



8 FIRST AVENUE

KPMG TOWER | PLAZA IBM

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

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)		
No. Storeys	21-storeys Level 1-20 Offices Crown Level – Penthouse Office		
Year Built	2007		
Business Hours	Mondays – Fridays 8:30am – 5:30pm		
Asking Rental	RM 5.50 – 6.50 psf		
Car Park & Allocation	Total 1,728 car park bays (in-building and hotel) Allocation of 1 car park bay/1,000 sq. ft.		
Car Park Operations	24 hours/day - carparks at Level B1, B2, B3 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	Concourse: Maybank and Gigi Coffee Strategically located within the Bandar Utama township, offering an array of local amenities: <ul style="list-style-type: none"> - 1 Utama Shopping Centre – 1KM - Centrepont, 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
Terrace Area	Each floor features either 2 or 4 terraces (at no extra charge)
Floor Loading	2.5 kN/square metre
No. of Lifts	6 passenger lifts (low zone and high zone) Interchange at Level 11
Ceiling Height	Approx 3.1 metres
Column	Each floor offers column-free spans of 50ft
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
Security	24 hours, 7 days a week
CCTV	CCTV at all exit points of the perimeter of the building
Card Access	Lift access cards available and subject to Tenant requirements
Access	<ul style="list-style-type: none"> - Multiple access points available through Floor G LG, and Car Park - Direct covered access to One World Hotel, 1 Utama Shopping Centre, and Bandar Utama MRT station

