



For Lease

ONE CITY CENTRE (OCC)

Ploenchit, Bangkok





No. of storey

61 floors and 4 basements

Net leasable area

Approx. 61,000 sq.m.

Parking

Approx. 879 car parking lots with EV charging bays

M&E highlights

24/7 air-conditioning facility
 Turnstile and dedicated lifts with destination control for office security
 Optional generator space
 24-hour high-resolution IP CCTV integrated with guard tour system
 Precise temperature control with high flexibility, using a centrally chilled water system with thermal powered VAV diffuser
 Optimal occupancy comfort by pre-cooled fresh air with CO2 sensor and high-performance air filter

DISCLAIMER

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Lift specification

Passenger Lift: Low Zone A	4 Lifts, 1,600 kg per lift
Passenger Lift: Low Zone B	4 Lifts, 1,600 kg per lift
Passenger Lift: High Zone A	4 Lifts, 1,600 kg per lift
Passenger Lift: High Zone B	4 Lifts, 1,600 kg per lift
Shuttle Lift	7 Lifts, 1,600 kg per lift
Service Lift	1 Lifts, 1,600 kg per lift
Service & Fireman Lift	1 Lifts, 2,000 kg per lift

Office space highlights

Tallest Grade A office at Ploenchit
 Tall ceiling height at 3 m, raised floor possible
 Up to 17m x 47m column free space up to 1,500 sqm per floor area
 Panoramic city views office floors with 3 m floor to ceiling glazing
 Multi-floor tenancy with knockout panel options with multi-floor M&E connections
 Offices integrated with garden atrium

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ONE CITY CENTRE

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Sustainable design

Green building design targeted LEED Gold Certification
 Optimized daylight with tall ceiling height
 Concrete west side wall, north, south and east facing glazed façade
 Elevated building with perimeter flood prevention
 Urban heat island reduction
 Insulated glazing unit with a low solar heat gain coefficient (SHCG)
 Low reflective glass to mitigate severe solar reflection
 Diagonal external shading fins
 Non-hazardous and non-toxic material for healthy indoor environment
 Efficient LED lighting and automated control
 Energy monitoring and control by building automation system (BAS)
 Efficient water use solution

Construction start

Q1, 2019

Estimated completion

Q4, 2022

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*Your world is reimagined
Your life rhythm is recomposed
Your energy is refreshed*

Enhancing life's dynamism with a new office building concept, focused on designing life for modern employees in today's world

For Lease by Expressions of interest
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