

FACT SHEET  
THE RETAIL  
AT S-OASIS

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Vipavadee Rangsit Road,  
Chatuchak Bangkok, Thailand



## PRIME LOCATION

The closest business district to the CBD, with excellent transport connections across Thailand.

- VIBHAVADI-RANGSIT ROAD
- DONMUENG AIRPORT
- DINDAENG
- PHAHOLYOTHIN ROAD

## Direct Vehicular & Pedestrian Access

Arriving to S-Oasis by bus or car is easy, with many bus routes at your doorstep, along with the green connection area and pleasant cycle ride.



Bus Stop



Car Drop-off



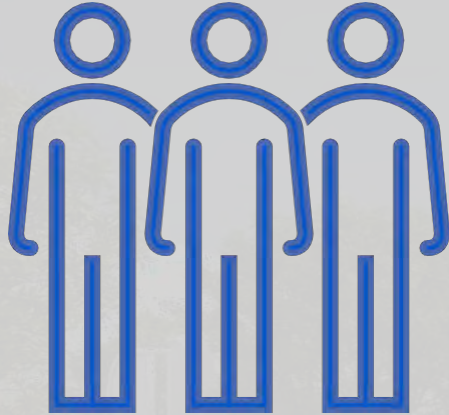
Bicycle Parking



Mo Chit Station & Jatujak Station  
7 mins walk to BTS

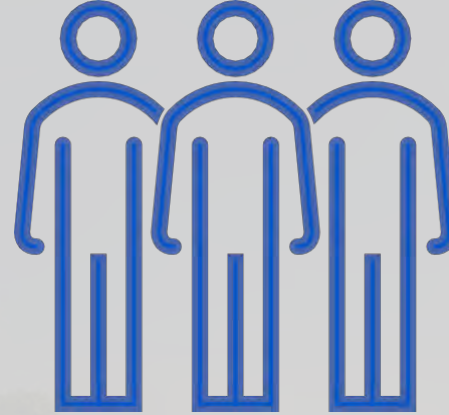


# MARKET POTENTIAL



**6,000**  
CAPTIVE  
POPULATION  
WITHIN THE PROJECT

- 1 Office Tower
- 2 Floors Retail with popular retail brands
- 1 Trendy designed cafeteria



**10,000**  
POPULATION  
IN THE  
NEARBY  
DEVELOPMENT

- SUNTOWERS- currently have 6,000 visitors per day.
- Walk only 7 Mins to BTS Mo-Chit Station , MRT Jatujak Station.
- 4 Office buildings nearby traffic more than 10,000 visitors per day.



# RENT AND SERVICE FEE

THB 1,000-1,500.-/SQ.M./MONTH



Lease Term : 3 Years

Deposit : 4 Months

Ceiling Height : 3.6 M.

Lift : Passenger Lift

: Car parking lift & Retail lift : 3 lifts/Capacity

1,000 kg per lift

: Service & fireman Lift : 2 lifts/Capacity 1,600 kg per lift



## Handover Condition

### Retail Shop:

- Clear Ceiling
- Sprinkler system and smoke detectors.
- Cement floor
- Air condition system :
  1. No Air condition, Tenant has to install VRF air-condition system with their own cost.
  2. or Fan-coin unit **Open**

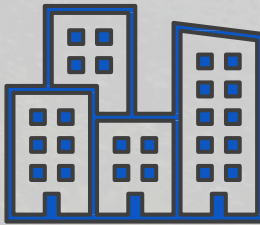
### Plan:

- Common Ceiling
- Terrazzo Tile
- Common air conditioning system



## Amenities /Facilities in the building

- Total Parking 870 Cars
- Rooftop Garden
- Green sanctuaries
- Retail shop and restaurant/ Trendy and airy designed cafeteria
- Shower room on every floor
- Electric car charging pods







### **Telephone line**

A non- refundable installation charge of Baht 5,000.- per line, exclusive of VAT.

### **Utilities Charge**

Electricity	: Baht 6.93 / kilowatt hour
Water	: Baht 25.00 / cubic meter
Gas	: Baht 160 / unit





TTB HQ



Sun Towers



TST Tower

Sun Plaza Market



Vibhavadi Rangsit Road



LPN Tower







The background is a faded, light-colored image of a modern outdoor plaza. It features a paved walkway, several people sitting on benches, and some trees. The overall tone is soft and professional.

**THANK YOU**