

Office | For Lease

---

# AIA East Gateway

The Future of Vitality & Wealth



## AIA East Gateway

Bangna-Trad Road | Bangkok



# Grade A Office Building targeting LEED Gold and WELL Gold Certifications

Close to the Si lam BTS station

NO. OF STOREYS: 33 Storeys

TOTAL LETTABLE AREA: 70,000 sq.m.

OFFICE FLOOR: Level 6 to 33

COMPLETION: Q4, 2022

LEASE TERM: 3 years with an option to renew

DEPOSIT: 3 months



For Lease

3 M

Ceiling Heights

2,000

SQ.M. Floor Plates

\$700

Asking Rental (Inclusive of service charge, chilled water during normal office hours and land and building tax, but exclusive of VAT)



## AVAILABLE SPACES as of July 2023

FLOOR	UNIT	AREA	AVAILABILITY	REMARK
LOW ZONE				
6th – 12th (subdivision floor – 12 units)				
	1	205	Available	
	2	125	Available	Not available: 6 <sup>th</sup>
	3	135	Available	
	4	275	Available	Not available: 8 <sup>th</sup> , 9 <sup>th</sup> , 12 <sup>th</sup>
	5	165	Available	Not available: 12 <sup>th</sup>
	6	85	Available	Not available: 6 <sup>th</sup> , 8 <sup>th</sup> , 9 <sup>th</sup> , 11 <sup>th</sup> , 12 <sup>th</sup>
	7	205	Available	Not available: 11 <sup>th</sup> , 12 <sup>th</sup>
	8	125	Available	Not available: 11 <sup>th</sup>
	9	135	Available	
	10	275	Available	
	11	165	Available	
	12	85	Available	Not available: 8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> , 12 <sup>th</sup>
13 <sup>th</sup> – 19 <sup>th</sup> (subdivision floor – 4 units)				
	1 & 12	455	Available	
	2 – 5	570	Available	
	6 & 7	455	Available	Not available: 15 <sup>th</sup> , 16 <sup>th</sup>
	8 – 11	575	Available	
TRANSFER FLOOR				
20 <sup>th</sup>	WF	Approx. 2,270	Available	
HIGH ZONE				
21 <sup>st</sup>	WF	Approx. 2,200	Available	For whole floor
22 <sup>nd</sup>	WF	Approx. 2,200	Available	Not available: Unit 7-10
23 <sup>rd</sup> – 26 <sup>th</sup>	WF	Approx. 2,270	Available	Not available: 23 <sup>rd</sup> , 24 <sup>th</sup> (Unit 1-6)

## BUILDING SPECIFICATION

TELEPHONE LINES:	The lessee shall apply the telephone lines directly from the service providers subject to a non-refundable installation charge of Baht 15,000.- per 2 cores.
CAR PARKING SPACES:	Total of 1,250 spaces  1 space for every 100 sq. m. of leased space free of charge. Additional car parking spaces can be requested at a monthly charge of Baht 1,200.- per space (exclusive of VAT), subject to availability.
MOTORCYCLE PARKING:	Motorcycle parking spaces can be requested at a monthly charge of Baht 300.- per space (exclusive of VAT), subject to availability.
VISITOR PARKING:	With a company stamp, 3 hours free of charged and subsequent hours at Baht 35.- per hour
AIR – CONDITIONING:	Central Chilled water system with VAV
OFFICE HOURS:	8.00 – 18.00
OVERTIME AIR-CON:	<u>Monday- Friday:</u>  6.00 p.m. – 10.00 p.m.: Baht 2.- per sq.m. 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 sq.m. per hour, with the minimum charge of 1 hour and at least 800 sq.m.  <u>Saturday, Sunday and Public Holiday:</u>  8.00 a.m. – 10.00 p.m.: Baht 2.- per sq.m. 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 sq.m. per hour, with the minimum charge of 1 hour and at least 800 sq.m.  <u>24-hour Water Cooled Package</u>  The Tenant shall be able to connect to the building 24-hour water cooled package supply for server room as follows: Monthly fee at the charge of Baht 3,500.-/ton/month

For Lease

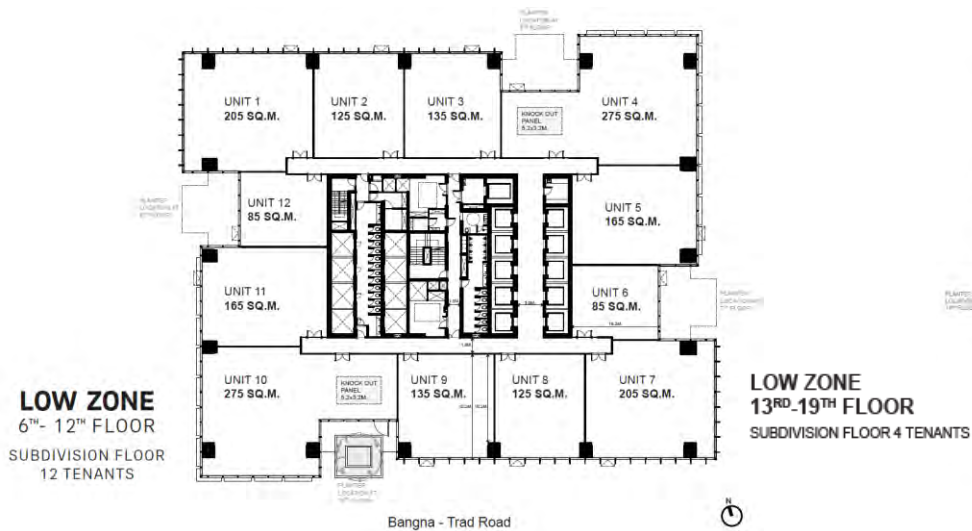
## BUILDING SPECIFICATION

HANDOVER CONDITIONS:	Acoustic T-Bar Ceiling, LED lighting fixtures (smart lighting), Air-conditioning units, ducting and supply with variable volume system (VAV), Sprinkler system and smoke detectors, Cement screed floor
UTILITIES:	Electricity: Baht 6.50.- /KW Hour Water: Baht 20.- /Cubic Meter
FACILITIES:	5 storeys of retail facilities with restaurant, coffee shop, food court and AIA Vitality Zone; fitness center & swimming pool, co-working space, open-air working space, urban rooftop farming, rooftop running track, recreation space and water feature space
AGENCY FEE:	1-month gross rental



For Lease

## FLOOR PLAN LOW ZONE



## FLOOR PLAN HIGH ZONE



## LOCATION

