



Get the drift

Menlo Park is home to many unique smaller structures, but none more so than this new building in Hazelwood Road. Built on a subdivided stand of only 400m², the building occupies primarily the first floor, leaving the ground floor open for parking and garden areas. It was designed as a private house with the potential of being turned into office space. In contrast to most other suburban structures, this building engages with and opens up to the pavement and the street. Instead of a solid brick wall, the boundary of the building is a transparent security screen, allowing the inviting manicured lawns to roll right up to the main road. From inside the building, extensive views of Pretoria's Eastern Suburbs are framed by concrete walls, and the space seems to extend far beyond the boundaries of the property. The main construction materials were unfinished off-shutter concrete, steel, aluminium and glass. Thanks to these materials, the surprisingly skew support columns and a large stinkwood tree, the building seems to float. The architects, W Design Architecture Studio, addressed everyday challenges of planning and construction methods in a unique and contemporary way, concealing bathrooms and kitchens in more solid volumes of the structure and leaving the main space of the building completely open, creating an illusion of endless space on the 'floating' first floor. This building is ideal for a business that values creativity. **+27 (0)83 445 0424, wdas.co.za**



«Menlyn mania

Growthpoint Properties has acquired the R210-million office building, Menlyn Corner. Situated at the corner of Atterbury Road and Lois Avenue, the property offers 10 000m² of triple-A-grade office space. Menlyn is turning into a strong banking and financial hub, with Investec, Alexander Forbes, Nedbank, RMB and FNB, among others, moving into this node. Menlyn Corner's prominent glass facade makes the best use of the views to the east, and its wide frontage on Lois Avenue gives businesses enviable signage visibility on this busy road. Rudolf Pienaar, Growthpoint Properties' divisional director for offices, says, 'Menlyn offers many unique benefits for the Pretoria office market. This investment has allowed us to further our green building drive and enhance our portfolio of quality investments.' The five-level, multi-tenant office development features an elegant, airy reception lobby on ground level. It has access control and round-the-clock security with CCTV. Offices at Menlyn Corner range from 330m² to 10 000m² and can be tailored to tenants' needs. Energy-efficiency measures include a specially designed glass facade, heat pump temperature control and air-conditioning that allows for small-zones activation. The building also features natural stone finishes and water-wise landscaping. Construction of Menlyn Corner began in late 2011, and the offices will be complete in early 2013. **+27 (0)11 944 6000, growthpoint.co.za**