for the leading accounting and professional services firm at Waterfall City.

The R1,5 billion high-rise building, comprising 40 000sqm of modern offices, is designed to house 3 500 PwC employees in an efficient, optimally-designed workplace. It will be developed in a prime location overlooking the Waterfall City Park and the 127 000sqm Mall of Africa super-regional shopping centre, which are under development and set to open in 2016.

Attacq Waterfall Investment Company (AWIC) holds the development rights to the prestigious Waterfall City, and is 100% owned by JSE-listed Attacq. Atterbury Property Developments is responsible for coordinating this commercial real estate project for and on behalf of AWIC.

Atterbury Property's Director of Commercial Development, Jeanne Jordaan, comments: "We are proud to work with PwC as the developer of its new head office, which is destined to become a landmark building for South African business in Attacq's pioneering Waterfall City."

Earthworks and construction for the new PwC building have already commenced. The project is expected to take 36 months and is scheduled for completion at the beginning of 2018.

The PwC Tower is designed by LYT Architecture and will be constructed

in phases due to the unique design of the structure. It gently twists through its height to frame the grand urban park which forms the green heart of Waterfall City. The building is also designed to conform to the internationally-recognised LEED (Leadership in Energy and Environmental Design) silver standard.

Guy Steenekamp, a director at LYT Architecture says: "The brief for the PwC Tower at Waterfall City called for an iconic building form that would be unique to the development and which would mark the property as a new top tier destination for business. Given the

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height of the building and that it is situated on a high point in Waterfall City, it will easily be the tallest structure on the corridor between the Sandton CBD and the Pretoria/Tshwane CBD. The PwC Tower will be visible from almost anywhere within a 30km radius."

Adding to the tower's uniqueness is its positioning adjacent to the Waterfall City Park, which is set to be a lush and vibrant public green space in the tradition of world-class cities across the globe.

Jordaan explains: "It has been proved that responsive and meaningful

open spaces improve quality of life and adjoining property values. The Waterfall City Park has been designed around these principles."

The Waterfall City Park will span 1,3ha of beautiful green parkland and link to the Mall of Africa at its Town Square. Waterfall City Park is positioned atop five levels of super-basement, which are already under construction, and is encircled by the bustling Waterfall City, with its mixed-use development that includes offices, as well as the mall itself.

"The park grounds are in the perfect position to provide well-designed social and recreational amenities in the heart of this modern hub – for city dwellers, office workers, residents and visitors alike. The attractive gardens provide a playground for a multitude of outdoor activities and recreation options and also include an intimate amphitheatre with an interactive fountain and stage area," adds Jordaan.

Waterfall City is South Africa's largest urban concept development, designed to provide everything expected of a world-class modern city, with all the conveniences of a leading, quality urban environment. It is strategically located between Midrand and Sandton, spanning land on both sides of the N1 highway from the Woodmead to Allandale interchanges.

In addition to PwC, the burgeoning Waterfall City continues to attract leading businesses including Servest, Colgate Palmolive, Cell C, Group 5, Altech, Digistics, Massbuild, Cipla, Golder & Associates, MB Technologies, Virgin Active, Premier Foods, Dräger SA, Westcon Group, Novartis, Covidien, Cummins, Honda Motor SA, Hilti, Stryker and Schneider Electric. Atterbury has offices at Waterfall City and Attacq's head-office is also based there. The Waterfall City Netcare Hospital is also located there. 