

MENARA BRDB

**Where
Imagination
And
Innovation
Prosper**

Spacious working environment designed to create a comfortable and productive environment



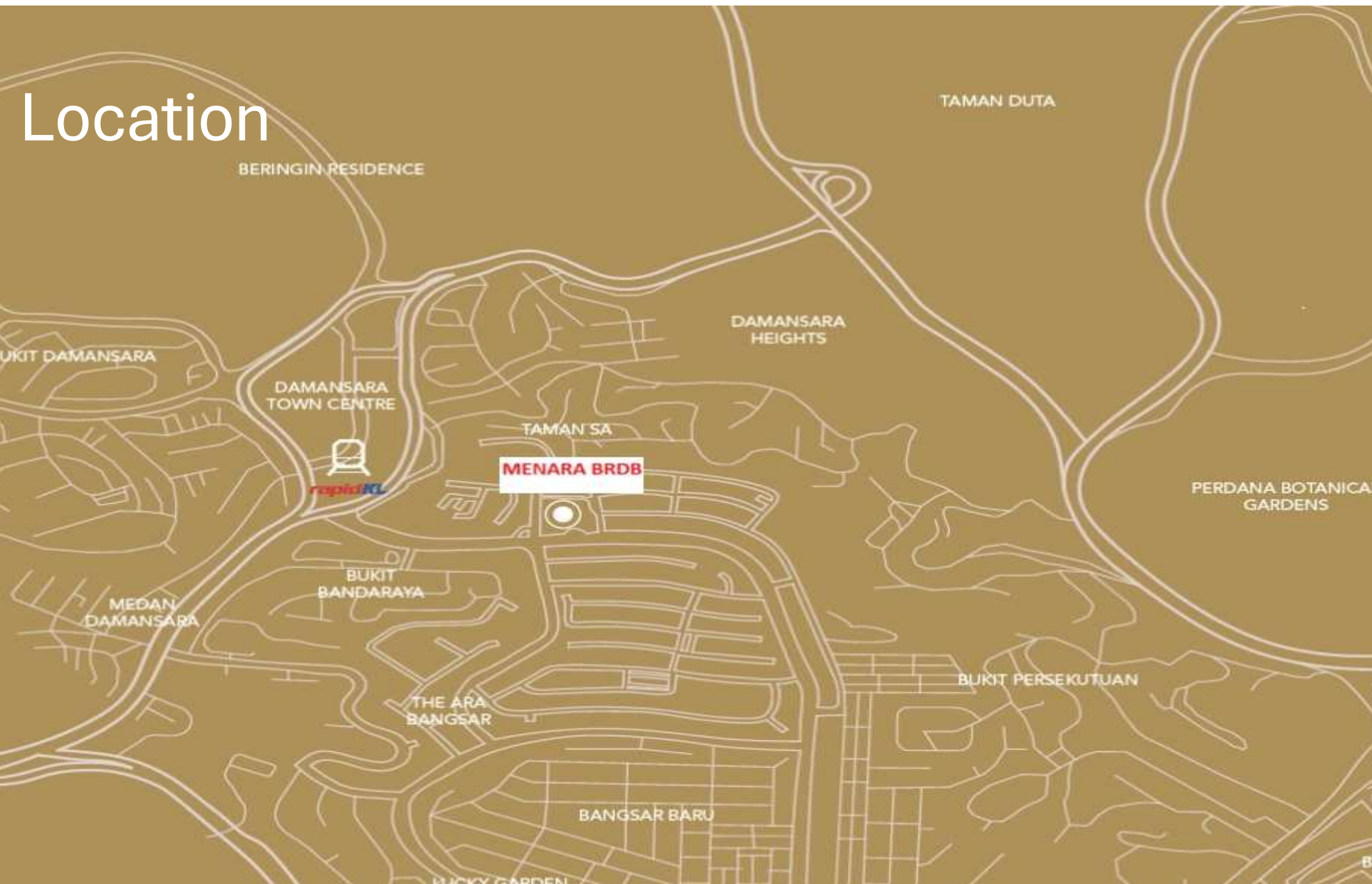
Menara BRDB, An Introduction

Menara BRDB - a signature 12-storey office landmark nestled within the prestigious Bukit Bandaraya neighbourhood, carrying the coveted Bangsar postcode.

Just four kilometres from Kuala Lumpur city centre and easily accessible from Petaling Jaya via the Sprint and Federal Highway, the building also enjoys excellent connectivity to nearby MRT and LRT stations, making it effortlessly convenient for commuters.

Seamlessly connected to the iconic Bangsar Shopping Centre (BSC) — a lifestyle destination renowned as the place “*to see and be seen*” — tenants benefit from a vibrant mix of retail, dining, and lifestyle offerings right at their doorstep.

Location



Fact sheet

Year completed	August 2010
Address	Menara BRDB, 285 Jalan Maarof, Bukit Bandaraya, 59000 KL
No of Storey	12 stories (including ground floor)
Total Nett Lettable Area	Approximately 209,000 sq ft
Typical floor plate	Approximately 20,000 sq ft
Tenant Mix	Advertising & Media, Property Investment, Legal Firm, Banking, Fitness Centre, Beauty & Health, Recruitment Agency, Financial & Equity Investment
Lifts	3 passenger lift + 1 service lift (Toshiba)
	Card access system in lifts
Air Conditioning system	Centralised air-conditioning
Centralized air-conditioning hours	Monday - Friday : 9.00 am - 6.00 pm
Weekends and Public Holidays	Off
Additional air-conditioning charges	Monday - Friday : RM226.00 per hour
	Monday - Friday (afetr 6.00 pm) : RM272.00 per hour
	Weekends and Public Holidays : RM272.00 per hour
Season pass allocation	1,000 sqft : 1 pass
Monthly season pass charges	RM235.00 per month per season pass

Fact sheet

Electrical	3 Phase 60 Amps - 150 Amps (Depending on lot size)
	Stand by Generator, 60 amps is provided for each tenant (essential supply only)
	Supply 3 Phase 60 amps – 150 amps
Security	Dedicated lift access to relevant floor only
	Remote CCTV monitoring at each lift lobby/basement carpark/lift cars
	Panic Button at Basement carpark & Office service corridor
	Alarm Door Contacts Magnetic door contacts at staircase doors
Lot Provisions	300x1200mm ceiling recessed fluorescent light fittings
	Fire fighting - Communication riser with opening provided
	Fire sprinkler system as required by Bomba Provided
	Flooring - Cement rendered and raised floors
	Walls - Common bricks & lightweight blockwork
	Fire door
Floor to ceiling height	Minimum 2.6 meters (8.5 feet)

Amenities

Banks	RHB Bank Berhad - Ground floor, Menara BRDB
	Al-Rajhi Bank - Ground Floor, Menara BRDB
	Maybank Bukit Damansara (2.5km)
	CIMB Plaza Damansara (3.2km)
Public transport	MRT Pusat Bandar Damansara (500m)
	LRT Bangsar (3.2km) , <i>shuttle bus provided</i>
	Rapid KL bus stop (500m)
Supermarket	BSC Fine Foods - BSC (45m)
Health Facilities	Qualitas Health Dr Harish K - BSC (30m)
	Pantai Hospital KL (3.8km)
	Guardian - BSC (200m)
	Health Lane Pharmacy - BSC (100m)
	DenARTistry - BSC (100m)
	Yee Dental - BSC (100m)
Fitness Centre	Lifenfitness -Level 1, Menara BRDB

Menara BRDB, at a glance



Menara BRDB, at a glance



Menara BRDB, at a glance



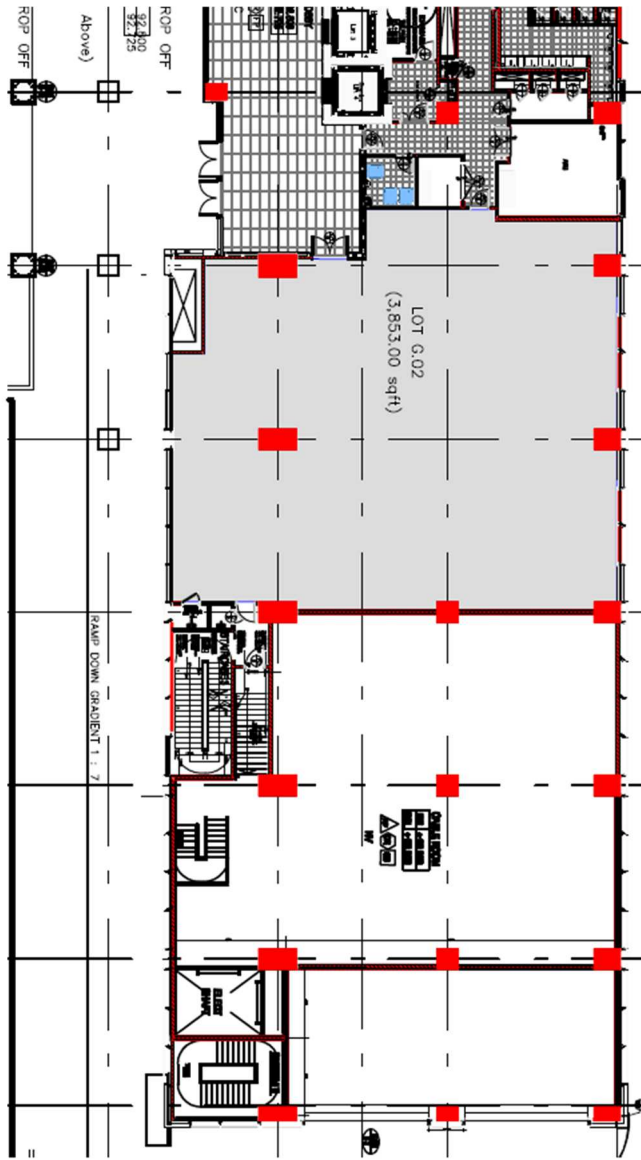
Menara BRDB, at a glance



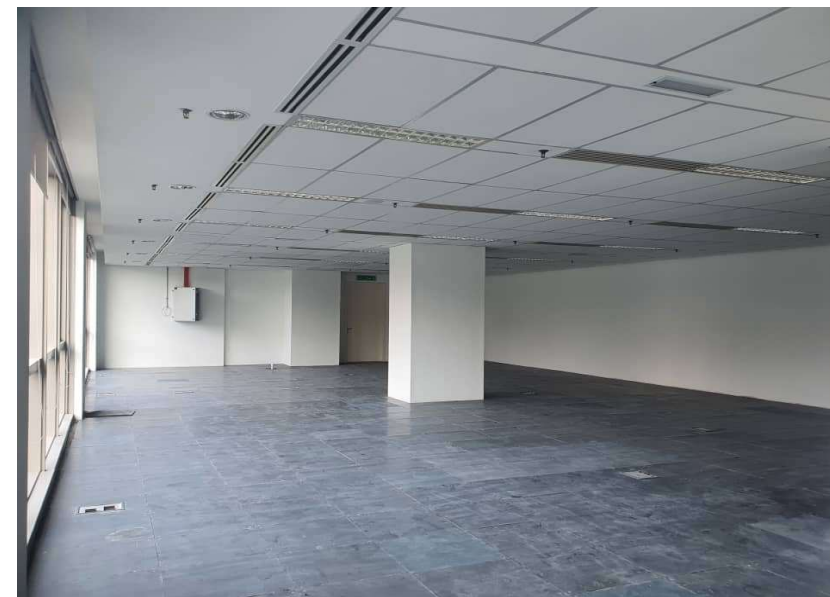
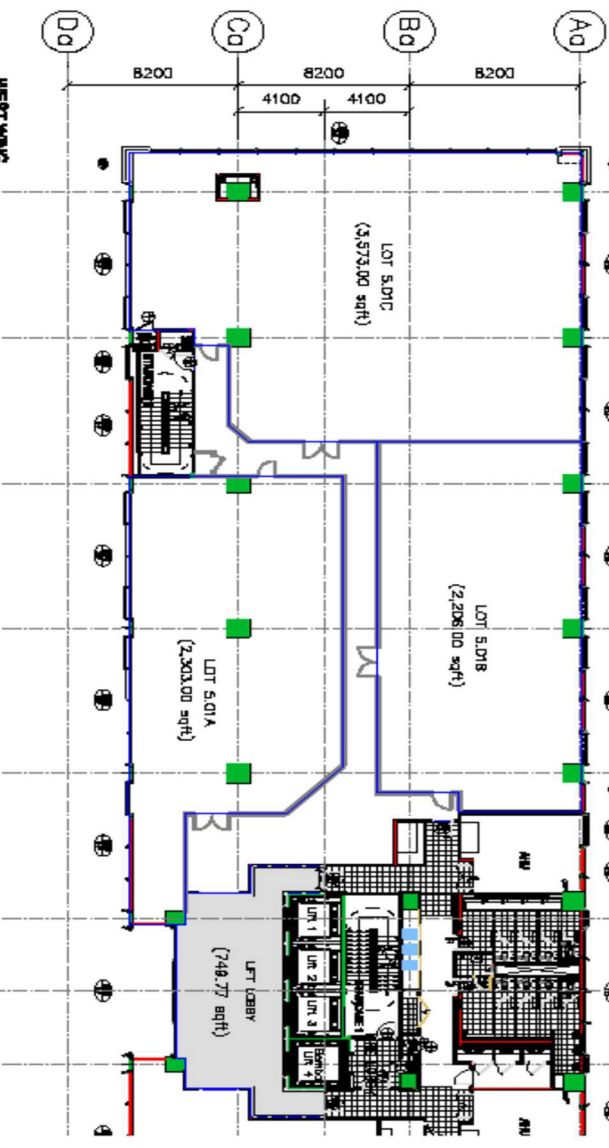
Availabilities

Level	Lot No	Size (Sq ft)	Lot condition	Rental & Service charges	Availability
Grd Floor	Lot G.02	3,853.00	Bare / renovated	RM14.20 psf	01-01-27
Level 5	Lot 5.01A	2,303.00	Bare	RM7.35 psf	Immediate
Level 5	Lot 5.01B	2,206.00	Bare	RM7.35 psf	Immediate
Level 7	Lot 7.01A	3,886.00	Renovated (without furniture)	RM7.75 psf	Immediate
Level 7	Lot 7.01C	2,454.00	Renovated (without furniture)	RM7.75 psf	Immediate
Level 3A	Lot 3A.01C	2,198.00	Renovated (without furniture)	RM7.75 psf	Immediate

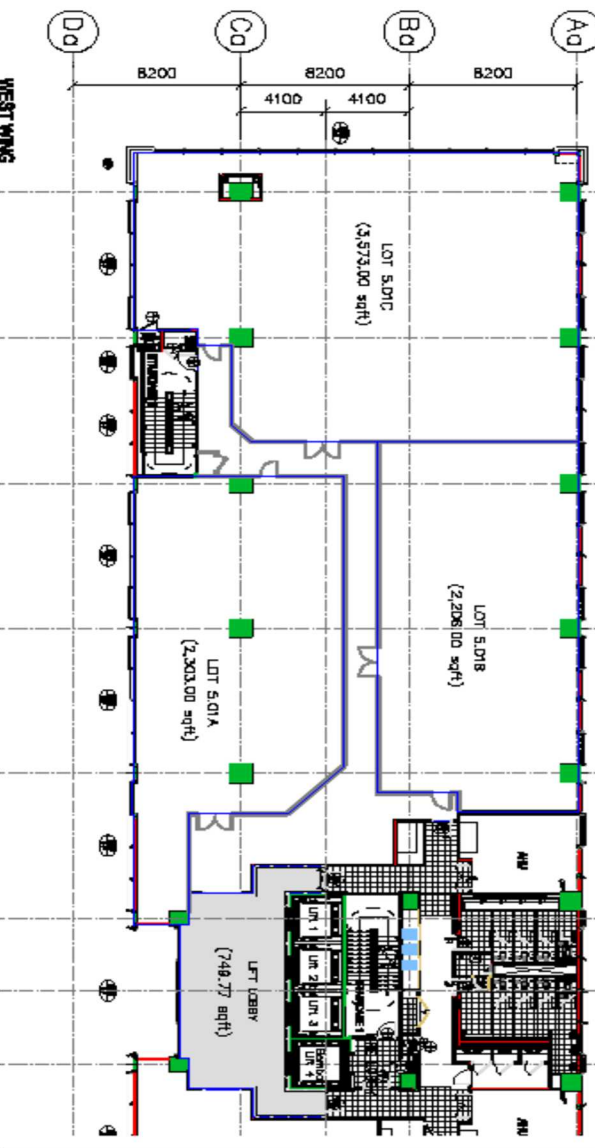
Lot G.02 (bare unit/renovated)



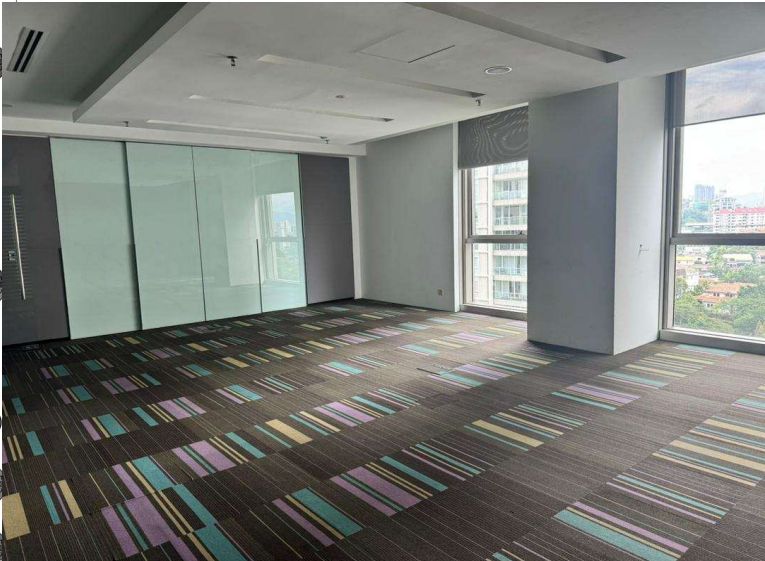
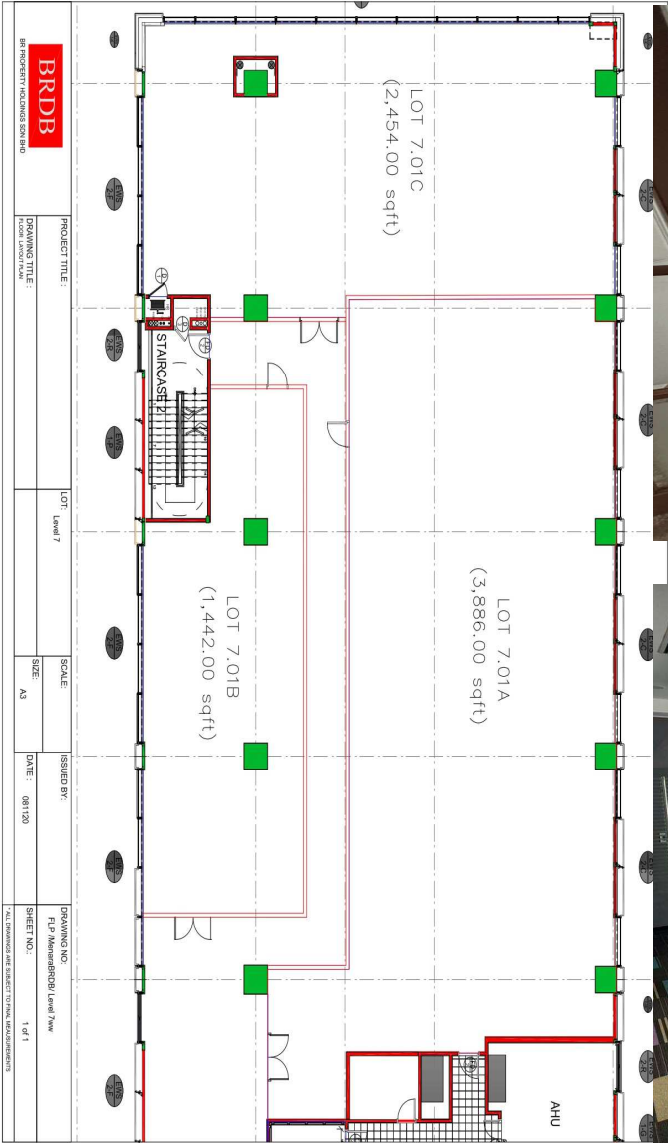
Lot 5.01A (bare unit)



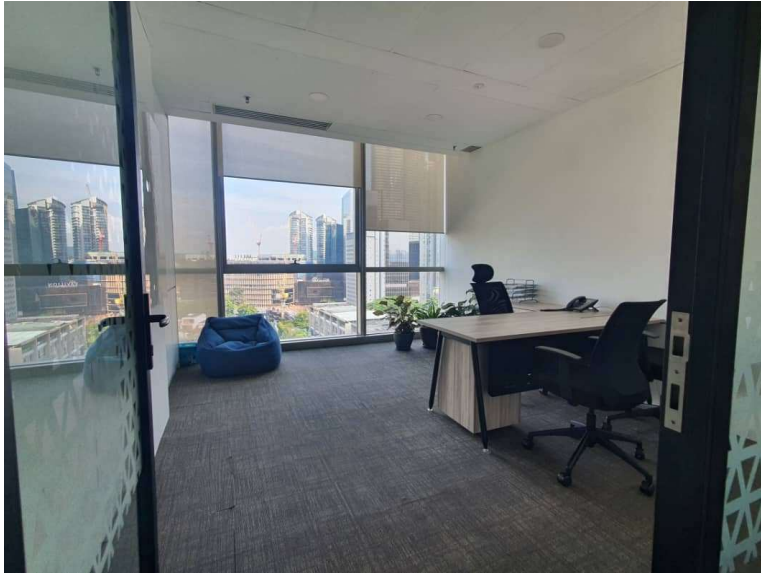
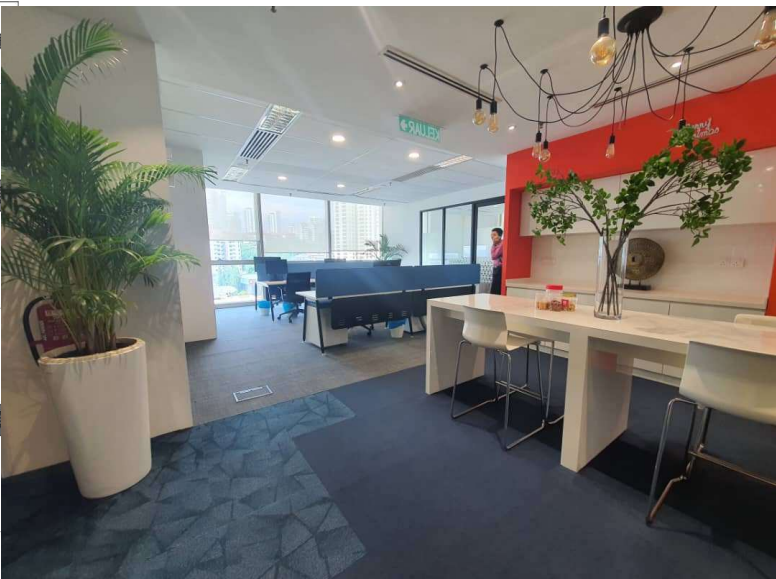
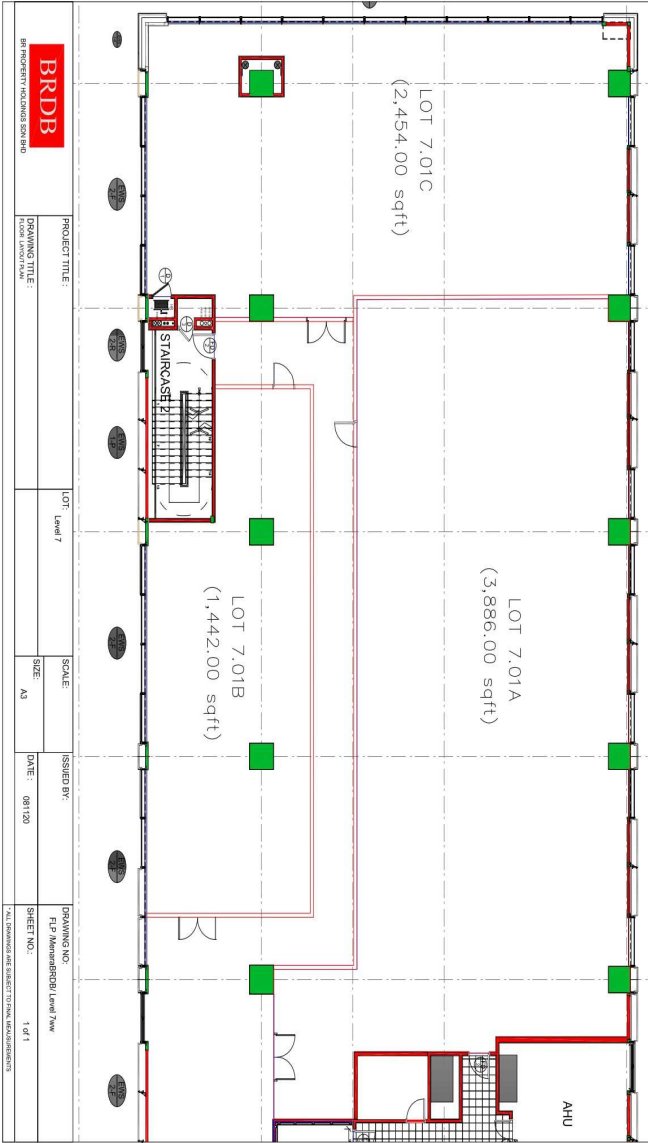
Lot 5.01B (bare unit)



Lot 7.01A (renovated)



Lot 7.01C (renovated)



Lot 3A.01C (renovated)

