

**COLLABORATION HUB**



### A corporate environment that's designed for business growth.

Gauteng's premier commercial green destination.

This remarkable building offers an A Grade, 4-Star rating. Location is taken care of, with easy access to Gautrain, taxi routes and main arterials. The Campus is well maintained with excellent security at the gatehouse and the main reception.

The floor plates are 35,000m and are sub-divisible around shared services and circulation space. All basement and ground floor entrances are access controlled. The total parking ratio provided is 4 bays /100m of the rentable area.

### Amenities

-   
4 Star Green star
-   
Green vehicle facilities
-   
Waste management
-   
Wheelchair access
-   
Generator
-   
Canteen
-   
Energy efficient
-   
Outdoor social spaces
-   
Parking
-   
Gautrain bus stop
-   
Gautrain station (10 - 15 mins)
-   
Public transport access (5 - 10 mins)
-   
Superb highway visibility
-   
Direct Power Eskom
-   
High spec fitout
-   
Mall access (5 - 10 mins)
-   
Water and energy sub metering
-   
24-hour access control & CCTV monitoring

### A City of Connection

**Locality Infrastructure Technology Travel**  
Waterfall City is a place where you can connect all aspects of your life, be it living, business or leisure.

### A City of Care

**Safety Sustainability Smart City Health**  
Waterfall City is a stable, robust environment where business and communities can flourish and where we care for our people and the planet.

Current projects	
A Grade Office Space	22 820m <sup>2</sup>
Floor plates of around	5 000m <sup>2</sup>
Warehouse	12 200m <sup>2</sup>
Office	1 814m <sup>2</sup>
Customer Care Centre	4 879m <sup>2</sup>

### A City of Commerce

**Commercial Retail Logistics Hospitality**  
Waterfall City, located in the economic heart of Gauteng, is the hub of choice for international and local blue-chip brands in leading industries.

### A City of Community

**Multi-generational Living Education Lifestyle Destination Waterfall City Cares**  
Waterfall City is home to multiple residential estates in an inclusive community, where we celebrate diversity and encourage learning and community building.

**Waterfall City CBD**  
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44 Magwa Crescent.  
010 549 1050

**Commercial leasing**  
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Attacq BBBEE Level 1  
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