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## The Ingress Offices Phase 1: Buildings 1 and 2

Corner of Lone Creek Road and Magwa Crescent, Waterfall City, Midrand 2090

The Level 4 Green Star-rated design of this commercial office precinct, which consists of five buildings and is located right at the gateway to Waterfall City, accommodates both individual tenants per building and multi-tenanting across four levels. Defined by clean, structural lines and clear views of the city, The Ingress prioritises sustainability and green design through alternative façade solutions. An aluminium-clad frame resembling timber adorns the northeastern side of the

building, aiming to sustain thermal comfort and act as a focal point with prime signage possibilities, especially as it's visible from the N1 highway. The second phase of the development sees the inclusion of three more buildings towards the west, which will bring the development to approximately 22 000m² of GLA. All five buildings within The Ingress are designed to link and spill out into private social spaces for each tenant to contribute to better WELL design, which rates the user experience of a building.



**Owner** Attacq Waterfall Investment Company **Developer** Attacq Waterfall Investment Company  
**Development manager** Attacq Waterfall Investment Company **Architect** ARC MU:V **Quantity surveyor** RLB Pentad  
**Structural engineers** EDS Engineers **Electrical engineers** Claassen Auret Electrical Engineers **Civil engineers** EDS Engineers  
**Mechanical engineers** QMech **Other consultants** Green Planet Engineering **Principal contractor** Archstone Construction South Africa  
**Project manager** ARC MU:V **Fire consultant** WSP Consulting Engineers **Environmental consultant** Solid Green



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