

# ICM

ARCHITECTURAL STUDIO



COMPANY PROFILE

# Building Efficient, Functional and Enduring Spaces



## ABOUT US

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ICM Architectural Studio is a South African architectural practice specialising in industrial, logistics, warehousing, commercial, and automotive developments. Since its establishment in 1999, the practice has built a reputation for delivering practical, innovative, and commercially successful developments that respond to the evolving needs of clients and industries.

With more than 25 years of experience, ICM provides a comprehensive range of services encompassing architectural design, project management, Principal Agency, contract administration, and BIM-enabled digital delivery. The practice combines technical expertise with a hands-on approach to project leadership, guiding developments from initial concept through to successful completion.

Operating throughout South Africa, ICM has partnered with leading property developers, REITs, corporate organisations, and owner-occupiers to deliver a diverse portfolio of distribution centres, logistics facilities, warehouses, commercial offices, retail developments, and automotive dealerships. These projects reflect a deep understanding of operational requirements, construction methodologies, and long-term asset performance.

At the core of ICM's success is a commitment to creating buildings that are efficient, functional, and built to endure. By combining thoughtful design, technical excellence, and disciplined project delivery, the practice consistently creates value for clients while contributing positively to the built environment.

## OUR MISSION

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To be recognised as one of South Africa's leading architectural practices, delivering innovative, efficient, and buildable solutions that create lasting value for clients, communities, and the built environment.

## OUR VISION

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To design and deliver functional, economical, and aesthetically refined buildings that achieve client objectives, enhance operational performance, and maximise long-term asset value.

## SERVICES & AREAS OF EXPERTISE

### **Architectural Design**

ICM specialises in the planning and design of industrial, logistics, warehousing, commercial, and automotive developments. Services include feasibility studies, concept design, design development, statutory approvals, construction documentation, and construction-stage support.

Every project is approached with a focus on functionality, efficiency, constructability, and commercial viability. The result is architecture that not only performs operationally but also contributes to the long-term success of the asset.

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## Project Management & Contract Administration

ICM provides comprehensive project management, Principal Agent, and contract administration services, ensuring that projects are effectively coordinated from inception to completion.

By managing multidisciplinary consultant teams, overseeing procurement processes, administering contracts, and monitoring project delivery, ICM helps clients maintain programme certainty, quality standards, and cost control throughout the construction process.

## BIM & Digital Delivery

ICM leverages Building Information Modelling (BIM) and advanced digital workflows to enhance design coordination, improve project visualisation, and streamline information management.

These technologies support greater collaboration among project stakeholders, improve documentation accuracy, reduce coordination risks, and contribute to more efficient project delivery. Through digital innovation, ICM continues to enhance both the design process and project outcomes.

## OUR EXPERIENCE

**543**  
STRUCTURES  
DESIGNED

**27**  
PRACTICE  
AGE



**FORTRESS  
LOGISTICS**  
REAL ESTATE

## OUR DIRECTORS

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Mark Pestana is a Johannesburg local, born and raised in the city he continues to shape through his work. He began his architectural career at TC Design in 1984, progressing to an Associate role in 1993 before moving on as an Associate with ARC Architects in 1994. In 1999, drawing on decades of experience across a wide range of projects, he founded ICM Architectural Studio, where he continues to lead with a strong focus on thoughtful design, technical excellence, and a deep understanding of the local context.



Claude Heyes completed his Master's degree in Architecture at the University of KwaZulu-Natal in 2014. He relocated to Johannesburg in 2015 to join ICM Architectural Studio as a Candidate Architect, where his career progressed rapidly, leading to his appointment as Associate in 2019. Recognised for his strong technical expertise, leadership, and commitment to design excellence, Claude continued to advance within the practice and was appointed Director in 2022.

## INDUSTRIAL & LOGISTICS DEVELOPMENTS

### Pick n Pay Inland Distribution Centre

One of ICM's flagship logistics developments, the Pick n Pay Inland Distribution Centre demonstrates the practice's capability in delivering large-scale distribution infrastructure. The project required the successful integration of warehousing operations, logistics functionality, and support facilities within a highly efficient operational environment.



### Clairwood Logistics Park

A major logistics development that highlights ICM's expertise in industrial planning, warehouse design, circulation management, and operational efficiency. The project reflects the firm's ability to create facilities that support demanding logistics operations while accommodating future growth.

### Eastport Logistics Park

This large-scale industrial development was designed to meet the evolving requirements of modern logistics and warehousing operations. The project showcases ICM's ability to deliver flexible, future-focused facilities that support long-term operational performance.





### **Crusader Logistics 2**

A significant logistics facility that has received industry recognition and publication exposure. The project reflects ICM's ability to deliver sophisticated industrial infrastructure that combines operational functionality with architectural quality.

### **Dromex**

A contemporary industrial facility that demonstrates the practice's ability to balance practical operational requirements with strong architectural outcomes. The project has also received industry publication exposure, further highlighting the firm's expertise within the industrial sector.



## COMMERCIAL & CORPORATE DEVELOPMENTS



### **FNB Block G Office**

A commercial office development designed to provide a high-quality working environment while maintaining operational efficiency and corporate functionality. The project reflects ICM's understanding of workplace design and commercial performance requirements.

## FNB Call Centre

A major corporate facility that demonstrates the practice's capability in delivering large-scale office and operational environments. The development required careful planning to accommodate significant operational demands while supporting employee functionality and efficiency.



## AUTOMOTIVE DEVELOPMENTS

### JSN Motors BMW & MINI Dealership

A specialist automotive retail facility showcasing ICM's extensive experience in dealership design. The project successfully integrates customer experience, operational flow, brand requirements, and manufacturer compliance standards within a highly functional retail environment.

## CLIENTS & INDUSTRY RELATIONSHIPS

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ICM has built long-standing relationships with many of South Africa's leading property developers, investment groups, and corporate organisations. These partnerships have been established through consistent delivery, professional integrity, and a proven ability to achieve project objectives.

Notable clients and development partners include:

- Fortress REIT Limited
- Atterbury Property
- Attacq Property Development
- Abland
- Eris Property Group
- Investec Properties
- Ronloth Properties
- Barrow Properties
- Various owner-occupiers and private developers

The firm's strong track record of repeat engagements reflects the confidence clients place in ICM's expertise, reliability, and ability to deliver projects that meet commercial, operational, and technical requirements.



## COMPETITIVE ADVANTAGES & DIGITAL CAPABILITIES

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### **Specialist Industry Expertise**

With more than 25 years of experience, ICM has developed deep expertise in industrial, logistics, commercial, warehousing, and automotive developments. This specialised knowledge enables the practice to understand the operational realities that drive successful project outcomes.

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### **Proven Project Delivery**

ICM provides comprehensive project leadership from concept to completion through integrated architectural, Principal Agent, and project management services. This holistic approach supports efficient delivery, effective coordination, and successful project execution.

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### **Client-Focused Design Approach**

Every project is guided by a practical and commercially informed design philosophy. ICM works closely with clients to develop solutions that respond to operational needs, business objectives, and long-term investment goals.

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### **BIM & Digital Delivery**

Advanced BIM processes and digital workflows improve coordination, communication, and project efficiency. By leveraging technology throughout the design and construction process, ICM enhances project certainty and reduces delivery risk.

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### **Commitment to Quality and Innovation**

ICM is committed to technical excellence, continuous improvement, and delivering solutions that create lasting value. The practice continually seeks opportunities to improve design outcomes, project performance, and client experience through innovation and industry best practice.

For more than 25 years, ICM Architectural Studio has delivered efficient, practical, and high-performing developments across South Africa. Through a combination of architectural expertise, project leadership, technical capability, and client-focused service, the practice has established itself as a trusted partner for industrial, logistics, commercial, and automotive developments.

The firm's success is built on a clear understanding of how buildings must perform—not only during construction, but throughout their operational lifespan. By combining thoughtful design, technical excellence, and disciplined project delivery, ICM continues to create environments that support business success and generate long-term value.

As the built environment continues to evolve, ICM remains committed to delivering innovative, functional, and enduring solutions that meet the needs of clients, users, and communities alike.



## CONTACT US

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