

AIA Sathorn Tower

Premium Grade A Office Building, Located on Sathorn Road



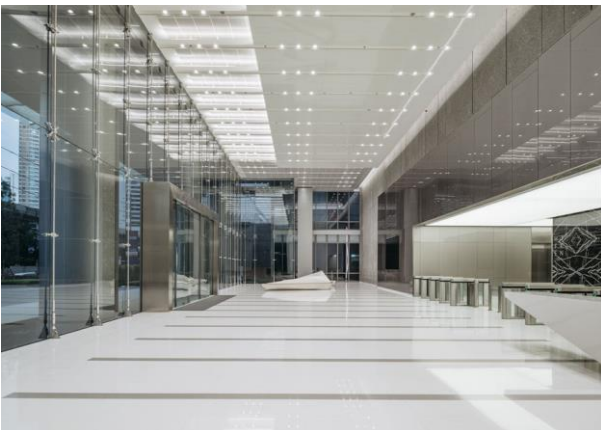
BUILDING SPECIFICATIONS

Location	Sathorn Road
Transportation	Connected to BTS Saint Louis Station
Completion	Q1 2015
Number of Storey	28 storeys
Net Lettable Area	Approx. 39,500 sq.m.
Typical Floorplate	Approx. 1,600 sq.m.
Ceiling Height	3 m.
Asking Rental	
Office	THB 1,000 ./sq.m./mth
Retail	THB 1,200 ./sq.m./mth
Lease term	3 years
Security Deposit	3 months

Office : For Lease

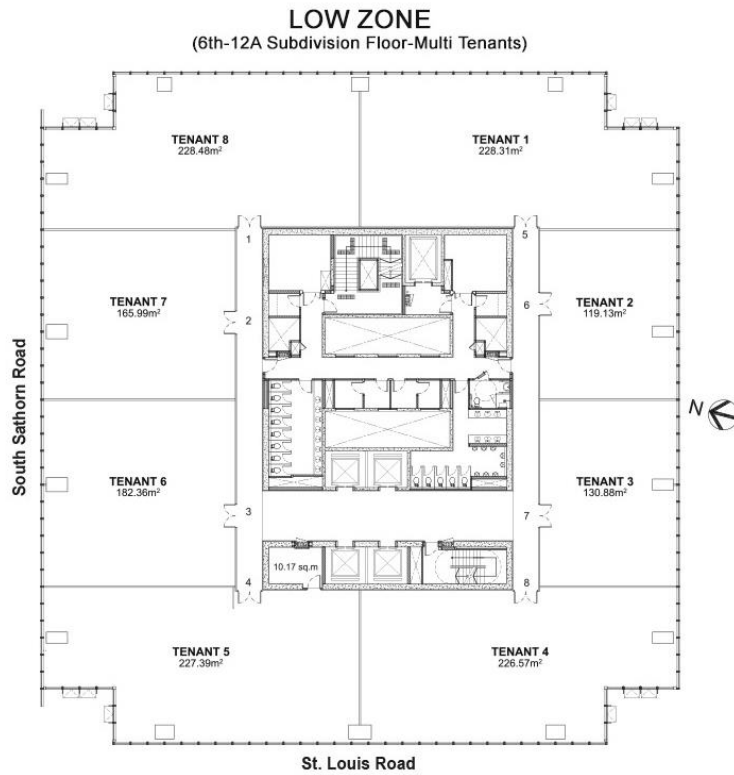
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Car Parking Spaces	567 spaces 1 space for every 100 sq.m. of leased space free of charge
Additional car parking spaces	Monthly charge of Baht 2,500 per space (exclusive of VAT), subject to availability.
Air-Conditioning System	Central Chilled Water System with VAV
Operating Hours Office: Retail:	Monday – Friday from 8.00 a.m. to 6.00 p.m. Monday – Sunday from 8.00 a.m. to 8.00 p.m.
Overtime Air Condition Monday - Friday:	6.00 p.m. – 10.00 p.m.: Baht 2.- per square meter per hour, with the minimum charge of 1 hour and at least 800 sq.m. 10.00 p.m. – 8.00 a.m.: Baht 3.- per square meter per hour, with the minimum charge of 1 hour and at least 800 sq.m.
Saturday, Sunday & Public Holiday:	8.00 a.m. – 6.00 p.m.: Baht 2.- per square meter per hour, with the minimum charge of 1 hour and at least 800 sq.m. 6.00 p.m. – 10.00 p.m.: Baht 2.- per square meter per hour, with the minimum charge of 1 hour and at least 800 sq.m. 10.00 p.m. – 8.00 a.m.: Baht 3.- per square meter per hour, with the minimum charge of 1 hour and at least 800 sq.m.
Utilities	Electricity: Baht 6.50.- per unit Water supply: Baht 20.- per unit
Facilities	Retail facilities with restaurants, coffee shops, ATMs, and co-working spaces.
Certifications	LEED and WELL (Operation)

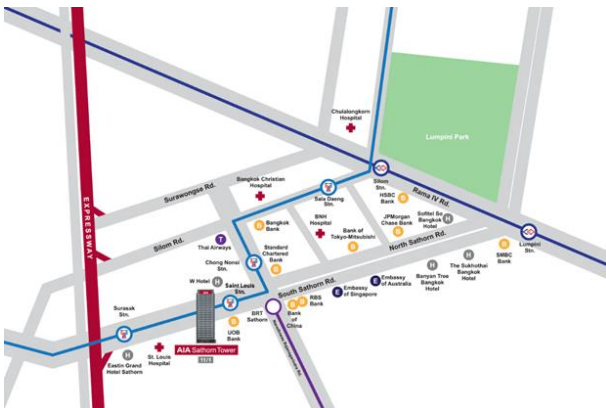


Office : For Lease

FLOORPLAN



LOCATION



Wathusiri Premamornkij (Pai)
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