

### COLLABORATION HUB



## Smart, safe & sustainable corporate showcase.

Gauteng's premier commercial 'green' destination.

Waterfall Circle is conveniently located opposite the vibrant Waterfall Lifestyle and Waterfall Corner Centres on the corner of Waterfall Drive and Country Estate Drive. Within the area is a Gautrain bus stop, Virgin Active, Woolworths and Checkers. Several Waterfall City residential estates are close by. It also features bicycle racks, showers and lockers.

This building is prolific with green credentials. It is purposely designed to be highly energy efficient, from lighting to water to air handling. A thermal storage system reduces peak energy demand, while specialised water fixtures, xeriscape plants, rainwater capturing, and air-cooled chillers ensure maximum water efficiency. It also has a zero-wastage fire water system.

When it comes to the future, even the building itself is highly recyclable, with its reinforced steel having a recycling content of at least 90%, and some 50% of the timber being either Forest Stewardship Council Certified, reused or has a post-consumer recycle content.

All this adds up to a certified green building that creates a fantastic work environment that is focused on the future. At Waterfall Circle you can enjoy:

- Quality fresh air rates at 150% higher than required
- Optimised generous daylight, eliminating glare
- Individual temperature control
- Low building emissions
- Excellent views
- A safe environment within a sought-after location

#### Waterfall City CBD

Attacq  
Nexus 1, Ground Floor,  
44 Magwa Crescent,  
010 549 1050

**Commercial leasing**  
Justin Smith  
082 362 0800  
justin@attacq.co.za

**Broker enquiries**  
Lunga Sikutshwa  
083 200 2576  
lunga@attacq.co.za

Attacq BBBEE Level 1  
Attacq Management Services Proprietary Limited, a wholly owned subsidiary of Attacq Limited, is registered with the PPRA and holds a fidelity fund certificate and trust account in terms of the Property Practitioners Act 22 of 2019.

## Amenities



Sustainability:  
5 Star Green Star



Water resilience



Deli



Wheelchair access



Generator



Cyclist facilities



Showers



Outdoor social spaces



Parking



Gautrain bus stop



Gautrain station  
(10 - 15 mins)



Public transport  
access (5 - 10 mins)



Mall access  
(5 - 10 mins)



Water and energy  
sub metering



24-hour access  
control & CCTV  
monitoring



Waste  
management



## 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.



## 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.

