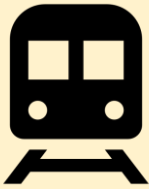


**Grade A
Office Tower**



**Integrated
Amenities**



**Direct
Connection to
MRT & LRT**



**Cashless, SMART
LPR Parking**



**Green Building
Features:**

**District Cooling
System, Rainwater
Harvesting, Building
Automation System,
and Energy-efficient
LED Lighting**

worq

**Co-working
Space
Facilities**



**Direct covered
connection to
1Utama Shopping
Centre and One
World Hotel.**

8 FIRST AVENUE KPMG TOWER | PLAZA IBM



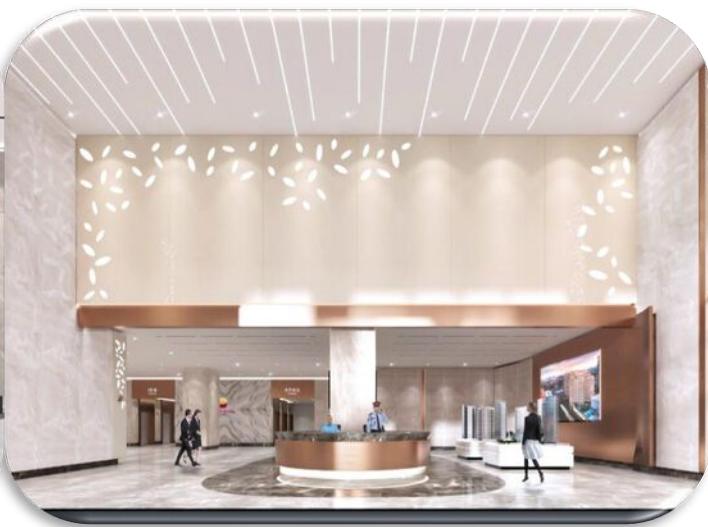
Seamlessly Connected, Instinctively Convenient



BANDAR UTAMA – The Address That Connects



Ongoing In-Building Asset Enhancement Initiatives



Onsite Amenities and Retail – All Under One Roof



HOSPITALITY & CORPORATE EVENT FACILITIES



**One World Hotel
(5-star hotel)**

- 452 suites & rooms
- Premier Venues for Meetings, Incentives, Conferences & Exhibitions (MICE)
- Expansive, pillarless ballrooms for up to 2,500pax
- 23 Function Rooms
- 15 Pickle Ball courts



BANDAR UTAMA INTEGRATED TOWNSHIP



**BANDAR UTAMA
CITY GROUP**

SHOPPING & ENTERTAINMENT



***Restaurants,
Cafes,
Shopping,
Wellness &
Happenings***

***A new
retail
lifestyle
hub***



**One of the LARGEST shopping
centres in Malaysia.**

Featuring more than 750 retailers!



EDUCATION & TALENT POOL

- Faculty of Engineering & Computing
- Faculty of Business, Hospitality & Communication
- Faculty of Design & Built Environment

*First City
University
College*



Early Years
Ages 2-5



Primary
Ages 5-11



Secondary
Ages 11-16



Sixth Form
Ages 16-18



*British
International
School
Kuala
Lumpur*



*Cutie Cottage – Baby &
Child Care Centre,
Kindergarten*

KEY FACTS

Description	Grade A office building
Net Lettable Area	Approx 600,000 sq. ft.
Average Floor Plate Area	Approx 30,000 sq. ft. (potential for sub-division of up to 8 lots)
Total No. of Floors	21-storeys
Year Built	2007
Asking Rental	RM 6.20psf
Car Park & Allocation	Total 3,305 car park bays available within the development. Allocation of 1 car park bay for every 1,000 sq. ft. occupied
Car Park Season Pass	5-Day Season Pass : RM170 per month 7-Day Season Pass : RM200 per month Reserved Parking : RM290 per month
After Office Hours Air-Conditioning	RM0.002208 per sq. ft. per hour (which shall be subject to reasonable review from time to time)
Public Transport	- Bandar Utama MRT & LRT Interchange Station (Seamlessly connected via covered walkways) - Bus (RapidKL) - Aeroline Coach Station at 1 Utama, providing express travel to Singapore and Penang. - Taxi

Carparking Levels - B1, B2, B3	One World / KPMG / IBM	
	Monday - Friday	Weekend & PH
1st Hour (6:00am to 6:59pm)	RM4.00	RM3.00
Every Subsequent Hour (6:00am to 6:59pm)	RM2.00	RM2.00
1st & Subsequent Hour (7:00pm to 12:59am)	RM1.00	RM2.00
1st & Subsequent Hour (1:00am to 5:59am)	RM2.00	RM2.00



BUILDING FEATURES & SPECIFICATIONS

Certifications	MD (MSC) status accredited
Terrace Area	Dedicated sky terrace on every floor, exclusively for tenants' complimentary use.
Floor Loading	2.5 kN/square metre
No. of Lifts	- 12 high-speed passenger lifts, with 6 serving each low and high zone - Interchange on Level 11 - 1 bomba/service lift
Ceiling Height	Approx 3.1 metres
Column	Each floor offers column-free spans of 50ft / 15m
Power Loading	6 DBs per office floor 3 Phase 30 Amp per DB
Power Supply	Dedicated power supply for secured IT UPS back-up and common area back-up during power failure.
Air-conditioning	Centralised air-conditioning Standard Operating Hours: Mondays to Fridays, 8:30am – 5:30pm
Security	24 hours, 7 days a week Security counter @ Concourse Lobby
CCTV	24/7 CCTV surveillance at all entry and exit points around the building perimeter
Card Access	Lift access cards available and subject to Tenant requirements
Access	Multiple access points available through the Concourse Floor, Ground Floor and Car Park, with direct access to One World Hotel and 1 Utama Shopping Centre.



Building Communities, Inspiring Futures.

**A PREMIER BUSINESS ADDRESS IN THE HEART
OF BANDAR UTAMA.**

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