



1, First Avenue, Bandar Utama, 47800 Petaling Jaya, Selangor Darul Ehsan

KEY FACTS

Description	25 storey, Grade A office tower 1st Green Building in Petaling Jaya		
Net Lettable Area	Approx 630,000 sq. ft.		
Average Floor Plate Area	Approx 25,000 sq. ft. (potential for sub-division lots)		
No. Storeys	25 storeys Level 1- 26 Office; Horizon & Crown – Penthouse; Sky & Rooftop Helipad		
Year Built	2010		
Business Hours	Mondays – Fridays 8:30am – 5:30pm		
Asking Rental	RM7 psf (negotiable)		
Car Park & Allocation	Total 1,300 car park bays (in-building) Allocation of 1 car park bay/1,000 sq. ft.		
Car Park Operations	24 hours/day - Level LG, B1-4 5-Day Season (Mon-Fri) : RM 170 per month 7-Day Season (Mon-Sun) : RM 200 per month Reserved Parking (Mon-Sun) : RM 290 per month		
Hourly Rates	Basement 1,2&3	ONECARD	Parking Ticket (Non-ONECARD)
	First Hour	RM3.00	RM4.00
	Every Subsequent Hour	RM2.00	RM3.00
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 station (walking distance) Bus (Rapid KL) Taxi		
Integrated Amenities	F&B and entertainment @ Sky & Rooftop level Strategically located within the Bandar Utama township, offering an array of local amenities: <ul style="list-style-type: none"> - 1 Utama Shopping Centre – 1KM - Centrepoin, Neighbourhood mall – 1.6KM - One World Hotel, 5-star hotel – 0.2KM - Avante Hotel, 4-star hotel – 0.6KM - The Club @ Bukit Utama, 9-hole golf course – 3.3KM 		



BUILDING FEATURES & SPECIFICATIONS

Certifications	MSC Status GBI GOLD Rating
Lobby	Landscaped lobby on every floor provides maximum natural light to the lift lobby
Floor System	Raised floor system for flexible provision of telecommunication, power, and IT
Floor Loading	2.5kN/square metre
No. of Lifts	7 passenger lifts (low zone and high zone) Interchange on Levels 11, 12, and 15 1 bomba lift
Ceiling Height Column span	Approx 3.1 metres 16.8 metres
Power Loading	6 DBs per office floor – 1 DB/zone, 6 zones/floor 3 Phase 100 Amp (60 kVA) per office floor 1 Power provision meter per zone
Power Supply	Dedicated power supply for secured IT UPS back-up during power failure. Dedicated secured telecommunication ducts for tenant IT requirements.
Air-conditioning	2 Air Handling Unit (AHU) on each floor Modified VAV based on office zone
Security	24 hours, 7 days a week Security counter @ Ground Floor
CCTV	CCTV at all entrance and exit points
Card Access	Lift access cards available and subject to Tenant requirements
Access	Multiple access points available through the Ground Floor and Car Park, with direct access to One World Hotel and 1 Utama Shopping Centre.
Green Features	Low-e glass windows Landscaped terrace area on every floor Rainwater harvesting system Chiller plant control system Building energy-management system Intelligent and energy-efficient lifts



1 FIRST AVENUE

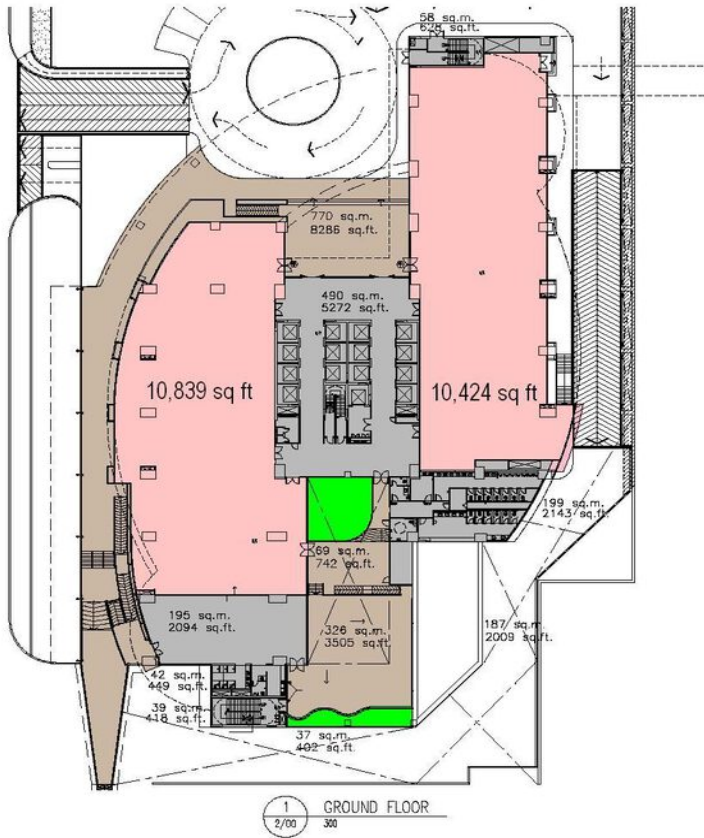


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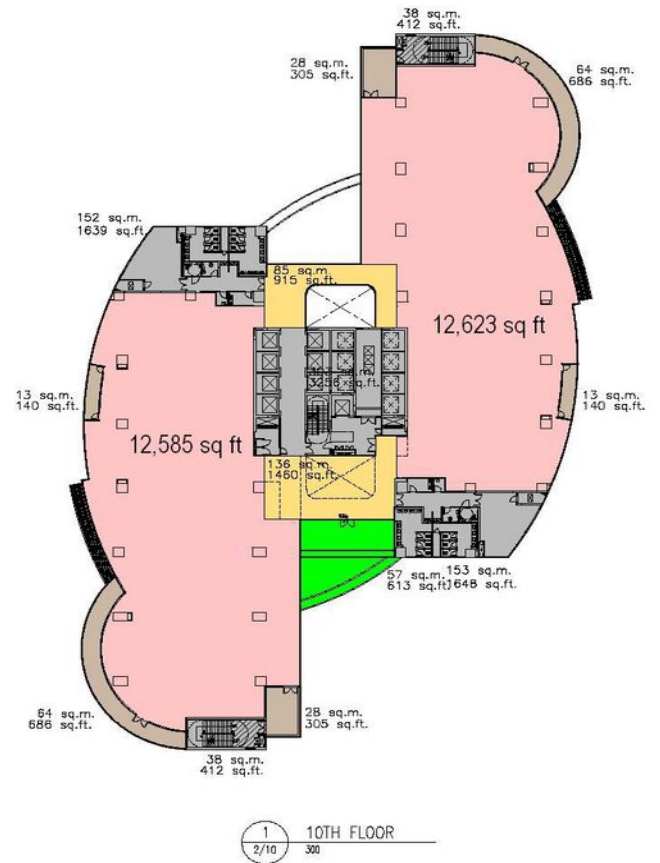
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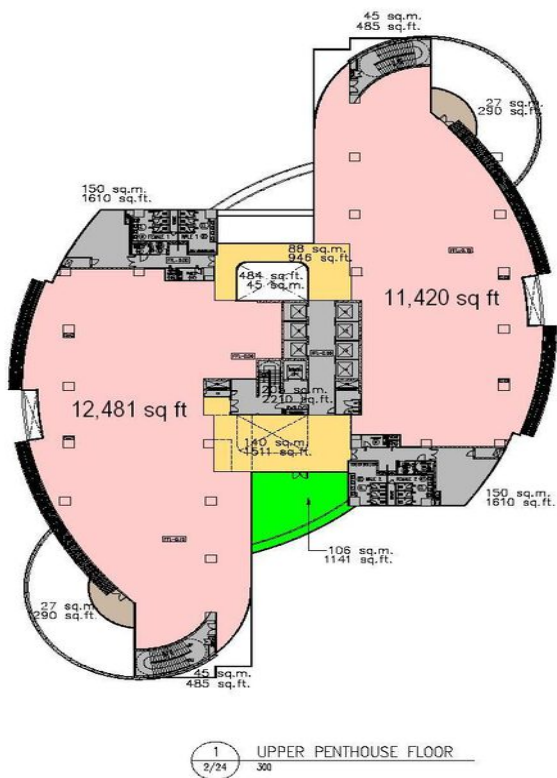
TYPICAL OFFICE FLOOR PLAN



GROUND FLOOR



TYPICAL FLOOR



PENTHOUSE FLOOR

