

## Willow Wood Office in Gauteng final phase of construction underway

The Heartwood Properties development, Willow Wood Office Park in Fourways, Gauteng is currently in its fourth and final phase of construction and due for completion by March 2019. Customer engagement solutions' company, Genesys will take up half of the new block, and other firms to occupy space include Regus PLC, a London based serviced office company, Cronimet Mining, locally produced interior design magazine Habitat, and Cinevation who specialises in cinema adverts.



With an eco-friendly and modern design, the office park is situated in close proximity to major highways, Lanseria's International Airport and some of Gauteng's main centres such as Cedar Square shopping centre, Fourways Mall, Dainfern Estate and Steyn City.

Existing buildings are partially fitted with solar panels, however, during the final phase of construction, the entire office park will have solar panels, reducing the building's footprint and saving money on electricity costs. Heartwood Properties plan to include a special landscaping feature that will provide office workers with views and a natural space to escape to during lunch or for impromptu team meetings.

On-site, employees currently enjoy amenities such as a fully functioning Pilate's studio, an established coffee shop, 24-hour security, backup power, basement and shade parking with basement stores available.



Approximately 330 jobs are being created during the construction process of Phase 4, with offices still available for rent. The first floor (751m<sup>2</sup>) can be divided into smaller offices from 130m<sup>2</sup> with some flexibility for new tenants at this stage.

Future developments include an R80m warehouse and showroom in Northriding and an office development in Bryanston that will feature a rooftop venue looking back at the Sandton skyline. Operating predominantly in the Gauteng region Heartwood is also busy expanding into the Cape Town area.

Heartwood focuses primarily on properties in the warehousing and commercial sectors. Pallidus Capital acts as an ongoing external issuer agent.

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