

AXIS BUSINESS PARK



LOCATION

No. 10, Jalan Bersatu 13/4, 46200 Petaling Jaya, Selangor



AXIS BUSINESS PARK

ACCESSIBILITY

- CAR** : Easily accessible from Kuala Lumpur City Centre via the Federal Highway, Jalan Utara, Jalan Semangat and thence onto Jalan Bersatu 13/4, or alternatively via Sprint Highway, Jalan Damansara, Jalan Dato Abu Bakar and Jalan 21/18.
- BUS** : 5 mins walking distance bus stop(Rapid Bus T628 & T629 towards Asia Jaya LRT Station; Metro Bus 12 towards KL).
- TRAIN** : 5 minutes drive to Taman Paramount Putra LRT Station.

AMENITIES

- F&B FACILITIES** : Mynews in Block C. Ample F&B outlets also in the vicinity, e.g. in Section 14, Jaya One and Plaza 33.

AXIS BUSINESS PARK



PROPERTY DETAILS

GENERAL INFO

USE

Office / Warehouse/
Showroom

LANDLORD

RHB Trustees Berhad (as
Trustee for Axis Real
Estate Investment Trust)

MANAGEMENT

Axis REIT Managers
Berhad

NET LETTABLE AREA

Block B : 89,481 sq. ft.

Block C : 171,445.11 sq. ft.

Block D : 62,146 sq. ft.

Block E : 7,653 sq. ft.

NO. OF STOREYS

BLOCK B:

5-storey office/showroom-cum-warehouse complex with 2 basement car parks.

BLOCK C:

5-storey office block with 1 basement car park.

BLOCK D:

2-storey warehouse with a mezzanine floor.

BLOCK E :

3-storey office annexe.

CAR PARK

TOTAL BAYS

432 car park bays



ALLOCATION

1  to every 1,000 sf.



OTHERS

Surau

Block B & C (Basement)

Signage

The building provides excellent signage options.
Possible for own corporate signage, subject to qualification and negotiation.

AXIS BUSINESS PARK



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



Block B : **2 units**
(1,150 kg per unit)

Block C : **2 units**
(1,160 kg per unit)

CARGO LIFTS



Block B : **1 unit** (2,000
kg per unit)

Block C : **2 units**
(3,000 kg per unit)



LOADING AREA

Available (Block B, C & D)



ELECTRICAL/POWER



Block B : **3 phase** – 2,400 amps
Block C : **3 phase** – 3,200 amps
Block D : **3 phase** – 1,200 amps

AIR-CONDITIONING TYPE



Air-cooled packaged units
provided for the office spaces.

FIRE PROTECTION



Fire fighting system includes
sprinkler system, smoke
detectors, fire hose reels,
portable fire extinguishers,
break glass fire alarm and fire
rated doors.

SECURITY SERVICES



24-hour surveillance with
CCTV system.

TELCO PROVIDERS

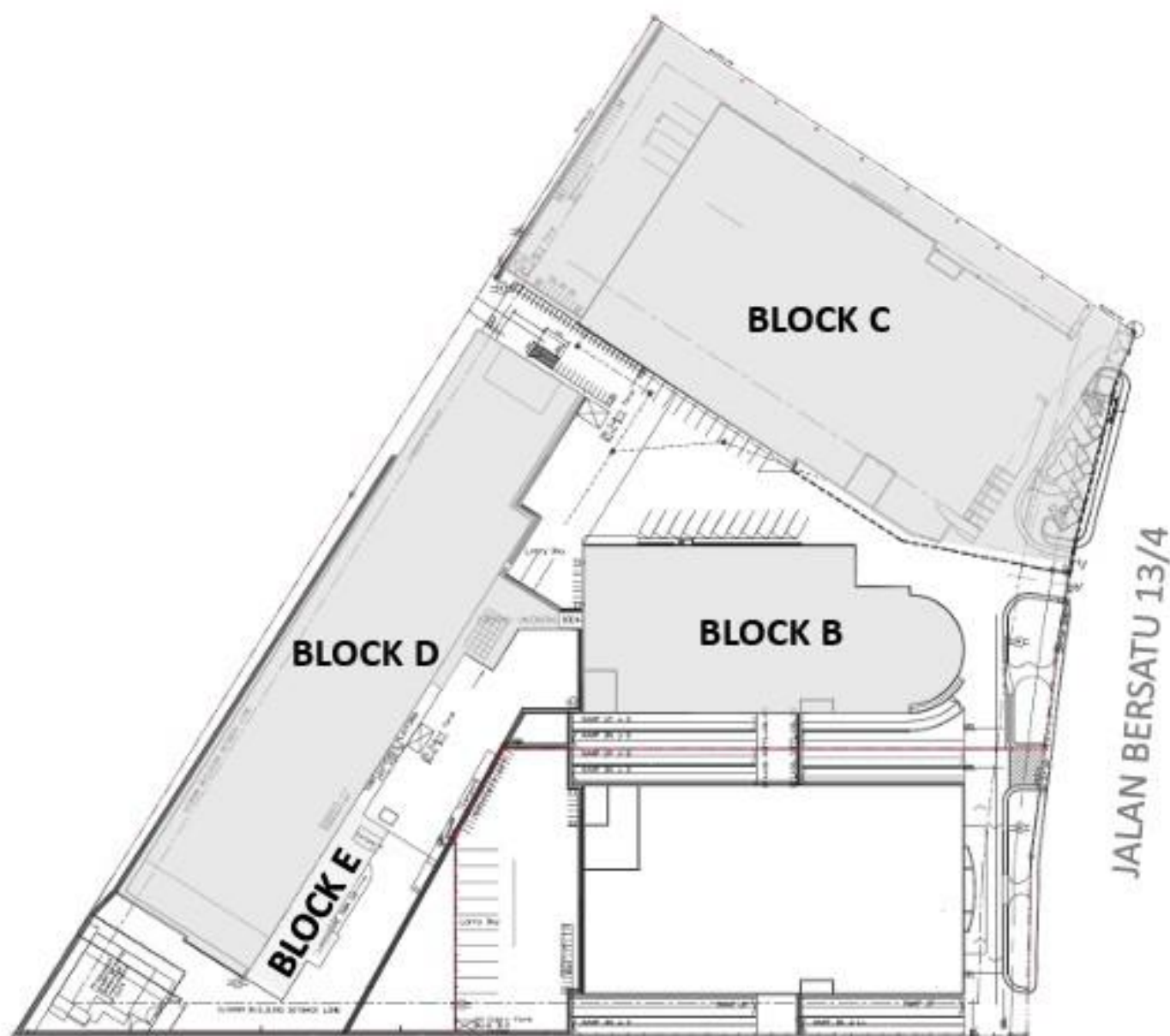


TM

AXIS BUSINESS PARK



SITE LAYOUT



AXIS

BUSINESS PARK (BLOCK B)



BUILDING PHOTOS



Axis Business Park
(Block B)



Drop-off Area



Main Lobby



Lift lobby



Loading area with 2 loading bays

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BUSINESS PARK (BLOCK B)



FLOOR PLANS

BLOCK B 3RD FLOOR

Block	Floor	Area	Floor to slab	Floor Loading	Use
Block B	3 rd Floor	13,829 sq. ft.	12 feet	50 lbs per sq. ft.	Office



3RD FLOOR PLAN
AXIS BUSINESS PARK (BLOCK B)

1st FLOOR PLAN
AXIS BUSINESS PARK BLOCK C

AXIS BUSINESS CAMPUS



LOCATION

Lot 13A & 13B, Jalan 225, Section 51A, 46100 Petaling Jaya, Selangor



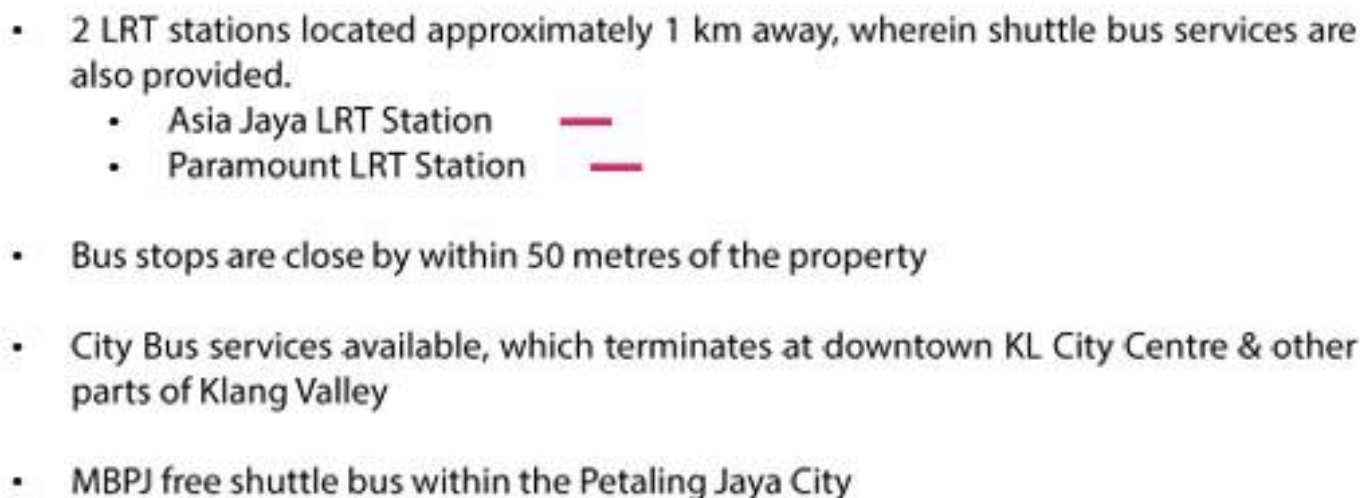
ACCESSIBILITY

- CAR** : Easily accessible from Kuala Lumpur City Centre via the Federal Highway, Jalan 222 and also via the LDP/ NKVE.
- BUS** : Short walk to Rapid KL Bus Stop.
- TRAIN** : 5 minutes drive to Asia Jaya LRT Station & Seri Setia KTM Station.

AMENITIES

- F&B FACILITIES** : Along Jalan 225 – e.g. Texas Chicken, San Francisco Coffee, 33 Blue Room
5 mins walk to Kg. Baiduri – e.g. Restoran Alam Baiduri.
8 mins walk to Jalan 222 – e.g. Restoran Ahwa, Restoran Abadi.
8 mins walk to Sungai Way – e.g. Alif Maju Restaurant, Wira Seafood, Azur Restaurant.

Klang Valley Integrated Rail System



AXIS BUSINESS CAMPUS



PROPERTY DETAILS

GENERAL INFO

USE

Office

TITLE

Industrial

LANDLORD

RHB Trustees Berhad (as
Trustee for Axis Real
Estate Investment Trust)

MANAGEMENT

Axis REIT Managers
Berhad

GROSS FLOOR AREA

Block A : 58,736 sq. ft.

Block B : 96,377 sq. ft.

Total – 155,113 sq. ft.

PLOT RATIO

Plot Ratio = 2.5

NO. OF STOREYS

BLOCK A:

4-storey office block with
a basement car park.

BLOCK B:

2-storey office/industrial
complex with a rooftop
car park.

CAR PARK

TOTAL BAYS

441 car park bays



ALLOCATION

1  to every 1,000 sf.



OTHERS

Surau

Block A & Block B

Signage

The building provides excellent signage options.
Possible for own corporate signage, subject to qualification and
negotiation.

AXIS BUSINESS CAMPUS



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



Block A: **2 units**
(24 persons, 1,600 kg capacity per unit)

Block B: **2 units**
(17 persons, 1,160 kg capacity per unit)

CARGO LIFTS



Block B: **1 unit**
(3,500 kg capacity per unit)



LOADING AREA

Available (Block B)



ELECTRICAL/POWER



High Tension Supply

AIR-CONDITIONING TYPE



Air-cooled packaged units provided for the office spaces.

FIRE PROTECTION



Fire fighting system includes sprinkler system, smoke detectors, fire hose reels, portable fire extinguishers, break glass fire alarm and fire rated doors.

SECURITY SERVICES



24-hour surveillance with CCTV system.

TELCO PROVIDERS



TM, TIME

AXIS BUSINESS CAMPUS



BUILDING PHOTOS



Block A comprises a ground floor showroom, 3 levels of office space and a basement car park. It has efficient floor plates with louvered external shading to reduce the energy footprint.



Block B is an industrial building with a rooftop car park. Each level has an average floor plate of 50,000 sq. ft. which makes it suitable as an office, laboratory or high-end warehouse. The space is fitted with a smoke spill system which allows for a large open plan design.

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BUSINESS CAMPUS



BUILDING PHOTOS



Guard House at Main Entrance



Anti Climb Perimeter Fencing



Common Lift Lobbies



Common Washrooms



Male & Female Surau in Both Blocks



Rooftop Car Park with 180 Bays

AXIS

BUSINESS CAMPUS

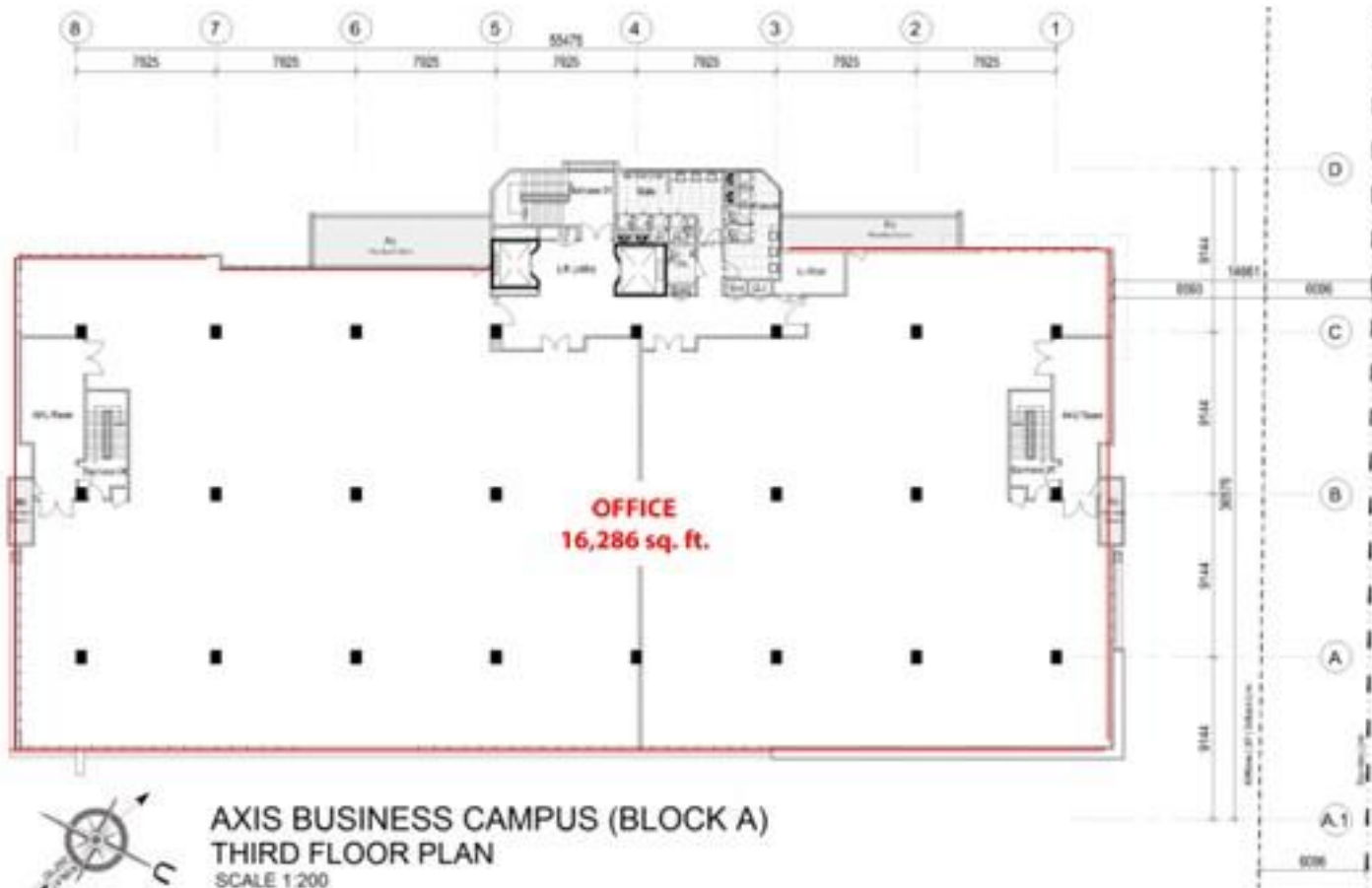


FLOOR PLANS

BLOCK A 3RD FLOOR



Block	Floor	Area	Floor to slab	Floor Loading	Use
Block A	3rd Floor	16,286 sq ft	15 feet	50 lbs per sq. ft.	Office



AXIS BUSINESS CAMPUS



VALUE PROPOSITION

We are offering tenants the possibility of leasing an ideally suited facility to cater for their long term strategy for business expansion. The property boasts :-

EXCELLENT LOCATION

An **excellent location** in the heart of Petaling Jaya

LOW DENSITY OFFICE CAMPUS

A **low density office campus-style** in an accessible location, providing a self-contained environment

LARGE & OPEN FLOOR PLATES

Large and open floor plates provide high efficiency usage

GENEROUS CAR PARK

Generous car park allocation with a total of 456 bays for cars & 70 bays for motorcycles

CORPORATE SIGNAGE

Corporate signage possibility, subject to terms and conditions

Energy efficient and eco-friendly measures were implemented in the refurbishment of the premises :-

POWER

Energy efficient lighting systems installed in common areas and tenants' space
High tension power supply

CLIMATE CONTROL

Configured to allow individual tenant to control air-conditioning and lighting usage
Designed to shield internal space from radiant heat, while maximizing natural light

FLOOD MITIGATION

Underground water detention tank installed for flood mitigation