

# WATERFALL

Commercial

## 3630

FACT SHEET

The ideal place to play,  
work and stay in the  
heart of Gauteng.

## Give your business a view of the future
















Gauteng's premier commercial destination.

3630 will be a built-to-spec, tenant-driven feature P-Grade office building located on a very prominent corner site in Waterfall City.

The site is a parcel of land extending down from the PwC tower towards Karkloof Crescent, providing unobstructed exposure on three sides. Due to its elevation, the building will be very visible from the freeway travelling both North and South.

The circular aesthetic of the building is a formal device used to address the building's high degree of visibility. This is also a fitting companion to the concave façade of the PwC tower. The building floor-plate wraps around a central atrium. This atrium orients itself towards the freeway providing a connection from the interior to the exterior, with spectacular views down over the East of Johannesburg. This aspect is further enjoyed by the roof garden and entertainment area which has approximately 330 degrees of unobstructed views.

### 3630 Amenities

-  Sustainability - targeting 4-Star Green rating
-  Renewable energy (solar panels)
-  Water harvesting
-  Wheelchair access
-  Generator
-  Cyclist facilities
-  Showers
-  Water and energy sub metering
-  Public transport access (5 mins)
-  Gautrain bus stop
-  Gautrain station (10 - 15 mins)
-  Outdoor social spaces
-  Direct mall access
-  24-hour access control & CCTV monitoring
-  Parking

### Waterfall Core Values

-  **locality**  
Exactly where you need to be
-  **safety**  
Your safety is our priority
-  **vitality**  
Enjoy an active lifestyle in a pedestrian-friendly and bikeable neighbourhood
-  **infrastructure**  
Waterfall connects infrastructure, efficiency and convenience with quality of life
-  **amenities**  
Work, stay, shop and play in one convenient neighbourhood
-  **sustainability**  
A green environment that's good for you and the planet
-  **technology**  
A world-class fibre optic and wireless communication network keeps you up to speed
-  **waterfall cares**  
Giving back to our communities

### Future Projects

Lower Ground, ground, plus 4 additional floors 12 867m<sup>2</sup>

Note: Can be divided into floor plates of ± 1 900m<sup>2</sup>



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**ATTACQ**  
INVEST • DEVELOP • GROW