

# Siam Patumwan House

Prime Grade A Office Building, Located at Phayathai Road



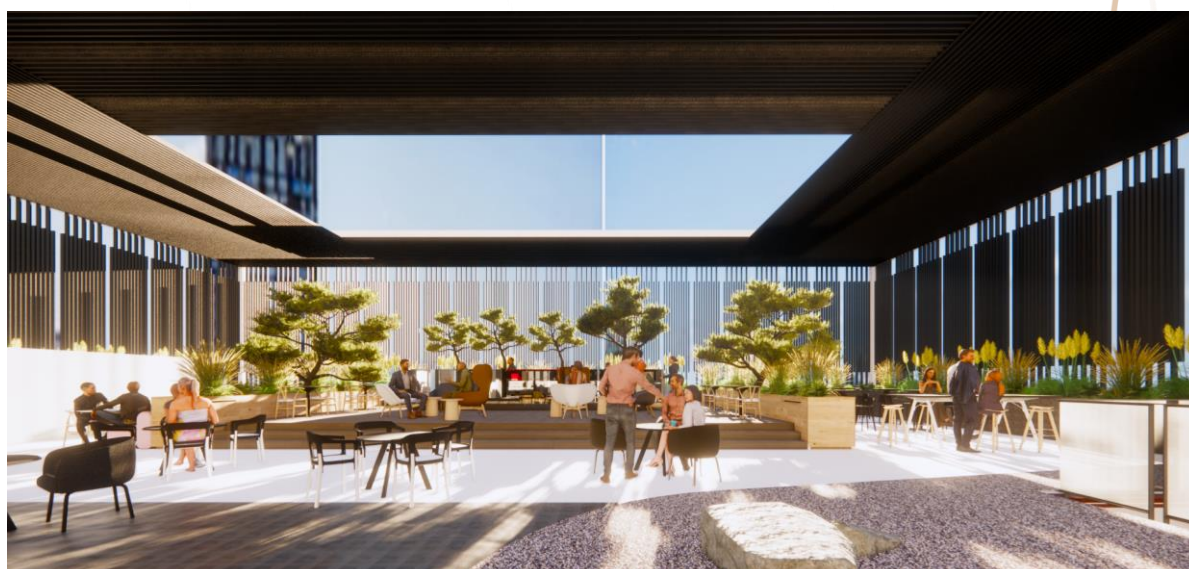
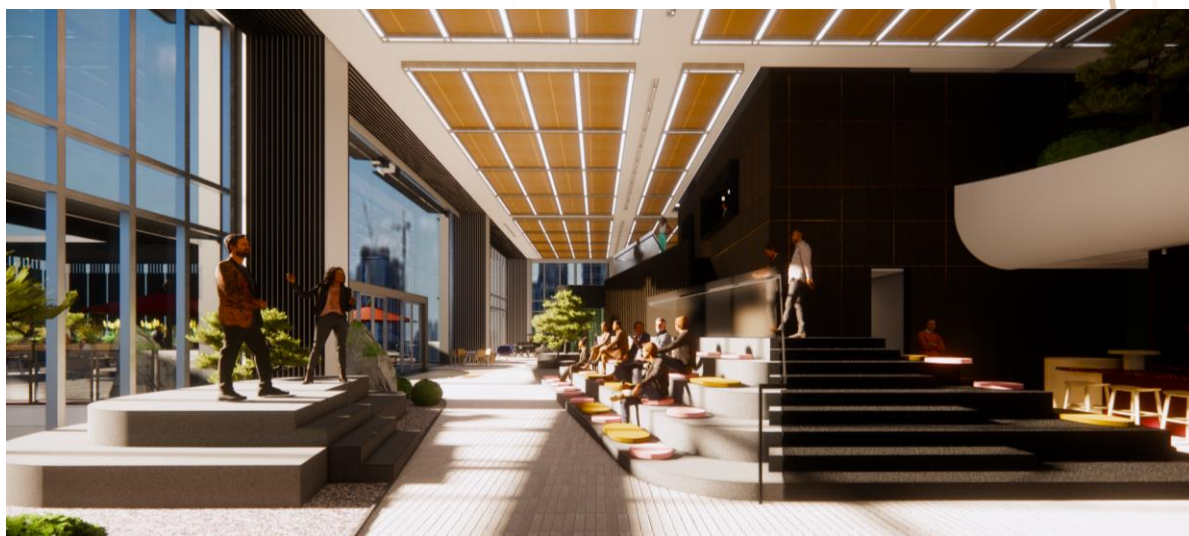
## BUILDING SPECIFICATIONS

Location	Phayathai Road
Transportation	Connected to BTS National Stadium Station (5 mins walk)
Completion	Target Q3, 2023
Number of Storey	33 storeys with 2 basements
Net Lettable Area	Approx. 49,049 sq.m.
Office:	Approx. 47, 849 sq.m.
Retail:	Approx. 1,200 sq.m
Office Floor	Level 6 to 32
Typical Floorplate	Approx. 2,235 – 2,305 sq.m.
Ceiling Height	3 m.
Asking Rental	THB 1,200 .-/sq.m./mth
Lease term	3 years
Security Deposit	3 months

Office : For Lease

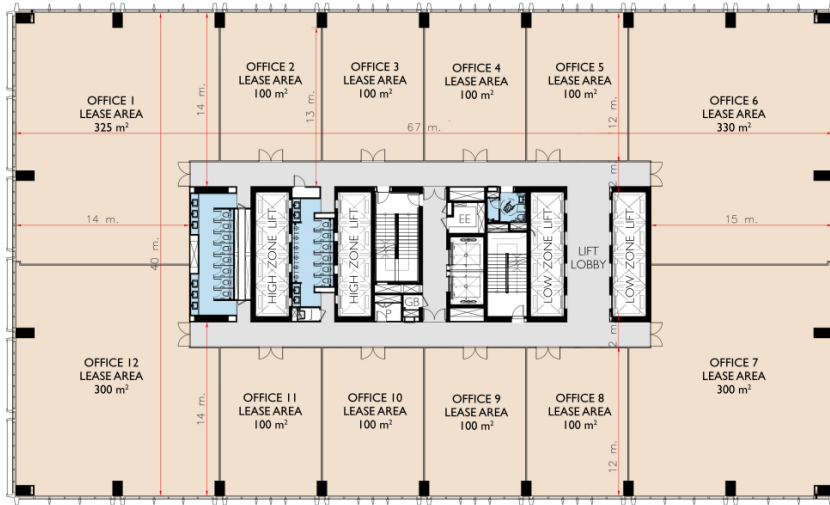
## BUILDING SPECIFICATIONS

Car Parking Spaces	725 spaces 1 space for every 100 sq.m. of leased space free of charge
Additional car parking spaces	Monthly charge of Baht 3,000 per space (exclusive of VAT), subject to availability.
Air-Conditioning System	V.R.V System
Utilities	Electricity: Baht 6.50.- per unit Water supply: Baht 22.- per unit
Facilities	2 storeys of retail facilities with restaurant, coffee shops, food court, bank, co-working space. 3,000 sq.m. of common spaces to support tenant
Certifications	LEED, Fitwel, Wiredscore, SmartScore

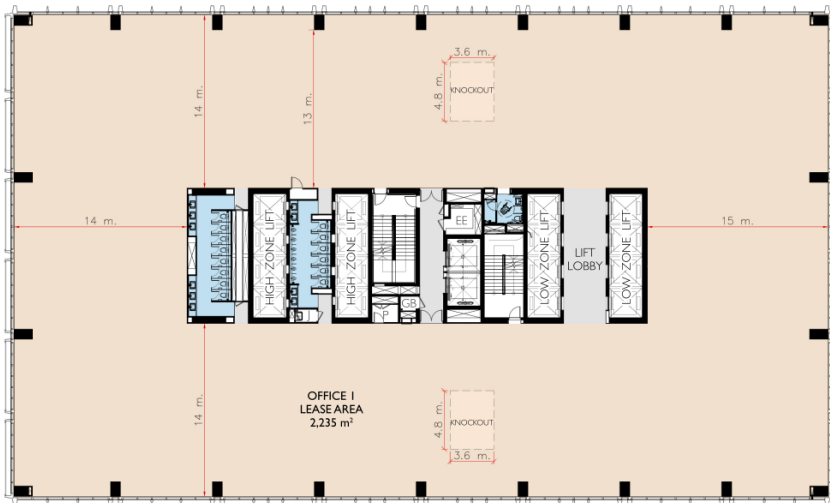


Office : For Lease

## FLOOR PLAN



TYPICAL OFFICE FLOOR PLAN  
LOW ZONE (6th - 10th Floor; 12th-19th Floor)

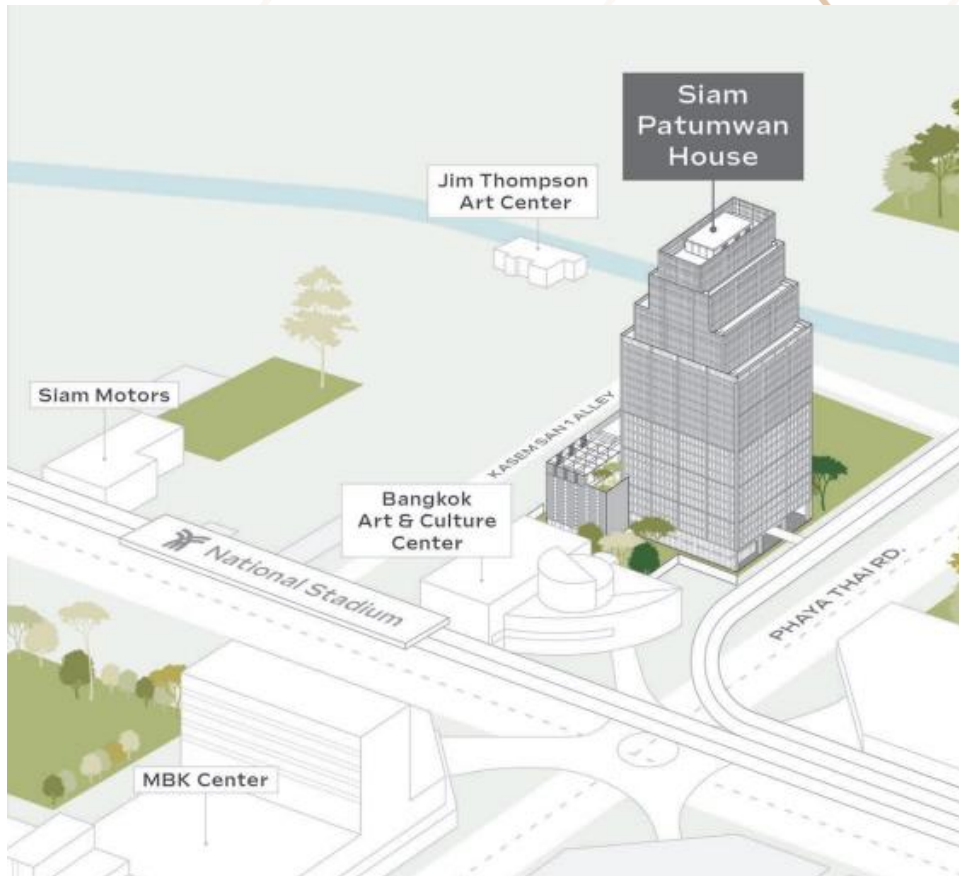


TYPICAL OFFICE FLOOR PLAN  
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## LOCATION



## CONTACT US

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