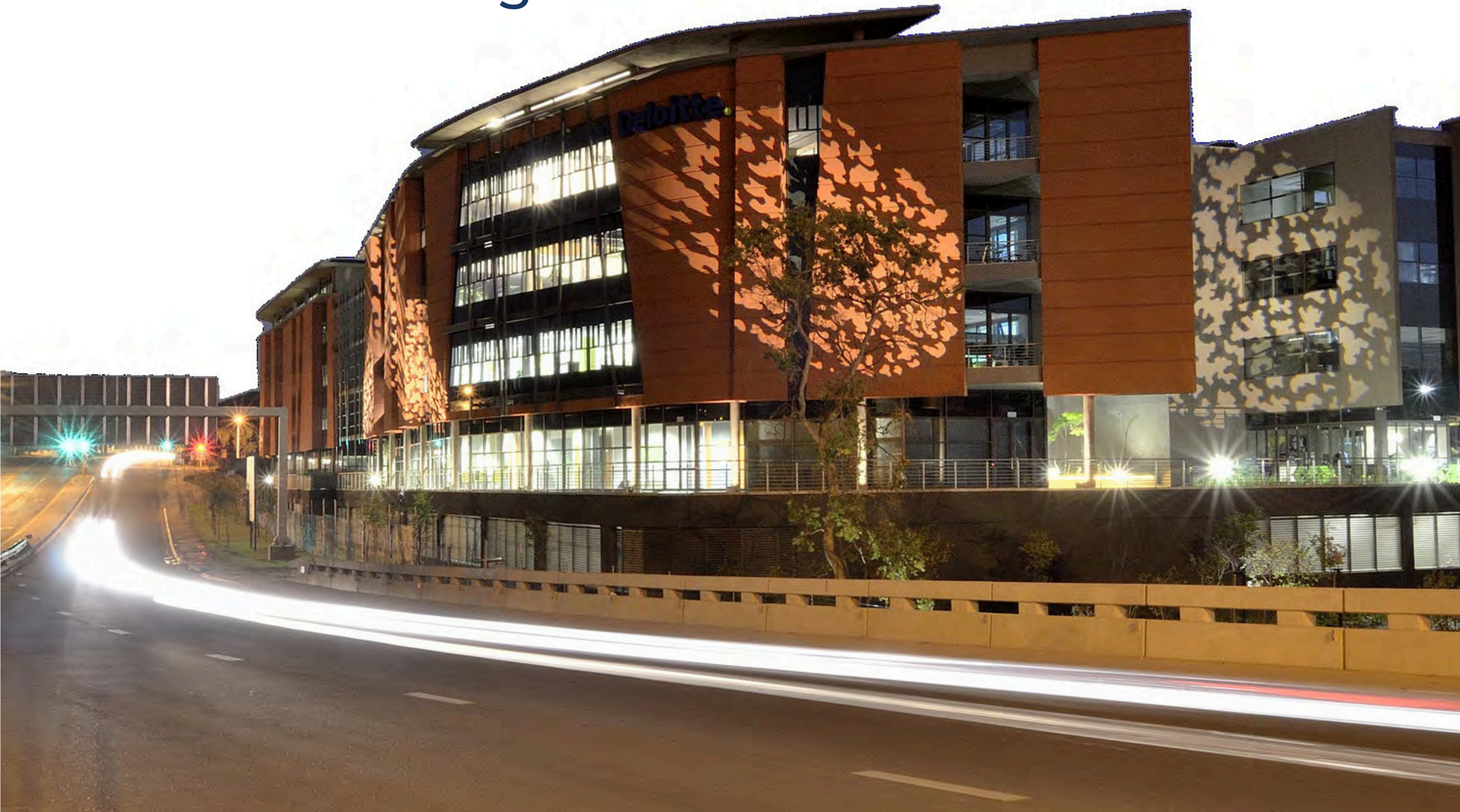


COMMERCIAL SPACE

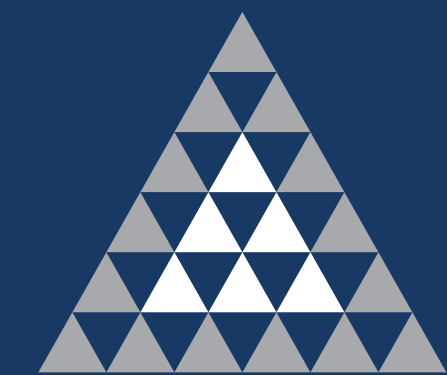
# Distinct Competitive Advantage



**RIVERWALK**

OFFICE PARK

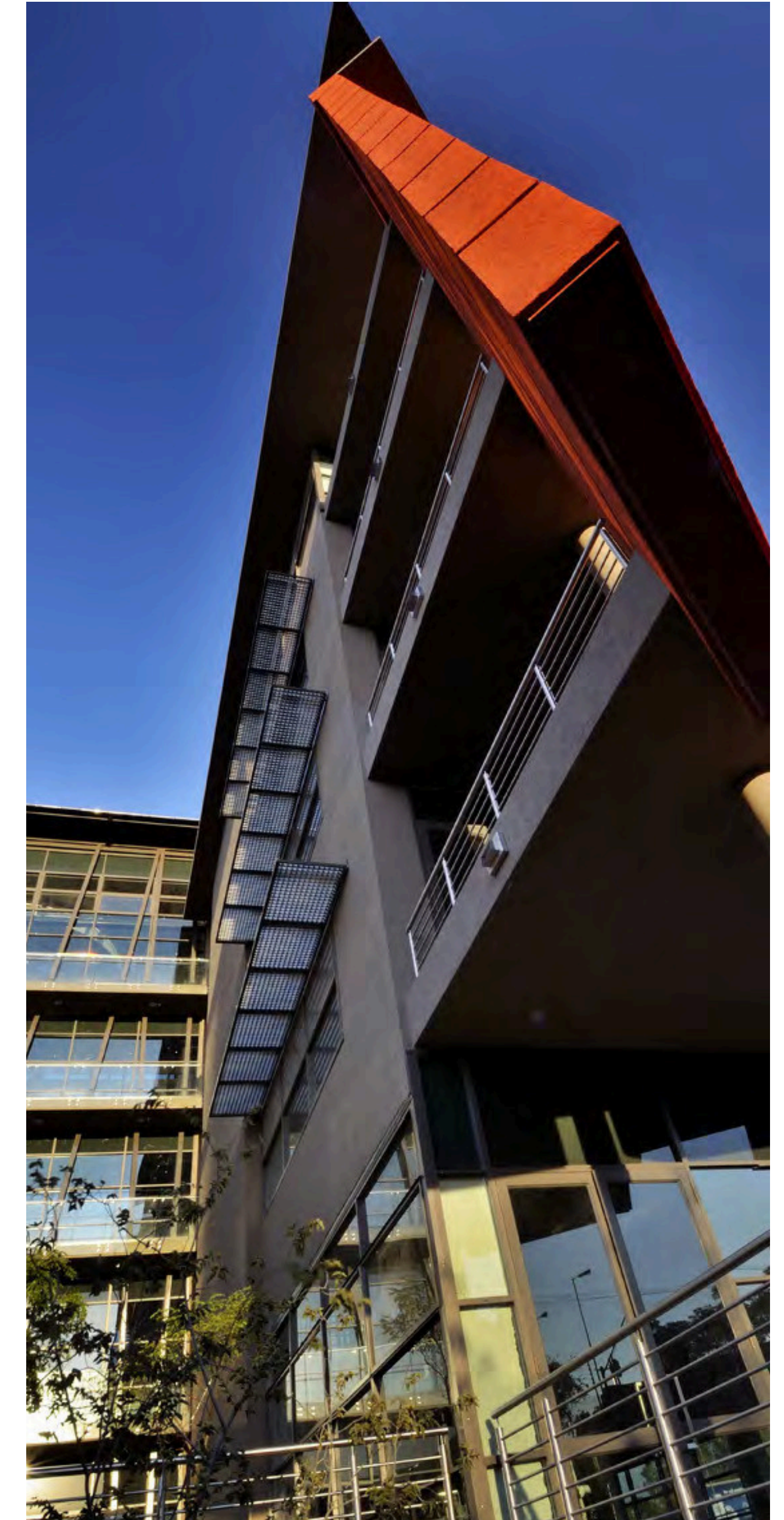
PRETORIA EAST GAUTENG



**ATTERBURY**

*It's a matter of association*

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## MASTER PLAN: DEVELOPING DREAMS



At Atterbury, we're passionate about crafting exceptional spaces – places where businesses thrive, communities connect, and opportunities flourish. For over 30 years, we've understood that property is more than just bricks and mortar; it's about creating environments that inspire and empower. Whether you're a tenant searching for the perfect workspace, a retailer looking to connect with customers, or an investor seeking long-term value, we're dedicated to understanding your unique needs and leveraging our extensive experience to exceed your expectations.

As a leading property development, investment, and management company, we focus on prime mixed-use, commercial, retail, and industrial properties, with trend setting expertise in creating precincts. Our journey began in South Africa, and while we're proud of our roots here, our vision has expanded across the African continent and into Europe. This growth reflects our commitment to building strong relationships and forging mutually beneficial partnerships wherever we operate. Our decades of experience have given us a deep understanding of diverse markets and the nuances of successful property development.

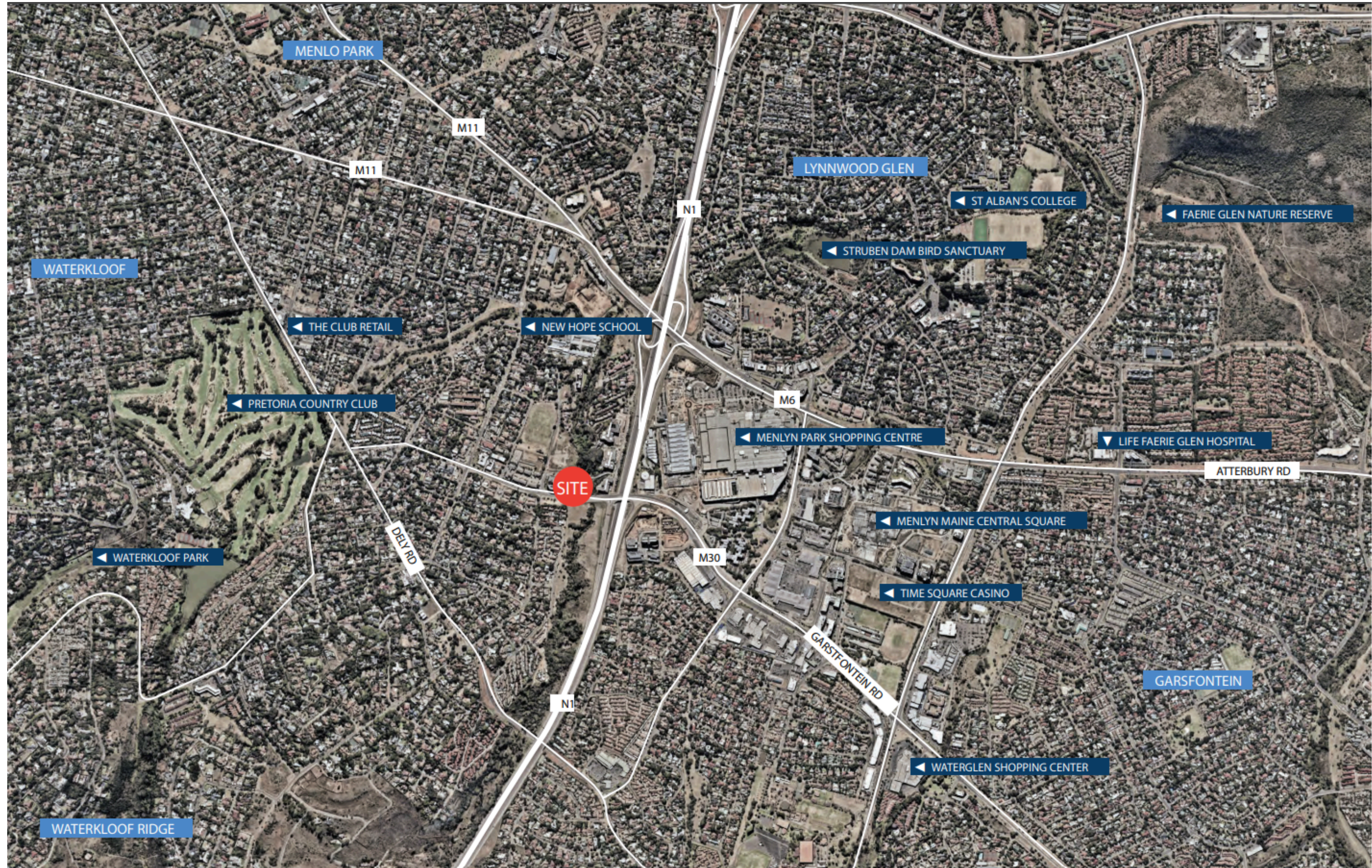
We believe in the power of collaboration. Our progressive and supportive corporate culture empowers our team to work together seamlessly, driving innovation and delivering exceptional results. We're also deeply committed to sustainability, weaving environmentally conscious practices into every facet of our work, from development and construction to ongoing property management. It's not just a buzzword for us; it's a core value that guides our decisions and shapes the legacy we're building.

Our success is built on the strength of our relationships. We work closely with leading retailers, corporations, businesses, and brokers, understanding their specific requirements and connecting them with the right opportunities. And, crucially, we recognise that our employees, partners, and suppliers are integral to our success. By working together, we create a synergy that benefits everyone.

**At Atterbury, we believe in a holistic approach, understanding that the true value lies in the interconnectedness of all the parts, creating something truly remarkable and enduring.**

RW

LOCALITY  
& ACCESS



**Prime Menlyn Office Space – Riverwalk Office Park**

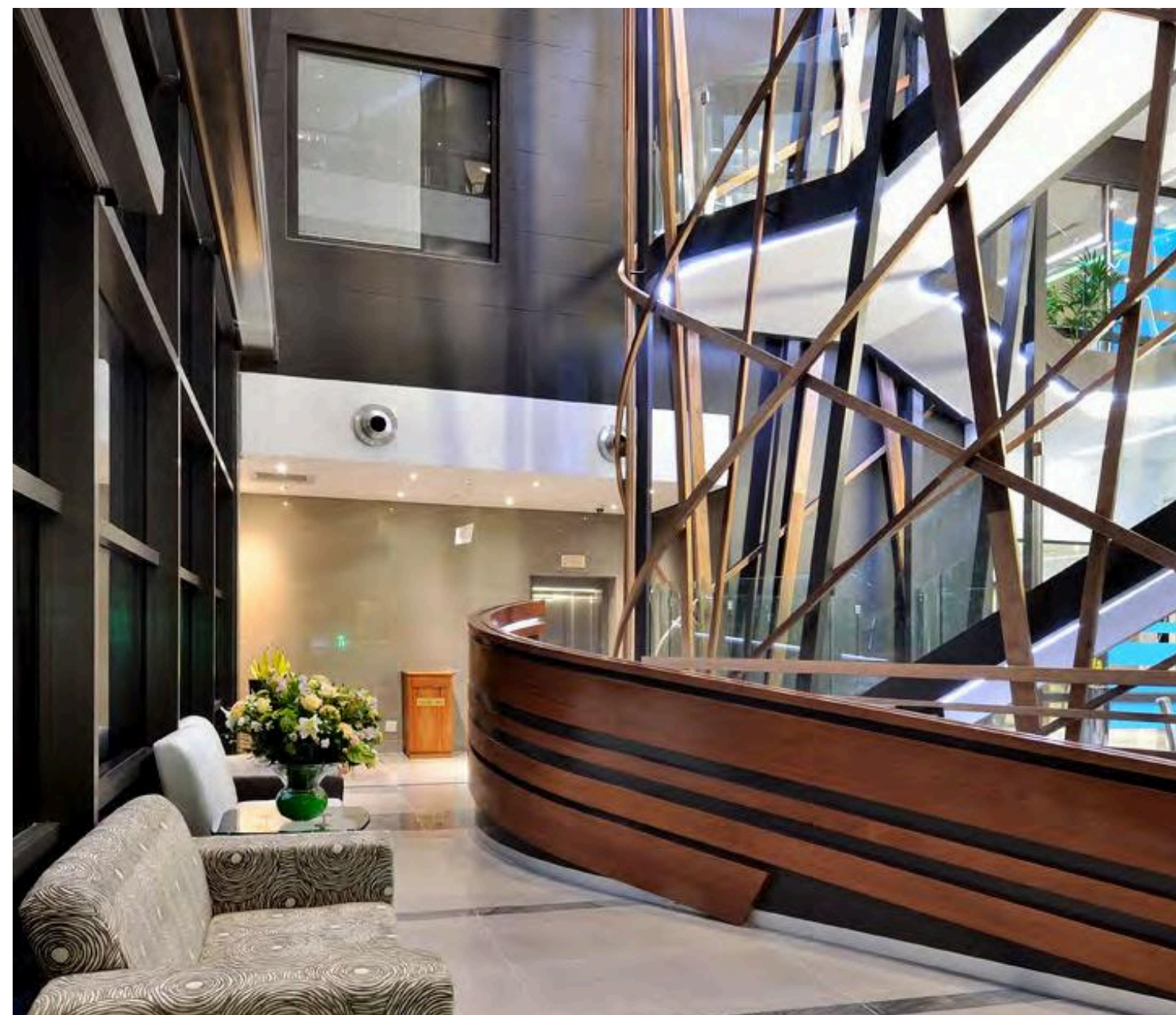
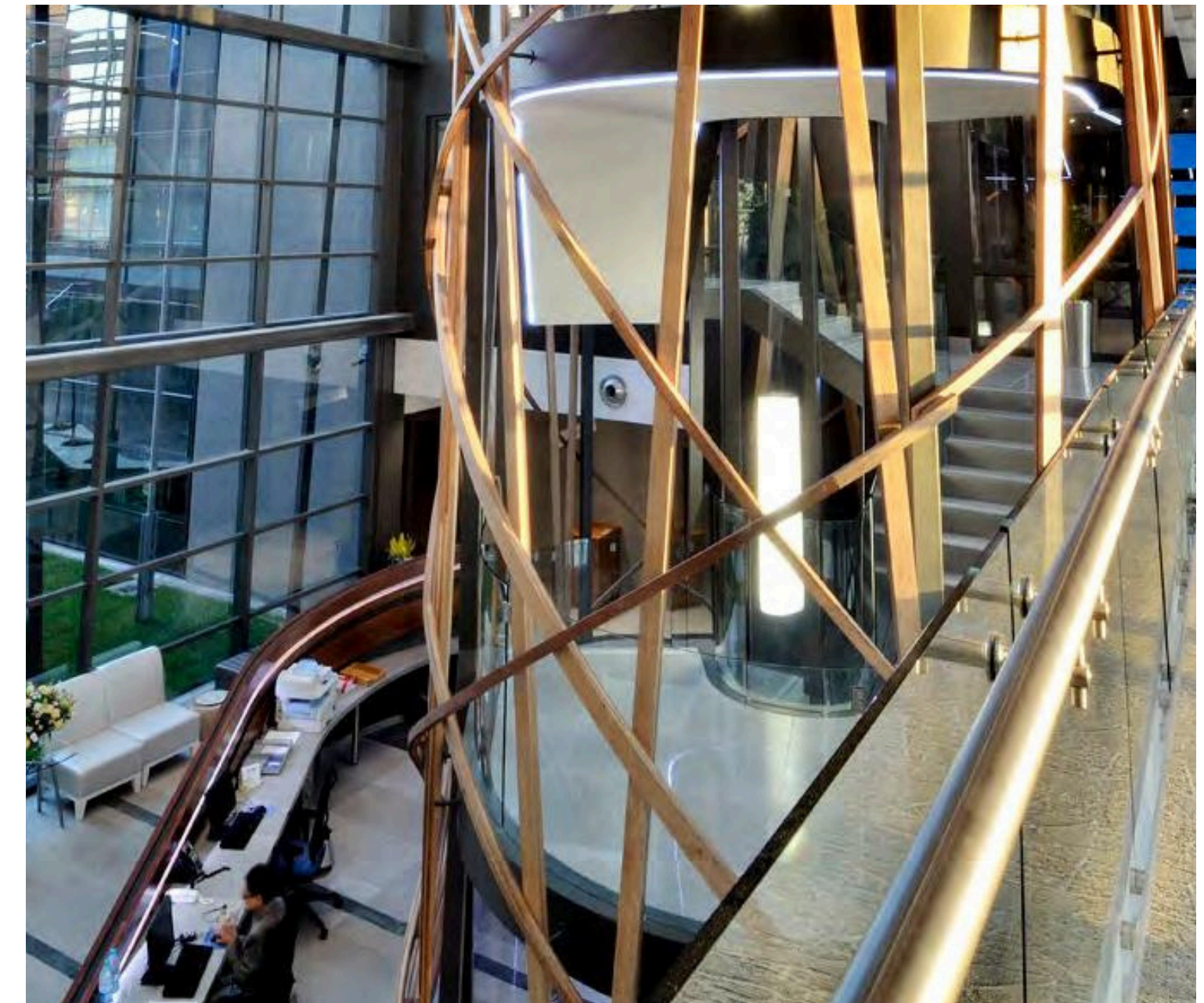
Elevate your business at Riverwalk Office Park, a prestigious address just off the N1 Garsfontein offramp in Menlyn. This prime location offers unparalleled visibility and accessibility, placing your business at the heart of Pretoria's thriving commercial hub. Riverwalk boasts a distinguished tenant mix of blue-chip multinationals, creating a dynamic and professional environment.

Benefit from 24-hour security, ample parking, and modern infrastructure designed to support your business needs. We offer flexible, built-to-suit solutions, allowing you to customize your space to perfection. Enjoy full amenities within the building, along with the convenience of being close to major shopping centers, transportation nodes, and the N1 highway.

Riverwalk Office Park is ideal for startups, established businesses, and companies seeking a high-profile presence in a sought-after business node.

Join our esteemed tenant community and experience the Riverwalk advantage. Contact us today to discuss your leasing requirements and secure your place in this prime Menlyn location.

-  **16 200 m2**  
GLA
-  **2012**  
COMPLETED
-  **4.4**  
PARKING RATIO



**RIVERWALK**  
OFFICE PARK

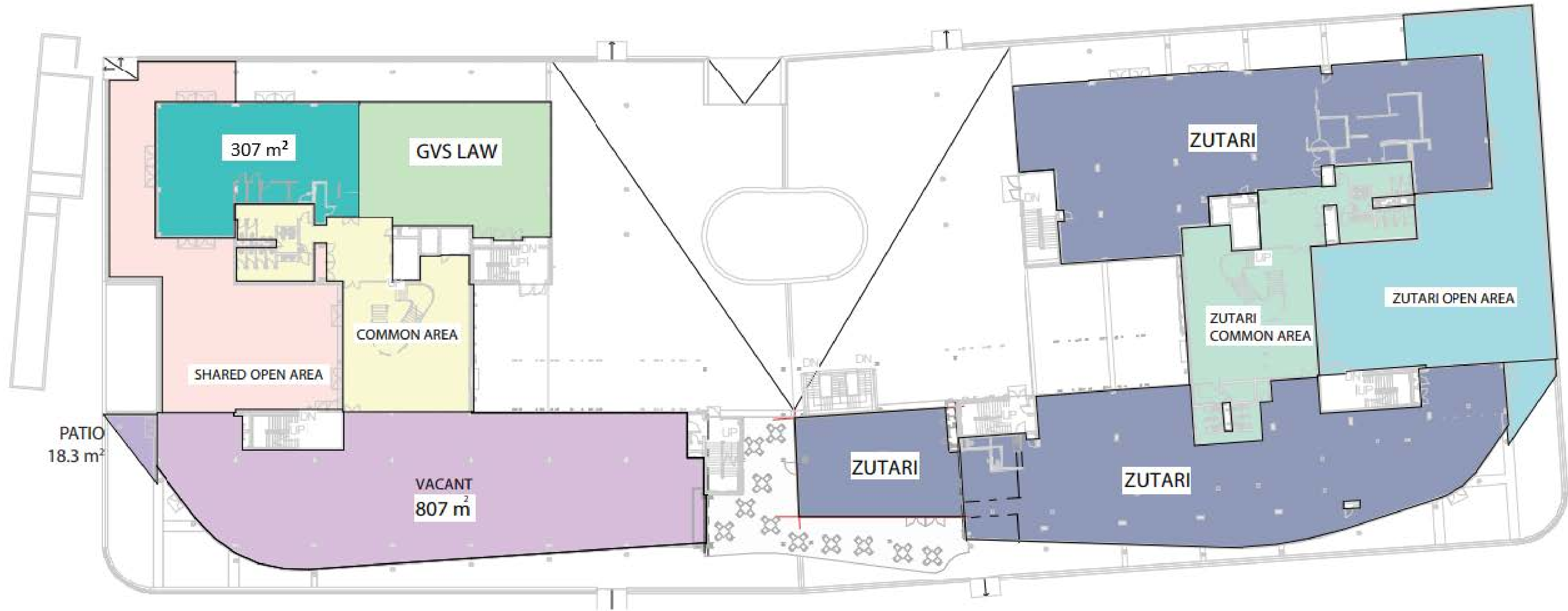


**PHOTOGRAPHIC  
LIBRARY**



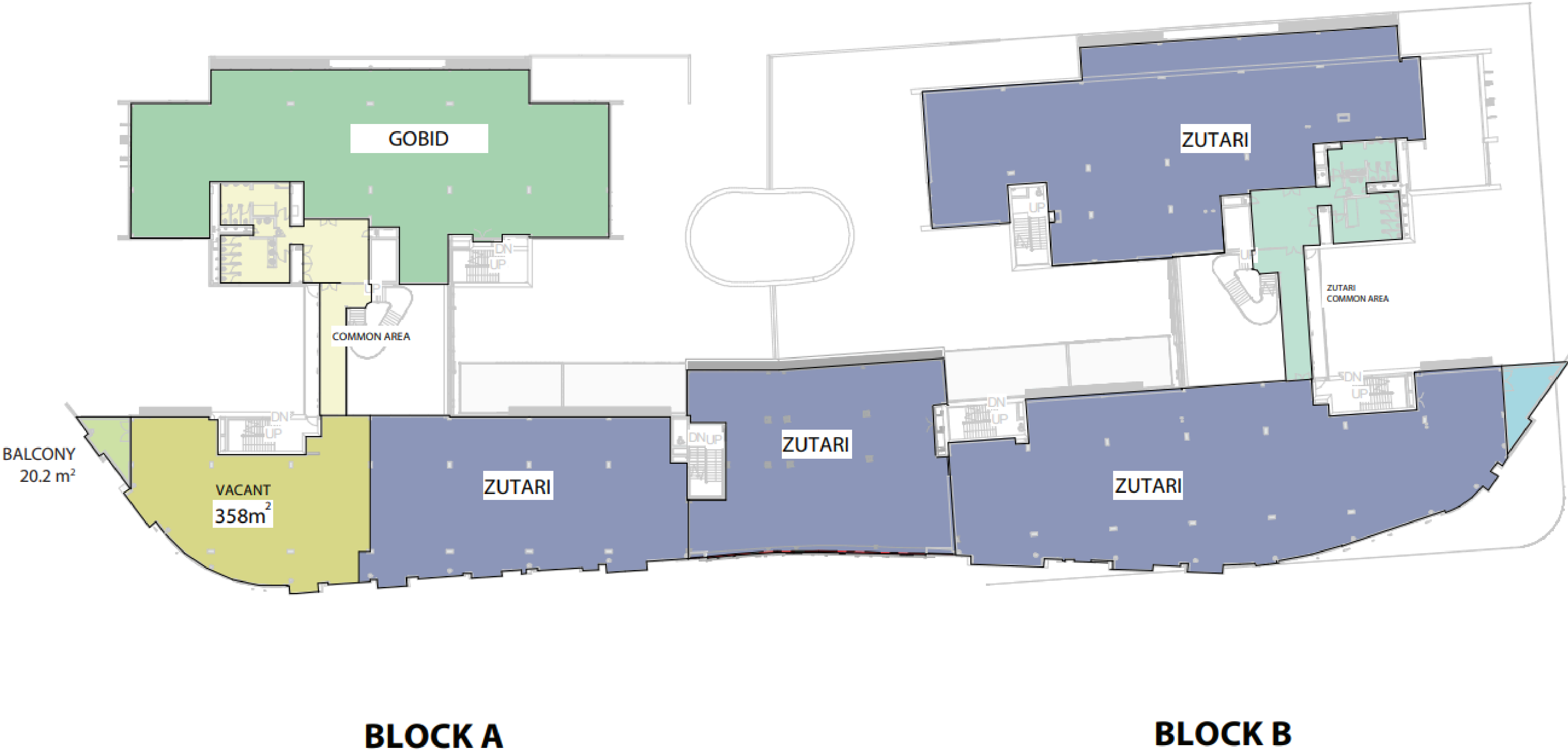
RW

**GROUND FLOOR**



**BLOCK A**

**BLOCK B**



**BLOCK A**

**BLOCK B**

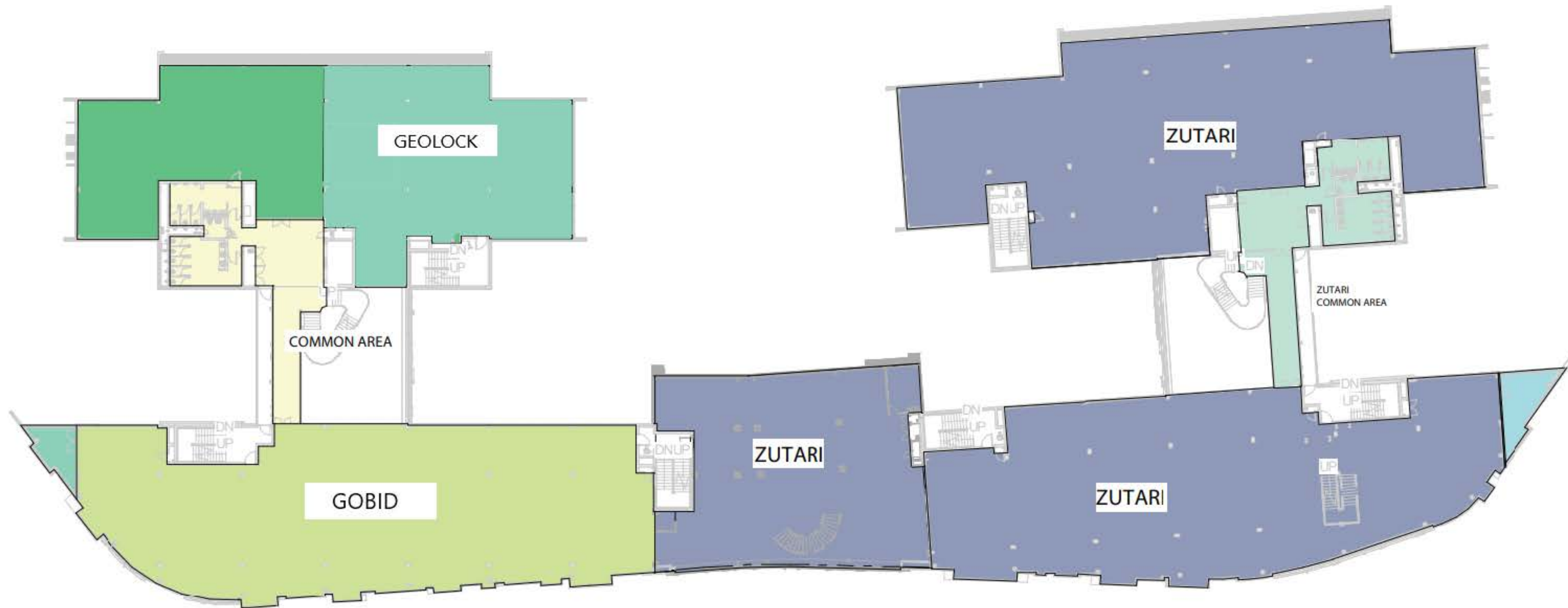
RW

**FIRST FLOOR**



RW

SECOND FLOOR



**BLOCK A**

**BLOCK B**



RW

**THIRD FLOOR**

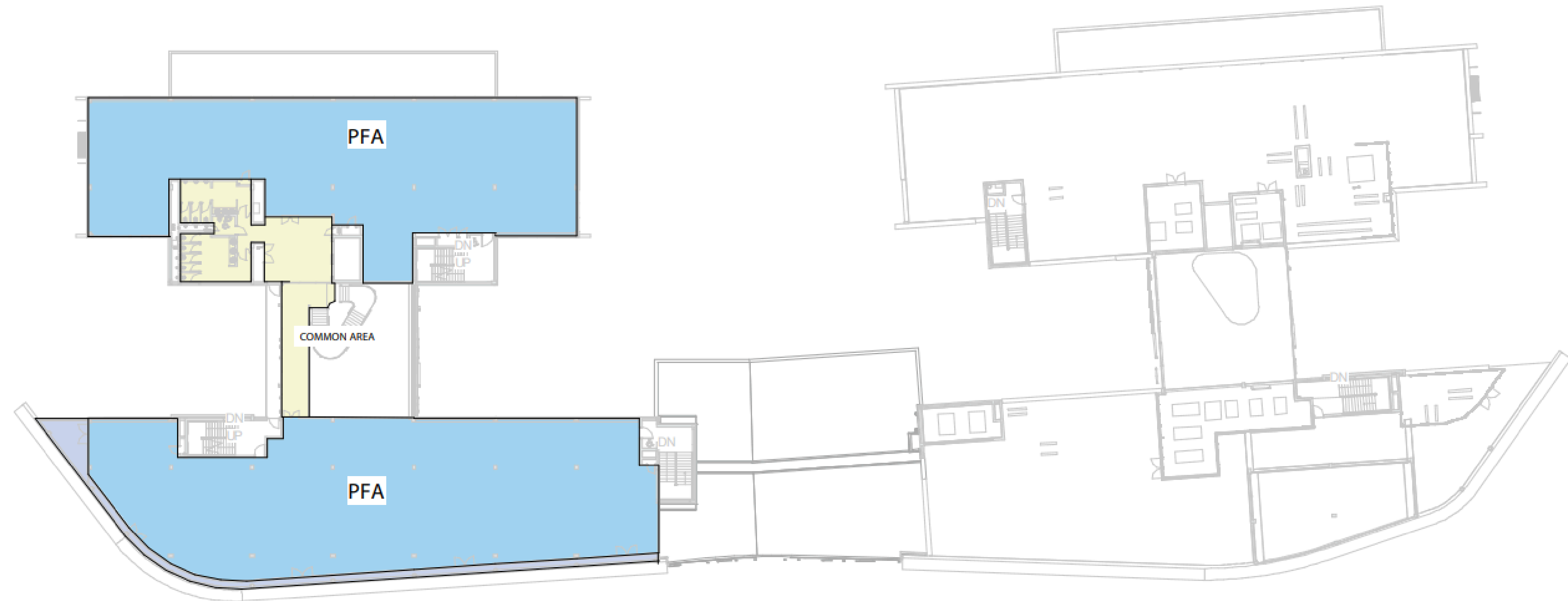


**BLOCK A**

**BLOCK B**

RW

FOURTH  
FLOOR



**BLOCK A**

**BLOCK B**



PRETORIA OFFICE

Die Klubhuis 2nd Floor C/o 18th Street & Pinaster Ave Hazelwood, Pretoria

+27 12 471 1600, [enquiries@atterbury.co.za](mailto:enquiries@atterbury.co.za)

[atterbury.co.za](http://atterbury.co.za)