AMAZON
CORPORATE OFFICE

CLIENT
Liesbeek Leisure Properties Trust
DEVELOPER
Zenprop Property Holdings
PROJECT LEAD
Cushman & Wakefield | BROLL
PROJECT MANAGER & PRINCIPAL AGENT
Capex Projects
BUILDING ARCHITECT
Paragon Architects
PRECINCT ARCHITECT
Vivid Architects
QUANTITY SURVEYOR
MLC
TOWN PLANNER & LANDSCAPE ARCHITECT
Planning Partners
CIVIL, STRUCTURAL, TRAFFIC & HYDROLOGY ENGINEER
Zutari
FAÇADE ENGINEER
LH Consulting
ELECTRICAL CONSULTANT
Selkirk & Selkirk
GREEN CONSULTANT
Solid Green
LAND SURVEYOR
Biff Lewis Geomatics
MAIN CONTRACTOR
WBHO Construction

TENANT TEAM:
PROJECT MANAGER
Pro-Crit Projects
INTERIOR ARCHITECTS
IA Interior Architects (London); Design Partnership
QUANTITY SURVEYOR
Rider Levett Bucknall
HVAC, WET SERVICES, FIRE, FIRE DETECTION & ELECTRICAL
Sutherland
ELECTRONIC ENGINEER
DSE
SECURITY ENGINEER
QCIC Security Group
ACOUSTIC ENGINEER:
SRL South Africa
LIGHTING DESIGN CONSULTANT
Pamboukian Light Design
GREEN CONSULTANT
Solid Green
ART CONSULTANT
Momo Gallery
AV DESIGN
EOS IT Solutions; Omega Digital
HEALTH & SAFETY
Cairmead Industrial Consultants
MAIN CONTRACTOR
GVK-Siya Zama

PHOTOGRAPHY
Graeme Wyllie

Amazon's new Cape Town corporate office campus unifies multiple locations into a cohesive, experience-driven environment. Designed to support Amazon Web Services (AWS)'s transition to a full-time office presence, the campus enhances connection, well-being and collaboration, making the office more compelling than remote work. More than just an office, the Cape Town campus embodies an approach to future-focused, human-centric design - where innovation, sustainability and culture come together to create a thriving workplace.

Design Philosophy

IA Interior Architects (London) partnered with local firm Design Partnership to create a workplace that integrates regional influences with global expertise. Optimised for efficiency, the workplace balances collaboration and focus and features a variety of settings tailored to different work styles, from focus-driven zones to collaborative spaces. Lounge-style meeting areas, outdoor terraces and the iconic 'treehouse' feature create dynamic environments for both productivity and social interaction. The design also prioritises flexibility, allowing spaces to adapt to evolving business needs.

The design concept takes inspiration from Cape Town's biodiversity, layering natural elements throughout the space. Biophilic design - including greenhouses, terrariums

and immersive greenery - enhances well-being and sustainability, blurring the lines between indoors and outdoors. Large terraces, expansive sightlines and strategic transparency bring natural light and landscape views into daily work life.

One of the most distinctive elements is Arc (Amazon restoration conservation), which mirrors conservation efforts by creating a workplace that nurtures and sustains its community. Just as ex-situ conservation rescues endangered species, the design fosters a work environment that supports personal and professional growth.

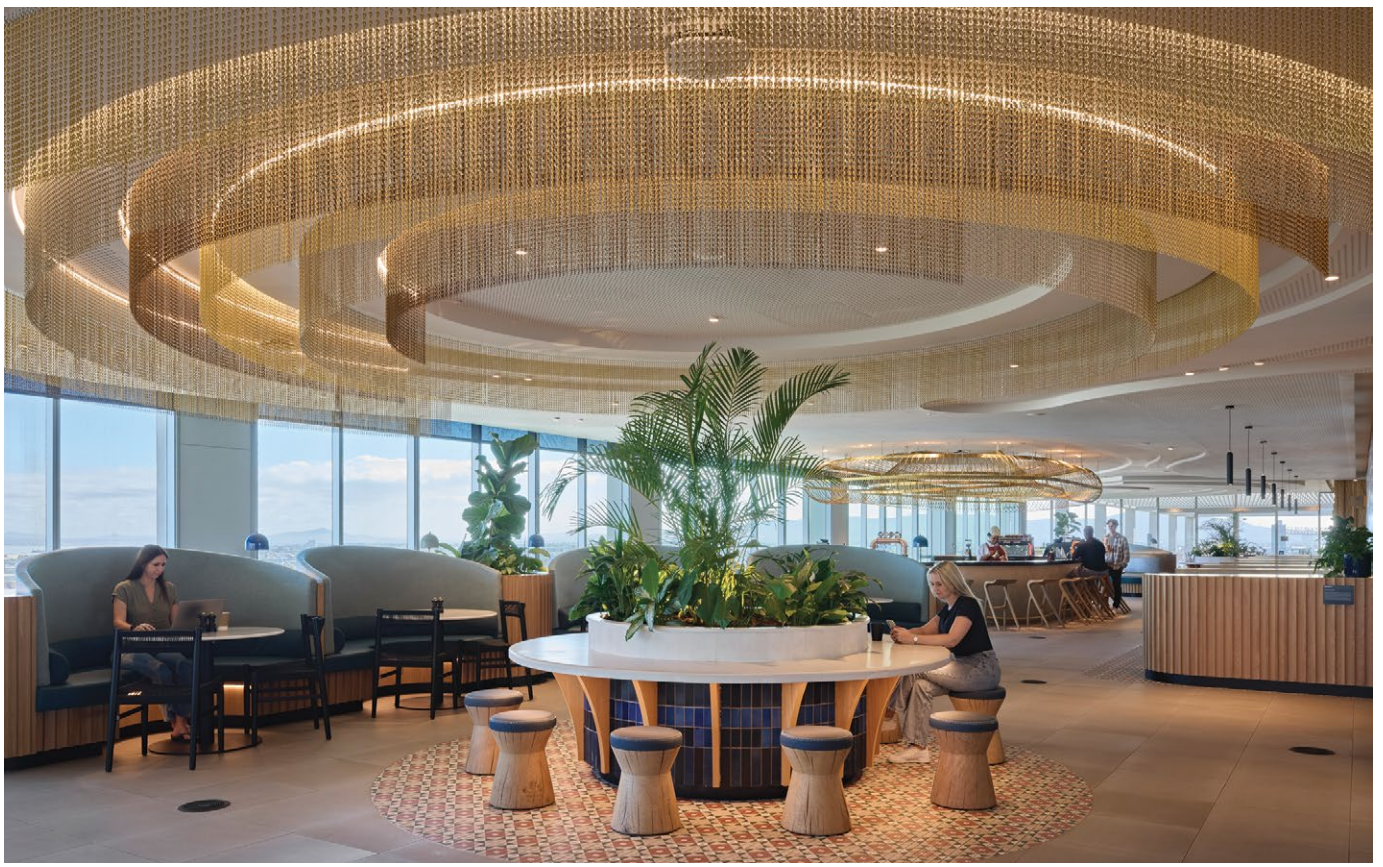
The 'treehouse', a central architectural feature, anchors the campus as a hub for business and social engagement. Amenities such as an auditorium, training facilities and curated dining spaces reflect a holistic approach to the workplace experience.

Art and craftsmanship play a key role in defining the campus's character. South African and African-born artists were commissioned, while employee involvement in art selection ensured a meaningful connection to the space.

Through a balance of sustainability, cultural authenticity and workplace strategy, the campus sets a new standard for how offices can inspire, connect and evolve with their people.

Sustainability

Sustainability is at the core of the Cape Town corporate office campus, balancing environmental responsibility, economic resilience and social impact. Designed to achieve an unprecedented level of green building certifications, the campus could become the most accredited building in South Africa if all targeted certifications are achieved - including Green Star Design, As Built



and Interiors, WELL certification and Zero Carbon. Additionally, it is located within the Riverlands Precinct, which is on track to secure a 5-star Green Star Sustainable Urban Precinct Rating within the next two months.

The project is designed to not only minimise its ecological footprint but also enhance biodiversity, support local communities and create long-term value for both Amazon and its employees. Landscaping encourages the habitation of native plants, including fynbos and 20 critically endangered species, reinforcing the site's role in environmental stewardship.

Pursuing WELL and Green Star certifications, the campus prioritises energy efficiency, indoor air quality and employee well-being. Sustainable building materials, electric vehicle charging stations and climate-responsive architecture further reduce environmental impact. By incorporating biophilic design - bringing nature into the workspace - the project not only conserves resources but also enhances employee health and productivity.

Strategically designed to support AWS's operational efficiency and long-term growth, the campus consolidates multiple offices into a single, high-performance workplace. This optimisation reduces operational costs while increasing flexibility for future needs. Agile workspaces enable teams to scale and adapt, ensuring the campus remains relevant as business demands evolve.

The project also strengthens Cape Town's local economy by prioritising South African artisans, designers and manufacturers in furniture, finishes and artwork. This investment in local talent not only supports economic development but also enhances the authenticity of the workplace experience.

Beyond its physical design, the campus fosters a strong sense of community and inclusivity. More than just a workplace, it provides spaces for knowledge-sharing, cultural engagement and social interaction. Engagement with employees throughout the design process ensured that the campus truly reflects their needs. Dedicated user groups shaped key aspects of the workspace, from art selection to environmental features, fostering a sense of ownership and belonging. Additionally, the site promotes education and awareness around sustainability. By integrating conservation efforts directly into the workplace - such as breeding facilities for endangered freshwater fish and green infrastructure - the campus inspires employees to engage with environmental issues in a tangible way. The project serves as a model for workplaces that don't just mitigate harm but actively contribute to the planet's well-being.

By merging sustainability with cultural and operational innovation, the Cape Town campus sets a new benchmark for workplace design - one that is not only environmentally responsible but also economically viable and socially enriching.

Building Architecture

Taking Amazon's corporate culture and best practice as the main driver of the architectural design, Paragon Architects then took inspiration from the surrounding areas, with their roots in Cape Town's industrial heritage. The team spent a lot of time researching the different typologies and extended these elements into the modern industrial design of the buildings.

A series of beams and columns were cast to form the exoskeleton of the structures and the façade detailing was then worked onto the exoskeleton by breaking up the mass in certain areas and playing with the roof pitches to echo the form of industrial rooflines. A series of dormer roofs break up the roof mass and also allow light into the building.

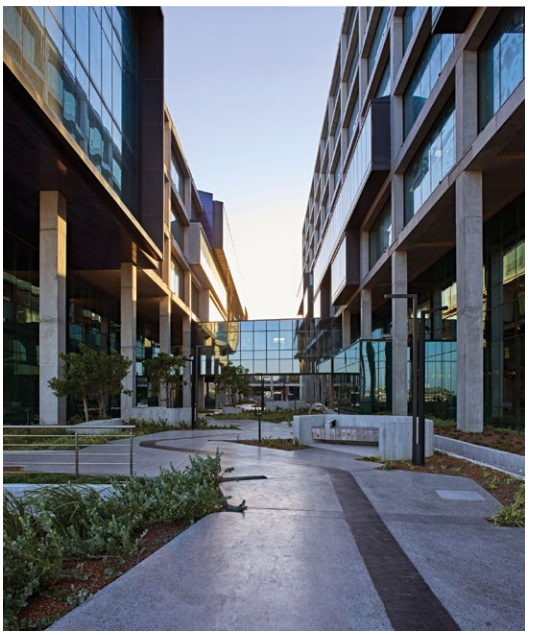
The base of the building forms a skirt, with a series of arcades allowing pedestrians to remain under cover. Double volume spaces crown the building, allowing for striking entertaining areas with expansive vistas over the precinct.

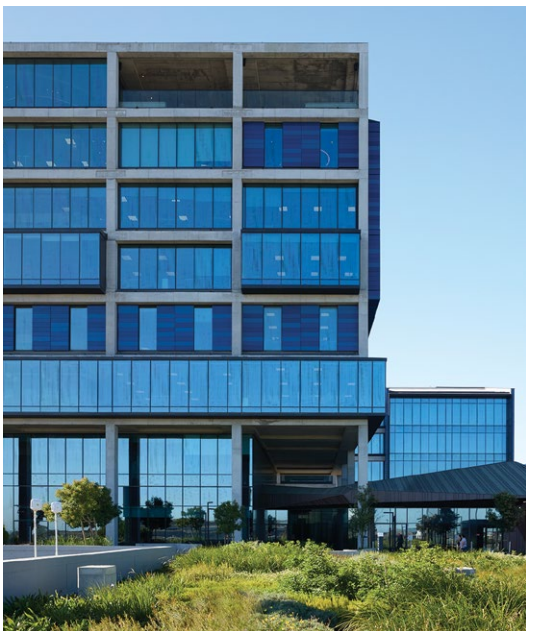
Curtain walling is set back from the column grid, providing shading for interior spaces. Façade materials were kept stripped back, with the focus on the concrete structure, in keeping with the industrial design elements. Handmade tiles in shades of blue act as focal points on the façade and break up the concrete. The industrial elements of the buildings are also softened by the extensive planting of indigenous plants and trees that abound on the site and anchor the buildings within their environment.

Structural Engineering

Zutari provided structural, civil and wet services for the precinct. The project entailed the construction of three parking basements and a podium level. Three of the five proposed office blocks that were constructed extend above the podium level. Provision is made in the design for the extension and construction of the other two office towers.

The three towers consisted of a two storey West Tower, four storey South Tower and seven

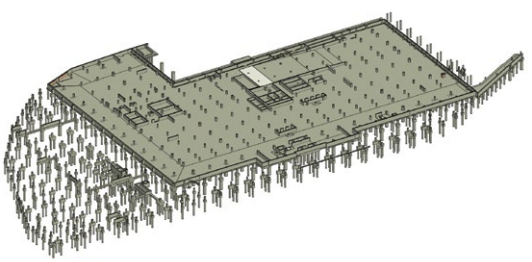




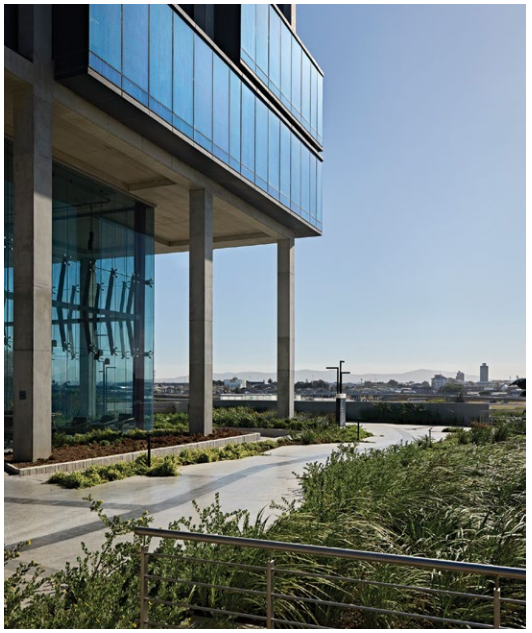
storey Central tower. A total of about 6,100 tonnes of reinforcement was used in the construction of the three towers, podium and basement structure which is founded on approximately 1,200 piles. The pile sizes and types vary from 520mm diameter driven piles to 1,500mm diameter auger piles.

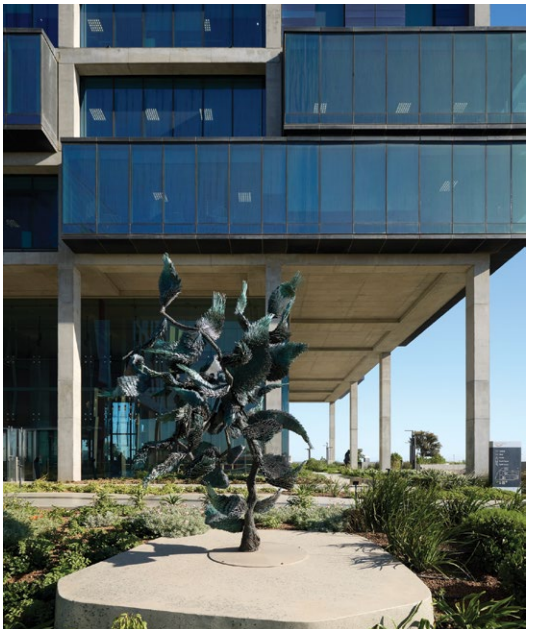
The project offered several structural design challenges, which ranged from designing a basement for a 1:100 year flood level to transferred lateral stability elements and unique geometries located on the suspended slab of the podium level.

The 14,000m^2 basement raft and perimeter walls were designed as a water-excluding structure. With the development located between the Black River and Liesbeek River, the foundation raft and perimeter walls, shown in the figure below,



had to be designed for a 1:100 year floor level. The design flood level is 2.3m above the raft's top of





concrete level, resulting in a significant hydrostatic pressure. Several design considerations had to be adopted, which included:

- designing the raft for both upward and downwards loading;
- designing for specific crack width to limit water ingress;
- using special watertight concrete;
- the adoption of special reinforcement detailing;
- watertight ferrule holes used during the construction.

The pour sequence had to be coordinated with the contractor to reduce the slab restraints as much as possible.

Designing office, retail or residential structures above parking structures does result in various structural and architectural challenges - this project was no different. The configuration of the parking and driveway circulation in the basements presented a unique challenge with regards to the lateral stability of the central office tower. The driveway is situated directly below both of the central tower's lateral stability shear walls. A full-height transfer wall had to be introduced between the parking 1 and ground floor slab in order to transfer gravity and lateral loads to the piled foundations.

A series of strut-and-tie models were developed for the various load conditions, i.e. gravity and lateral loads in both directions, which were used to design the transfer wall on P1. The transfer wall considered several structural design criteria, such as designing the wall for cracks under serviceability loads (including wind loads), designing the wall for over-strength under seismic loads and of course designing the wall for all ultimate limit state load conditions.

The high strut forces in the model required special reinforcement detailing. To accommodate these forces an inclined internal column was detailed within the transfer wall's vertical and horizontal reinforcement. The installation of this rebar was closely coordinated with the contractor as this was a critical piece of reinforcement.

Conclusion

With sustainability, efficiency and inclusivity at its core, Amazon's Cape Town campus is more than a corporate office - it is a destination that fosters innovation, connection and environmental responsibility.

SUTHERLAND PLAYS KEY ROLE IN NEW AMAZON CAPE TOWN DEVELOPMENT

Engineering firm Sutherland were involved in the Amazon project from inception. Based on their experience with the tenant fit-out designs for the client at their other offices, Sutherland produced the mechanical, electrical, plumbing (wet services) and fire requirements to inform the developer's specification with the client's unique requirements. Sutherland's mechanical and electrical engineers carefully coordinated the requirements with the basebuild team in readiness for the tenant fit-out. This included the main mechanical and electrical infrastructure design for five buildings inclusive of MV/LV substations, full LV generator backup with bulk diesel stores, district air conditioning plant, domestic & fire water storage, black water treatment plant and rainwater harvesting.

The Sutherland mechanical and electrical design team incorporated underfloor services within the raised access floors, with underfloor electrical busbar, data reticulation, air conditioning and ventilation via the raised access floor. The MEPF designs were fully coordinated via internal BIM clash detection, in conjunction with the basebuild architect and interior fit-out architect. The designs included various specialist services, incorporating Greenstar 6-star and Well Platinum requirements.

One of the unique design items is the fully addressable lighting control system with tuneable white lighting to provide appropriate light exposure in indoor environments through lighting strategies to maintain circadian health and aligning the circadian rhythm with the day-night cycle. This means warm white lighting at sunrise with cool white at mid-day and warm white lighting at sunset. The lighting strategies also included managing glare, flicker from lighting, and enhanced colour rendering.

Sutherland designed a comprehensive building management system (BMS) to monitor and control all MEPF services based on the facilities management

Amazon Corporate Office

requirements. The design also incorporates roof mounted photovoltaic (PV) solar system on roofs of all three buildings amounting to 910kWp / 750kW AC system.

Treated water generated by the on-site black water treatment plant was integrated for the re-use of all building toilet and urinal flushing, external planter irrigation and for the HVAC cooling towers, greatly reducing the consumption of potable municipal water.

COMBINING ARCHITECTURE WITH ART

Christopher MacClements is a classically trained architect from Pretoria residing in Cape Town. He completed his Masters at the University of Pretoria and identifies as a multidisciplinary creative and designer, and self-taught graffiti artist, large scale muralist, illustrator and visual artist.

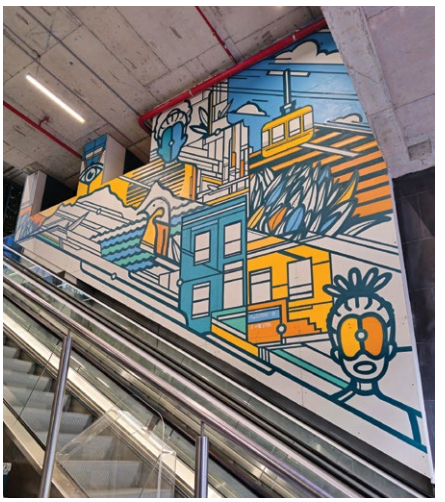
Although registered as a Candidate Architect, he has shifted his focus towards his commissioned graffiti, mural, fine art, illustration and graphic design career. His love for these (including architecture, film, industrial design etc) has culminated in a multifaceted design and creative approach that draws inspiration from all his respective fields of interest. He considers each discipline a string to his bow – each one equally as instrumental in hitting the mark and finding his voice as a creative and designer.

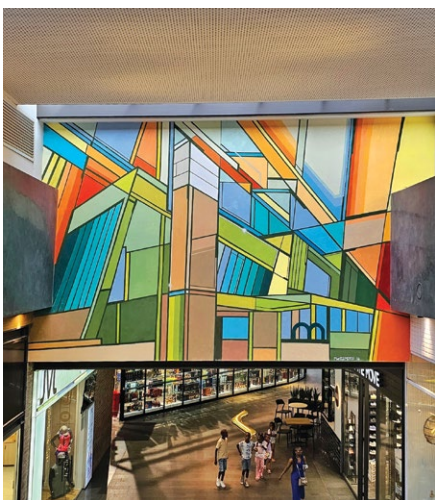
For MacClements (as he is formally known as an artist) creative exploration and collaboration inspire his creative journey. He describes himself as someone who tries daily to explore and interpret the inner workings of his mind and the minds of others through the circuitous process of design, collaboration and questioning. He believes his mentality and approach to the above was inspired by the teachings of his Grandparents, Ian (Architect) and Patricia MacClements, who taught him to see the world through this very particular yet open lens.

Since his move to Cape Town in 2016, he has hosted three Solo Exhibitions and formed part of two Group Exhibitions. Additionally, amongst other creative successes, he was chosen as part of Design Indaba's Emerging Creative Class of 2020 and has since received praise for his works in other reputable South African publications (*VISI, House&Leisure, SA Art Times*).

As his primary focus now is mural, graffiti, illustration and architectural fine art work he is available for commission.

www.macclements.com





Zenprop Property Holdings
DEVELOPER
021 418 8088
info@zenprop.co.za
www.zenprop.co.za

CAPEX PROJECTS
PROJECT MANAGER & PRINCIPAL AGENT
011 792 4260
info@capex.co.za
www.capex.co.za

Paragon Architects
BUILDING ARCHITECT
011 482 3781
anthonyo@paragon.co.za
www.paragon.co.za

Design Partnership
INTERIOR ARCHITECT (TENANT)
087 310 1762
Carina@dp-group.com
www.dp-group.com

MLC Quantity Surveyors
QUANTITY SURVEYOR
021 673 5800
info.ctn@mlc-group.com
www.mlc-group.com

Zutari
TRAFFIC, CIVIL, STRUCTURAL & HYDROLOGY ENGINEER
021 526 9400
capetown@zutari.com
www.zutari.com

AMAZON CORPORATE OFFICE CAPE TOWN

Pro-Crit Projects
PROJECT MANAGER (TENANT)
082 309 0556
cpt@procrit.co.za
www.procrit.co.za

Sutherland
HVAC, WET SERVICES, FIRE, FIRE DETECTION & ELECTRICAL (TENANT)
021 425 0065
info@sutherlandengineers.com
www.sutherlandengineers.com

Diversified Security Engineering
ELECTRONIC ENGINEER (TENANT)
082 460 7723
nigelv@dsegroup.co.za
www.dsegroup.co.za

Solid Green Consulting
GREEN CONSULTANT
011 447 2797
hello@solidgreen.co.za
www.solidgreen.co.za

WBHO Construction
MAIN CONTRACTOR (BUILDING)
021 532 5100
wbhocape@wbho.co.za
www.wbho.co.za

GVK-Siya Zama
MAIN CONTRACTOR (TENANT)
021 461 6665
cape@siyazama.co.za
www.siyazama.co.za