

Office | For Lease

OCC- ONE CITY CENTRE

Reimagined Your World



OCC - One City Centre
Ploenchit Road | Bangkok



Grade A+ Office Building targeting LEED Gold and awarded Fitwel Certifications

Directly linked to the Ploenchit BTS station (end of 2023)

NO. OF STOREYS: 61 Storeys with 4 Basements

TOTAL LETTABLE AREA: 61,000 sq.m.

OFFICE FLOOR: Level 14 to 57

FACILITIES:
Level 1-2 (Retail)
Level 37 (Sky lobby)
Level 58 (Sky Restaurant)
Level 61 (Sky Bar)

COMPLETION: Q1, 2023

For Lease

3 M

Ceiling Heights

1,144 – 1,377

SQ.M. Floor Plates

฿1,400

Asking Rental (Inclusive of service charge, chilled water during normal office hours and land and building tax 12.5%, but exclusive of VAT)



AVAILABLE SPACES as of June 2023

FLOOR	UNIT	AREA	AVAILABILITY	REMARK
14 th	Whole floor	1,144	Under negotiation	Low Zone A – With Atrium (14F-17F)
15 th	Whole floor	1,144	Under negotiation	
16 th	Whole floor	1,144	Under negotiation	
17 th	Whole floor	1,144	Under negotiation	
18 th	-	-	Available	Mockup room and standard floor
19 th	04	125	Under negotiation	Low Zone A – Without Atrium (18F-25F)
	06	221	Available	
20 th	03	125	Available	
	04	125	Available	
	06	221	Available	
21 st – 22 nd	03	125	Available	
	04	125	Available	
	05	296	Available	
	06	221	Available	
23 rd	03	125	Available	
	04	125	Available	
	05	296	Available	
24 th	03	125	Available	
	04	125	Available	
	05	296	Available	
	06	221	Available	
25 th	Whole floor	1,332	Under negotiation	
26 th – 31 st	Whole floor	1,332	Available	Low Zone B (26F – 35F)
34 th	01	221	ROFR	With knock out panel on unit 6 - Storage rooms (34 sq. m. x2)
	02	296	ROFR	
42 nd – 44 th	Whole floor	1,377	Available	High Zone A (38F – 48F)
47 th	Whole floor	1,377	Available	
48 th	Whole floor	1,377	Under negotiation	High Zone B (49F – 57F)
52 nd	Whole floor	1,377	ROFR	With knock out panel on unit 1 and 6 - Storage room 11 sq. m.
53 rd	Whole floor	1,377	Available	
55 th	Whole floor	1,377	Available	

* High zone A, B access via sky lobby (37th floor)

BUILDING SPECIFICATION

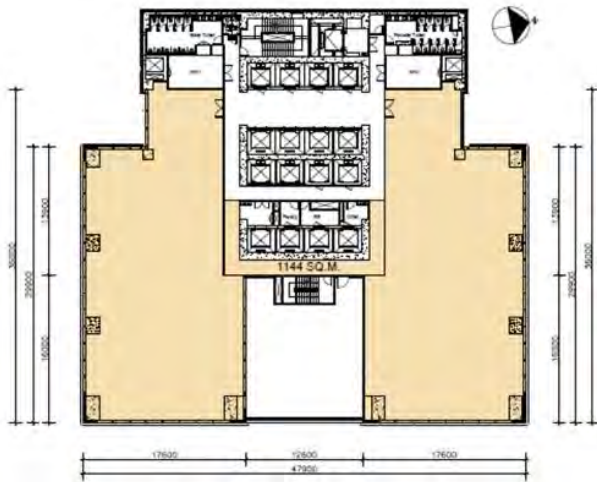
- TELEPHONE LINES:** The Lessor will allow the Lessee to contact supplier directly to apply for their lines and all their charges and associated costs will be borne by the Lessee. A non-refundable installation charge of Baht 100,000.- (exclusive of applicable VAT) per Fiber Optic Line, and Baht 50,000.- per subsequent special line is to be paid to the Lessor.
- CAR PARKING SPACES:** Total of 837 spaces (400 automated parking spaces and 437 conventional parking 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 3,000.- per space (exclusive of VAT), subject to availability.
- VISITOR PARKING:**
- With stamp
- First hour will be free of charge
 - Subsequent hours at Baht 30.- per hour (payable by tenant)
 - Subsequent hours at Baht 50.- per hour (payable by visitor)
- Without stamp
- 30 minutes will be free of charge
 - Subsequent hours at Baht 100.- per hour
- Retail
- Two hours will be free of charge (minimum of Baht 300 receipt required)

BUILDING SPECIFICATION

AIR – CONDITIONING:	Central Chilled water system with thermal powered VAV diffuser. Optimal occupancy comfort by pre-cooled fresh air with CO2 sensor and high-performance air filter (MERV 14)
OFFICE HOURS:	8.00 – 18.00
OVERTIME AIR-CON:	<p><u>Monday- Friday:</u></p> <p>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 700 sq.m.</p> <p>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 700 sq.m.</p> <p><u>Saturday, Sunday and Public Holiday:</u></p> <p>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 700 sq.m.</p> <p>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 700 sq.m</p> <p>The period less than 1 hour shall be deemed as 1 hour.</p> <p><u>24-Hour Water Cooled Package</u></p> <p>The Tenant shall be able to connect to the building 24-hour water cooled package for server room as follows: Monthly fee at the charge of Baht 7,200.-/ton/month</p>
UTILITIES:	<p>Electricity: Baht 6.50- /KW Hour</p> <p>Water: Baht 20.- /Cubic Meter</p>
FACILITIES:	Lifestyle retails, food court, rooftop bar and restaurant, meeting room facility, and nearby 5-star hotels and luxury department stores.
AGENCY FEE:	90% of one-month gross rental

FLOOR PLAN LOW ZONE

Low zone A (L14-L17)

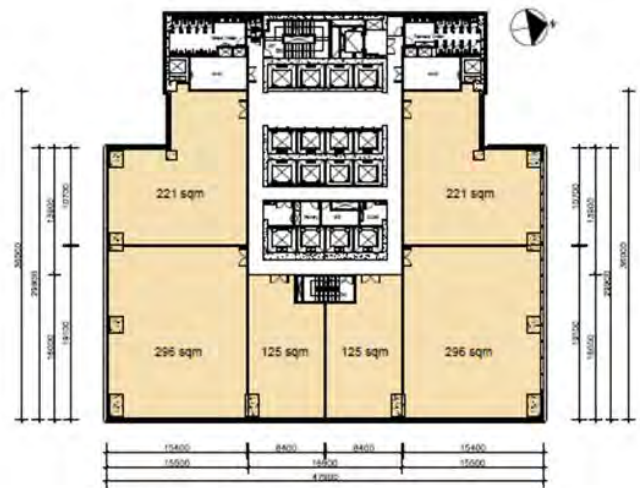


SUBDIVIDED FLOOR OPTION
NLA Approx. 1096 SQ.M.

ENTIRE FLOOR OPTION
NLA Approx. 1144 SQ.M.

Low zone A (L18-L25)

Low zone B (L26-L35)

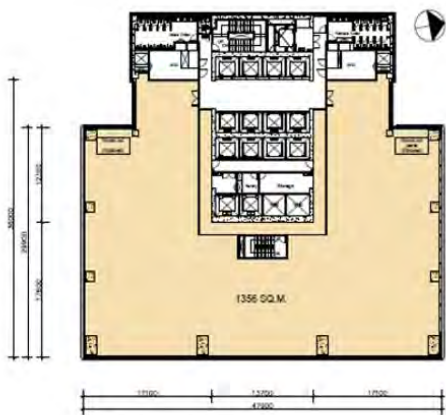


SUBDIVIDED FLOOR OPTION
NLA Approx. 1284 SQ.M.

ENTIRE FLOOR OPTION
NLA Approx. 1332 SQ.M.

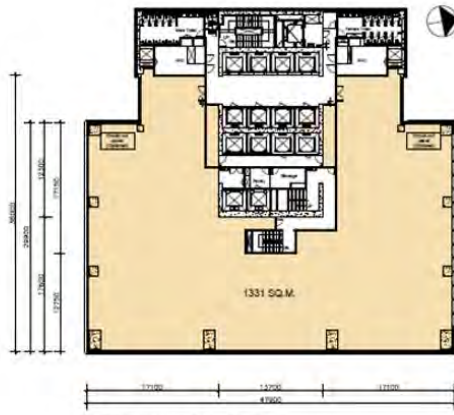
FLOOR PLAN HIGH ZONE

High zone A (L38 - 39)



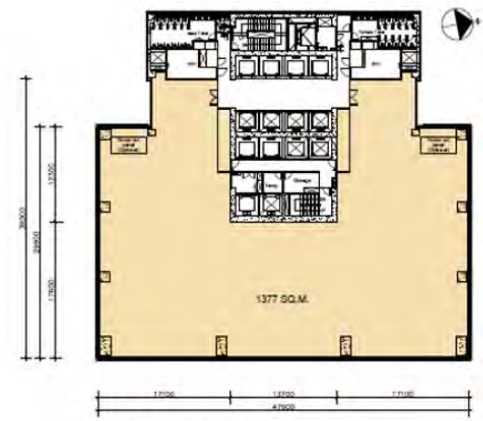
ENTIRE FLOOR OPTION
NLA Approx. 1356 SQ.M.

High zone A (L40)



ENTIRE FLOOR OPTION
NLA Approx. 1331 SQ.M.

High zone A (L41-48)
High zone B (L49-57)



ENTIRE FLOOR OPTION
NLA Approx. 1377 SQ.M.