



SPRING TOWER

Grade A office building on
PHAYA THAI Road

LEASE INFORMATION



Completion Year	2019
No. of Storey	27
Office Leasable Area	Approx. 27,255 sq.m.
Floor Plate Size	Approx. 1,592 – 2,038 sq.m.
Asking Rental	THB 950.- /sq.m./month
Ceiling Height	3.0 meters
Lease term	3 years with an option to renew
Security Deposit	3 months of rental fee and service fee
Car Parking Space	Total car parking space of 361 spaces 1 space free of charge for every 100 sqm of leased space Additional car parking space at THB 2,500.-/space/month (exclusive of VAT and subject to an availability)
Telephone and Internet Installation	The tenant can apply telephone line directly from supplier with the non-refundable installation charge at THB 5,000.-/line. Leased Line, Fiber Optic, E1 and PRI system installation charge at THB 20,000.-/line (excluding VAT) for the 1st line and THB 20,000.- for subsequence line, paid to the landlord (excluding VAT)
Utility Charges	Electricity Charge – THB 7.50.-/ kWh Water Charge – THB 25.-/ unit

*Subject to availability and contract.

LEASE INFORMATION



Air-Conditioning System

Central Chilled Water System

Mon. – Fri. : 8.00 am – 6.00 pm

Monday-Friday

6.00 pm – 10.00 pm at THB 2.00.-/sq.m./hour
10.00 pm – 8.00 am at THB 3.00.-/sq.m./hour
Minimum charge of THB 1,500.-/hour

Overtime Air-conditioning

Saturday, Sunday and Public Holiday

8.00 am – 10.00 pm at THB 2.00.-/sq.m./hour
10.00 pm – 8.00 am at THB 3.00.-/sq.m./hour
Minimum charge of THB 1,500.-/hour

Passenger Lifts

Low Zone : 6
High Zone :5

Elevators

Service Lifts

1

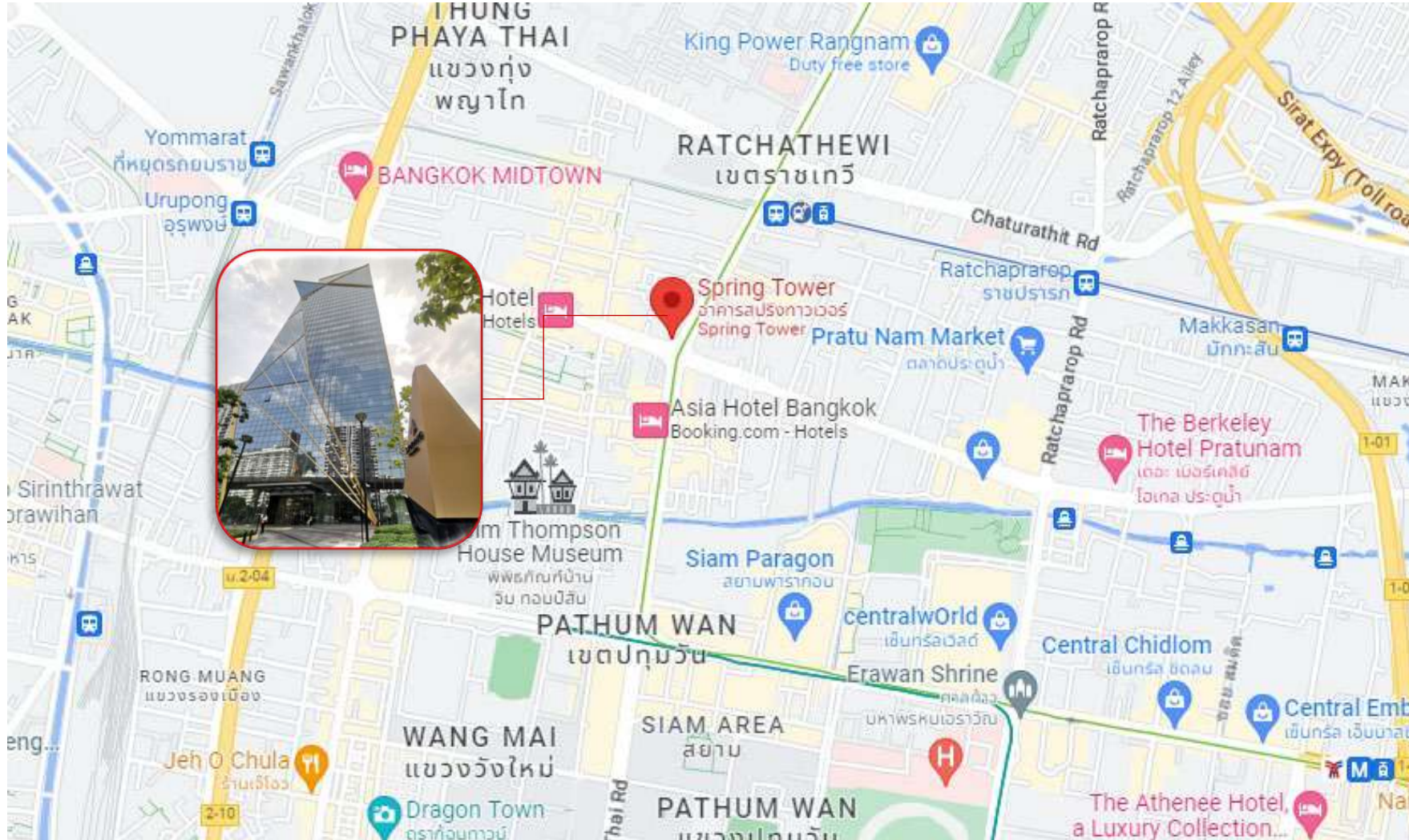
Car Park Lifts

3

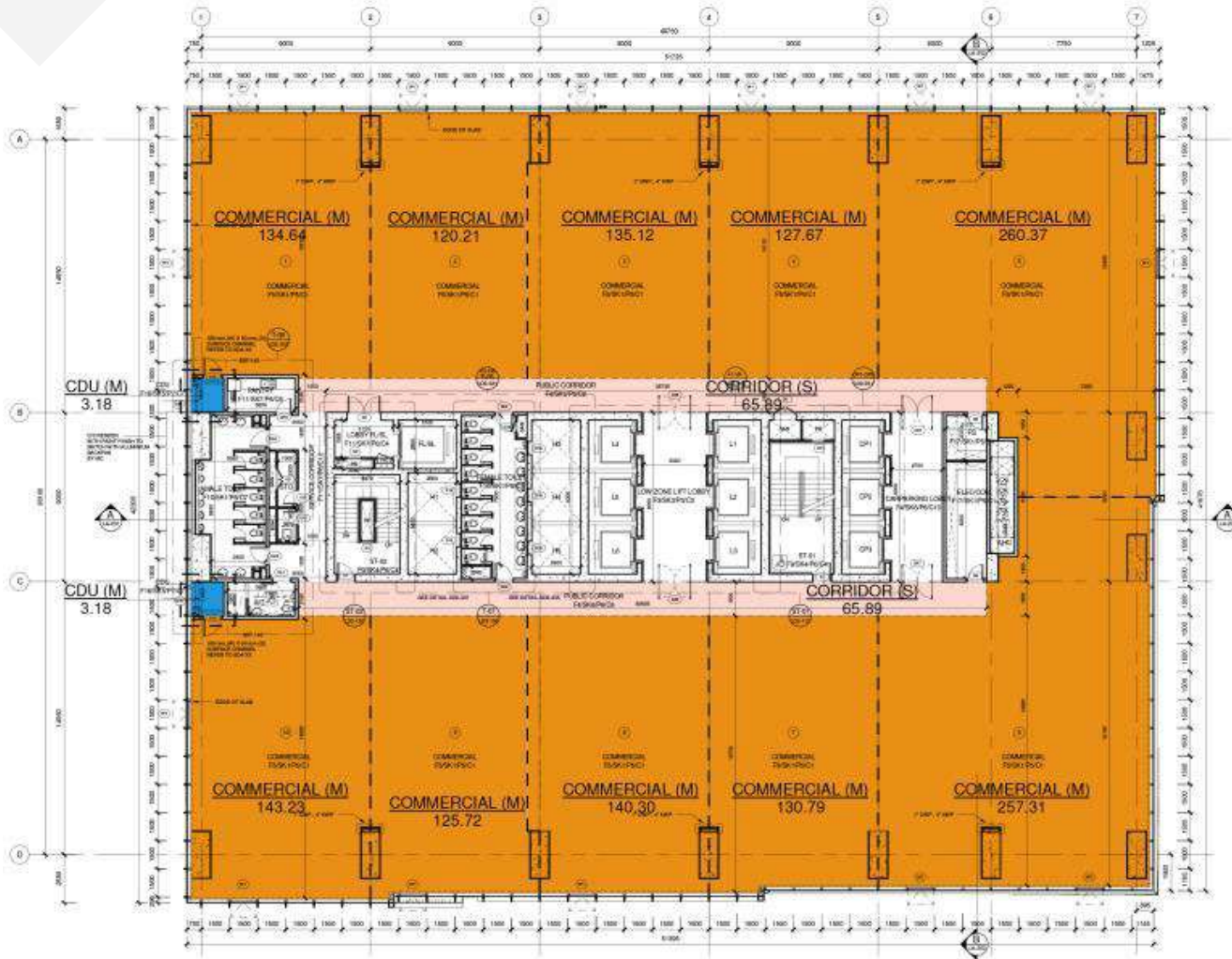
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LOCATION



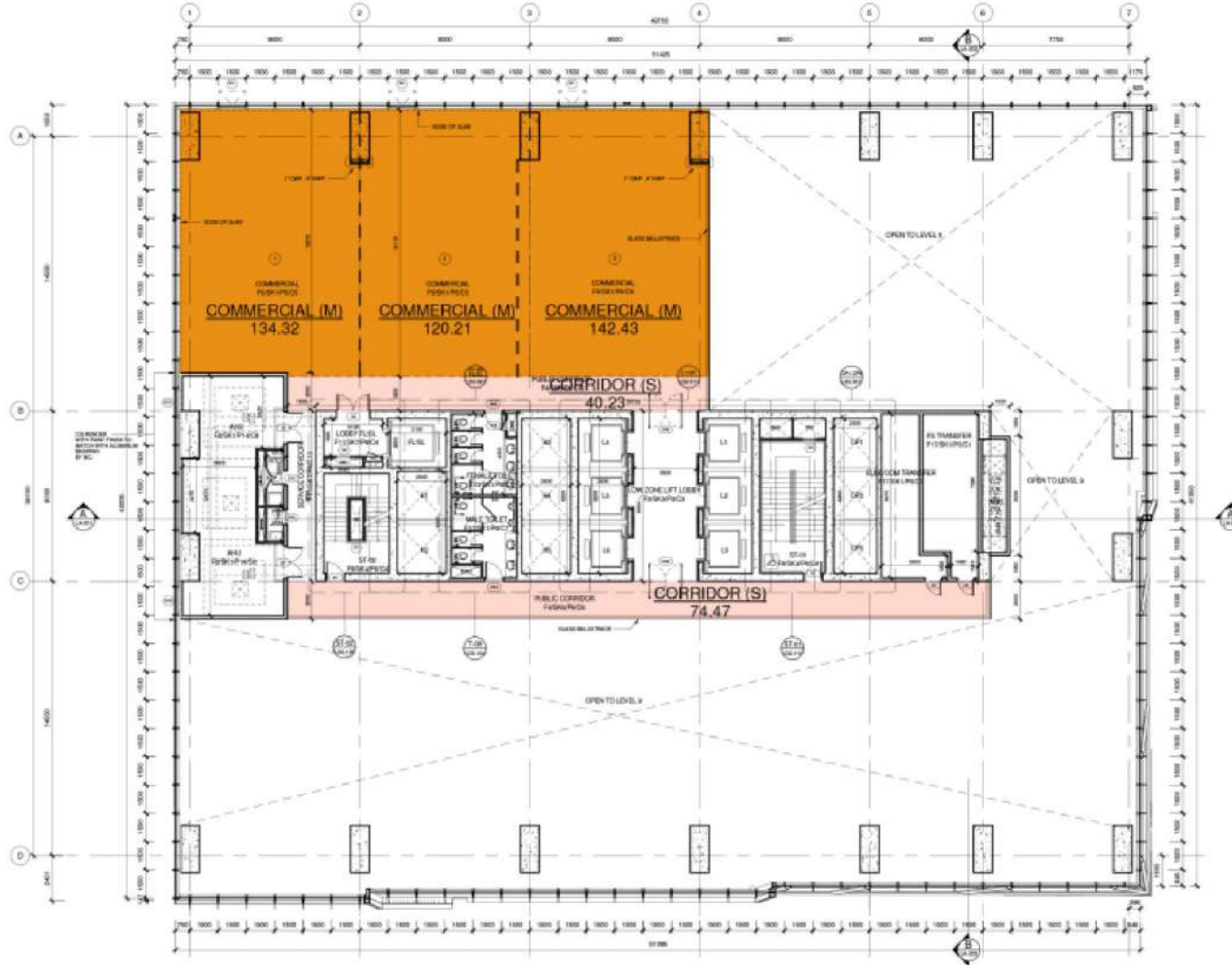
AVAILABLE SPACES - OFFICE



Floor - 9	Sq.m.
Available: Whole Floor	1,575.36
CDU	6.36
Corridor	131.78
Grand Total	1,713.50

*Subject to availability and contract.

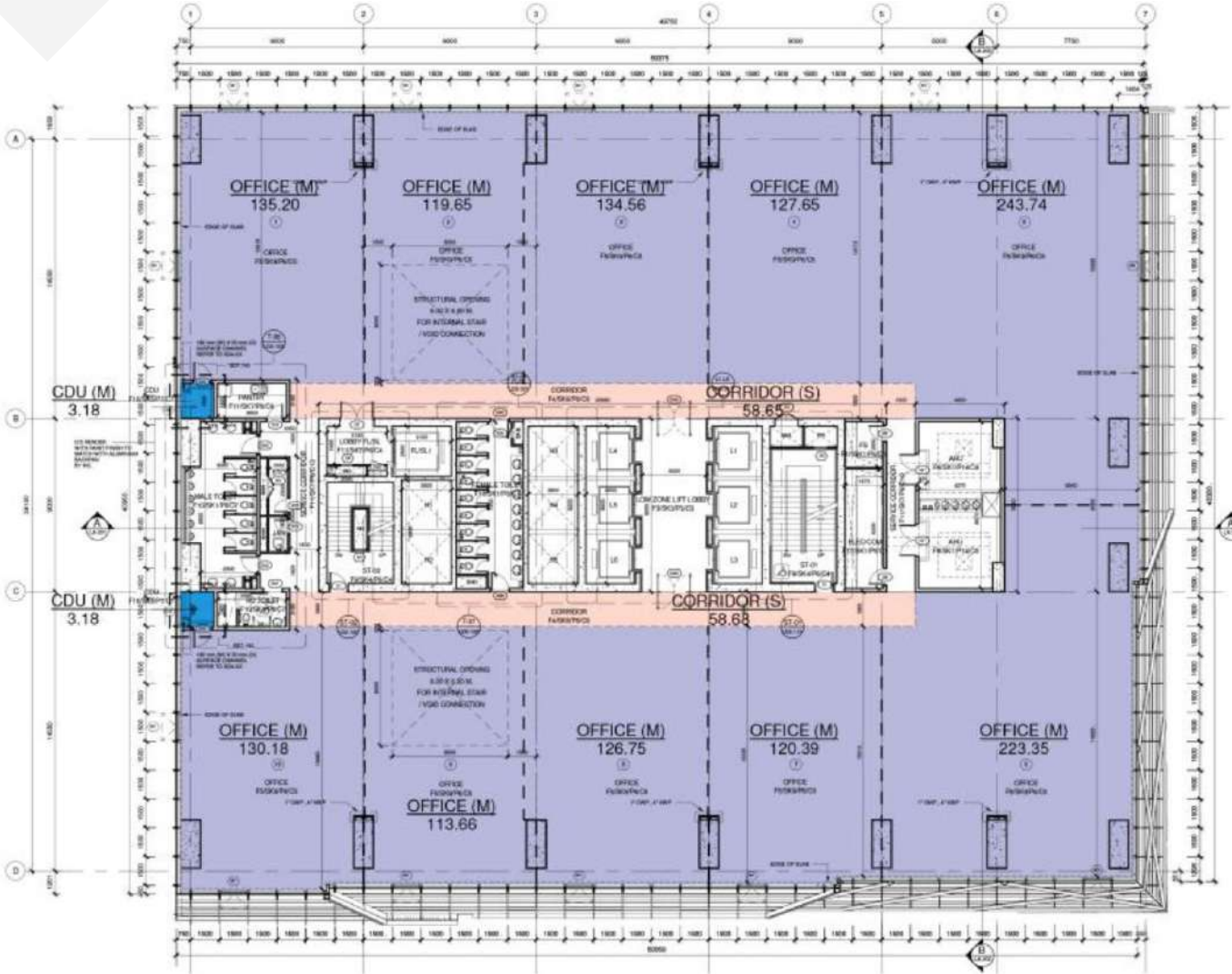
AVAILABLE SPACES - OFFICE



Floor - 9M	Sq.m.
Available: Whole Floor	396.96
CDU	-
Corridor	114.70
Grand Total	511.66

*Subject to availability and contract.

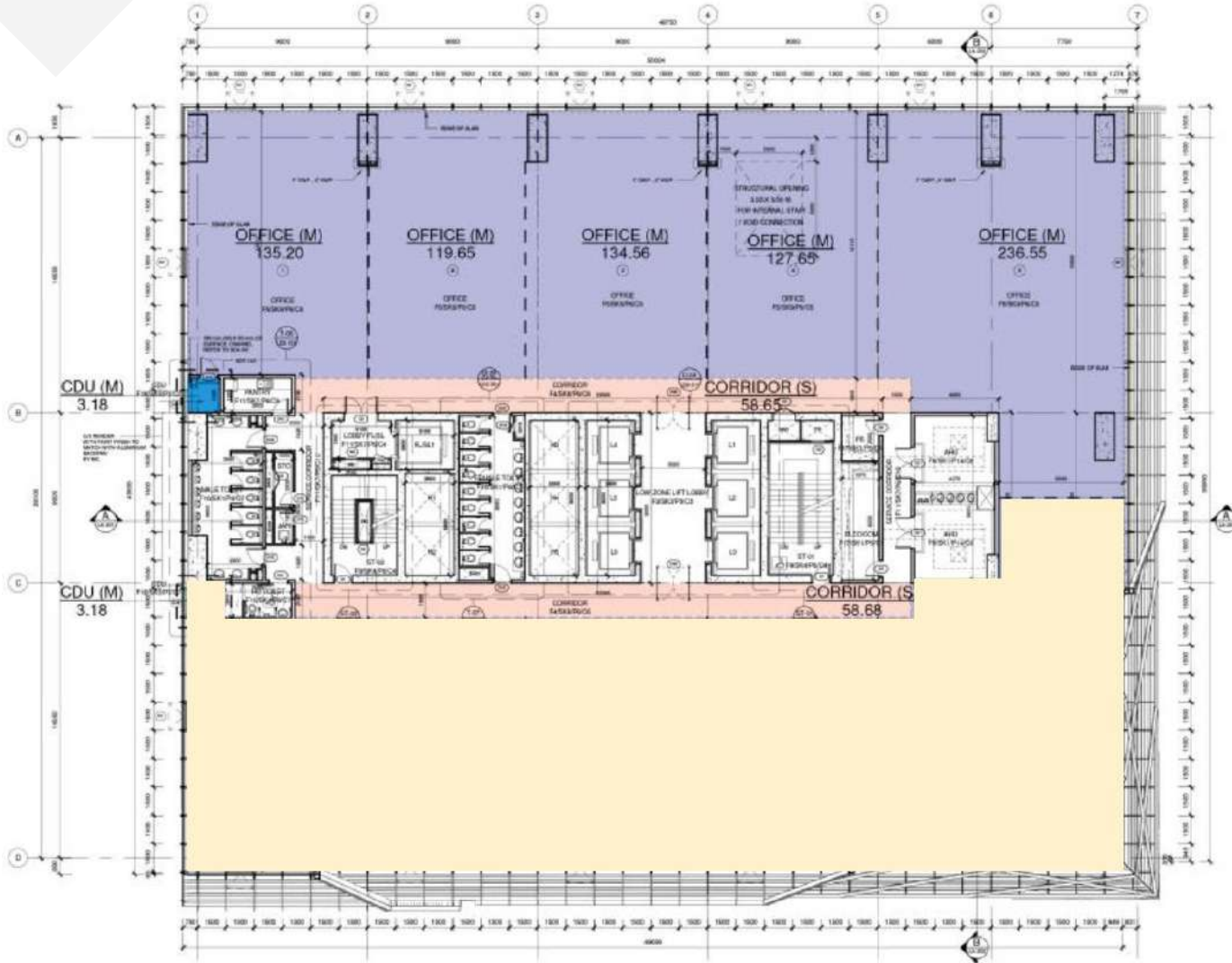
AVAILABLE SPACES - OFFICE



Floor - 12	Sq.m.
Available: Whole Floor	1,475.13
CDU	6.36
Corridor	117.33
Grand Total	1,598.82

*Subject to availability and contract.

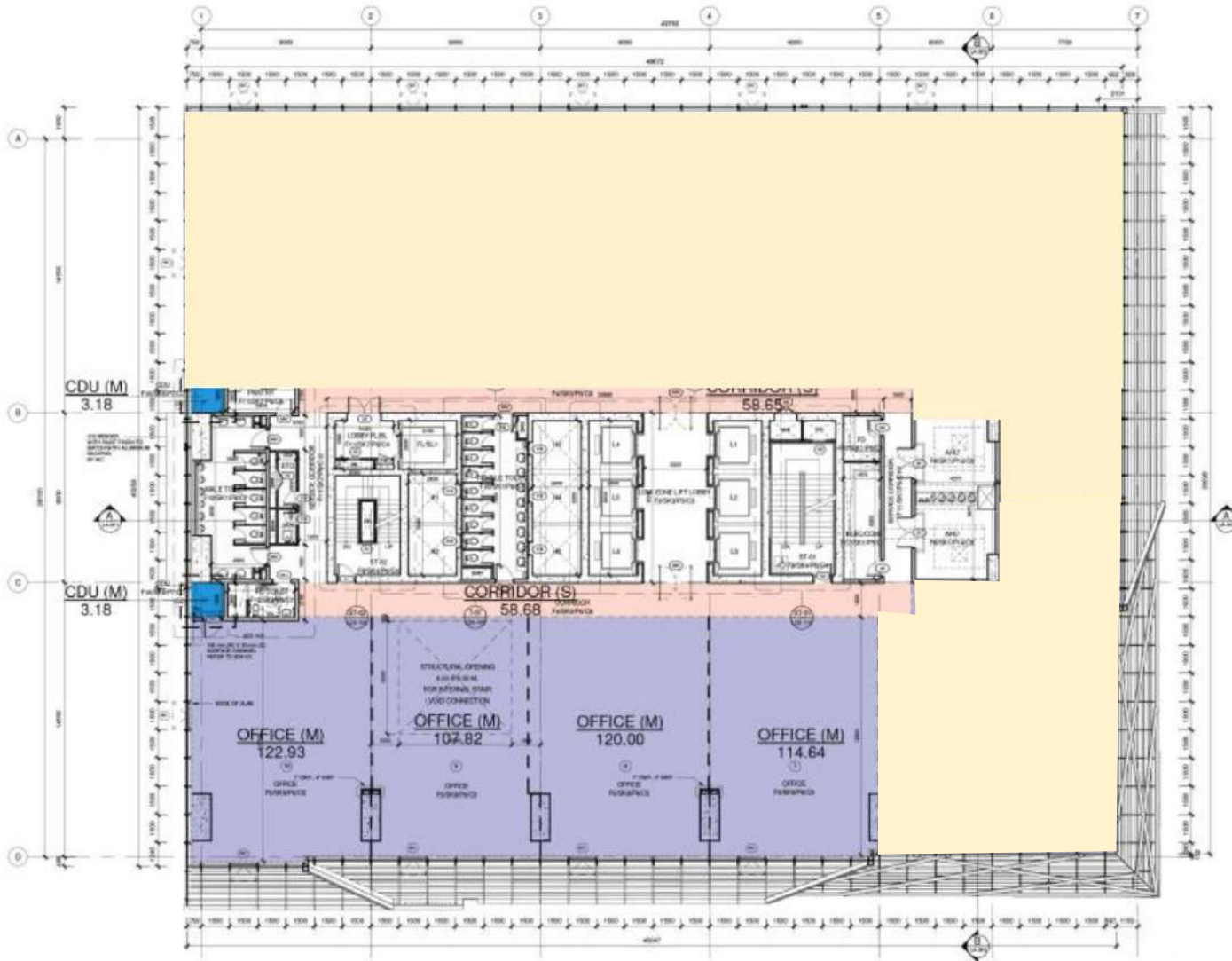
AVAILABLE SPACES - OFFICE



Floor - 13	Sq.m.
Available: Half Floor (Unit 1-5)	753.61
CDU	6.36
Corridor	117.33
Grand Total	1,567.9

*Subject to availability and contract.

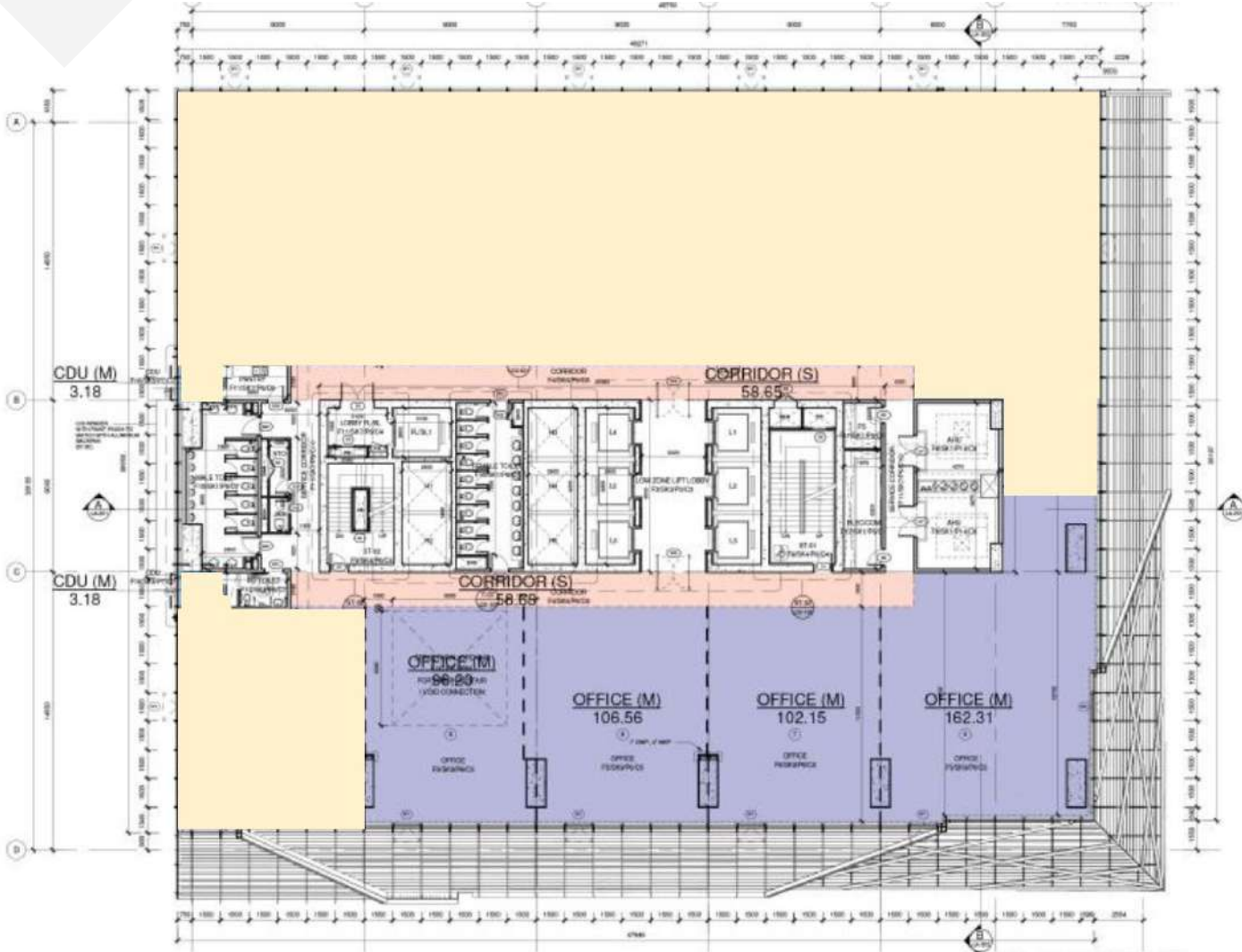
AVAILABLE SPACES - OFFICE



Floor - 14	Sq.m.
Available: Half Floor (Unit 1-4)	465.39
CDU	6.36
Corridor	117.33
Grand Total	1,537.17

*Subject to availability and contract.

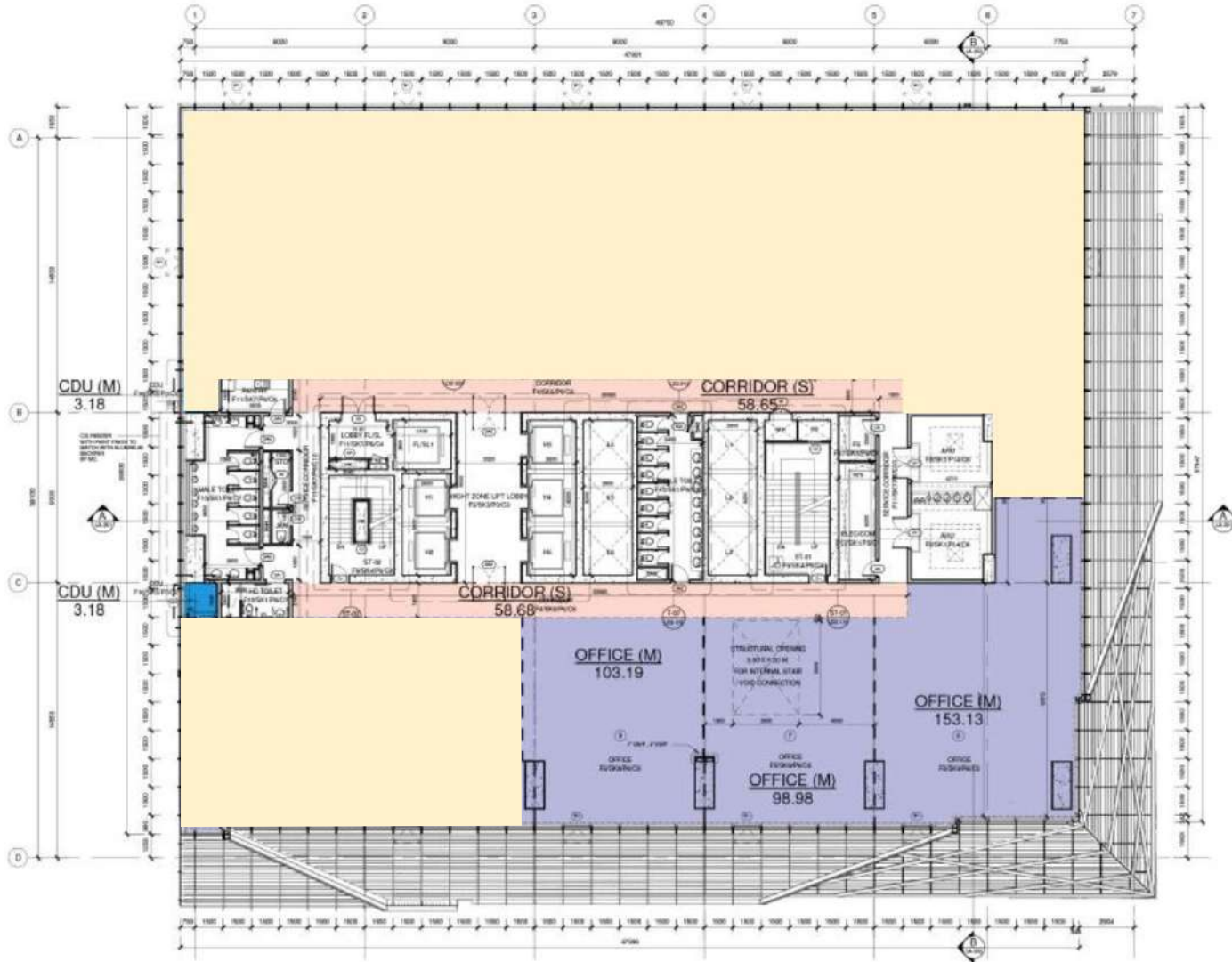
AVAILABLE SPACES - OFFICE



Floor - 18	Sq.m.
Available: Unit 6-9	467.22
CDU	6.36
Corridor	117.33
Grand Total	1,417.10

*Subject to availability and contract.

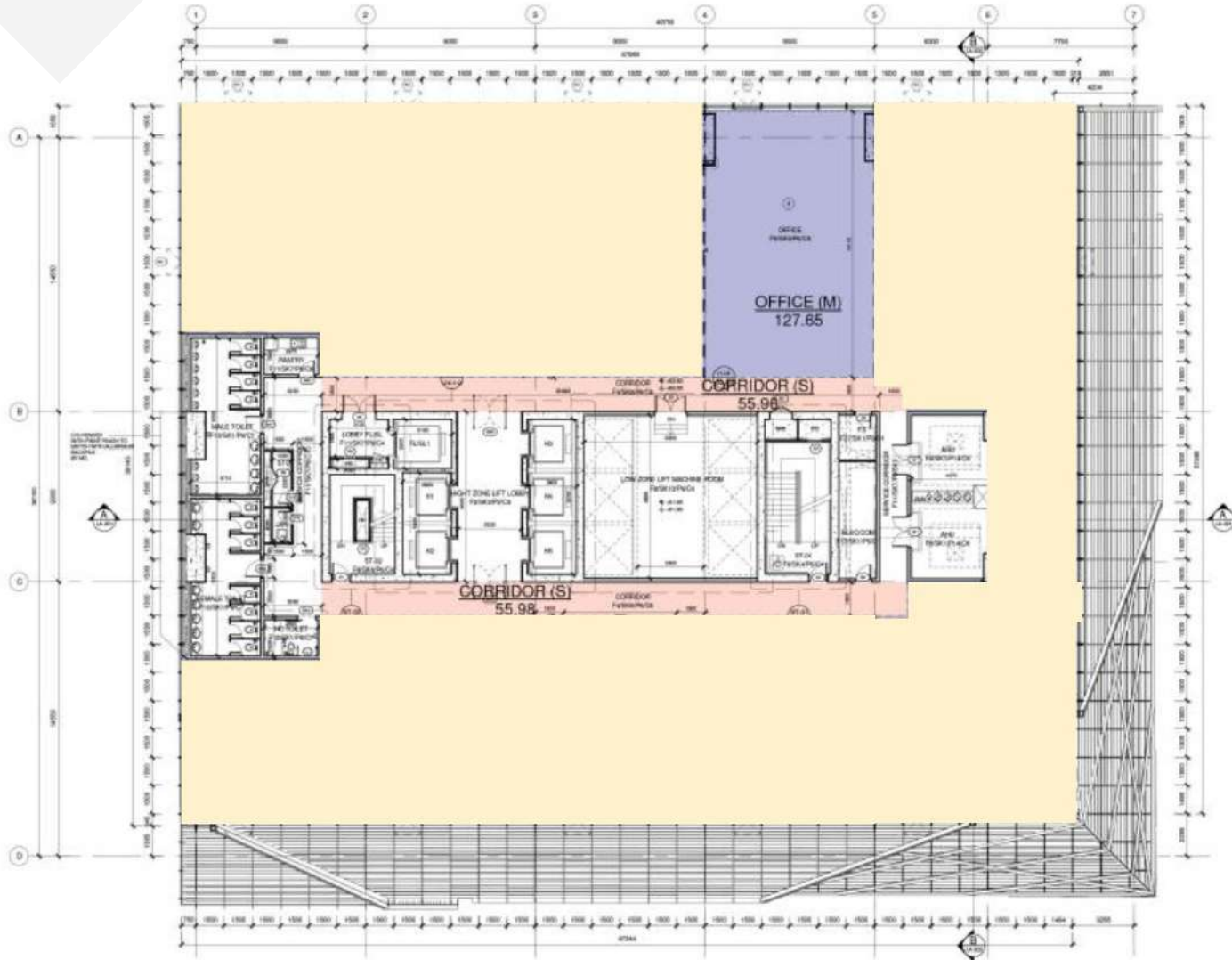
AVAILABLE SPACES - OFFICE



Floor - 19	Sq.m.
Available: Half Floor	363.46
CDU	6.36
Corridor	117.33
Grand Total	1,387.67

*Subject to availability and contract.

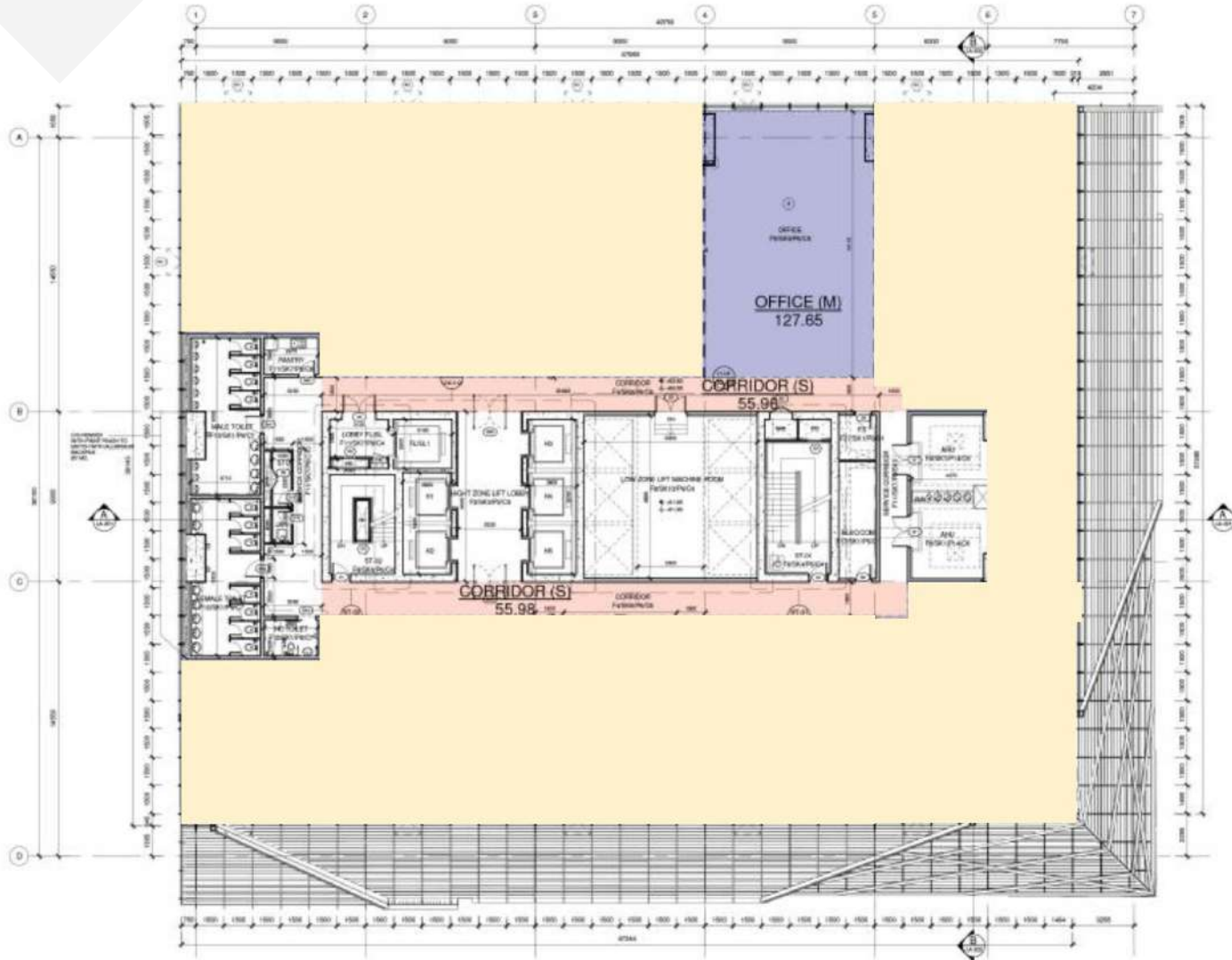
AVAILABLE SPACES - OFFICE



Floor - 20	Sq.m.
Available: Unit 3-6	127.65
CDU	-
Corridor	111.94
Grand Total	1,315.22

*Subject to availability and contract.

AVAILABLE SPACES - OFFICE



Floor - 22	Sq.m.
Available: Unit 5	191.01
CDU	6.76
Corridor	111.94
Grand Total	1,372.25

*Subject to availability and contract.

AVAILABLE SPACES - RETAIL



Floor - B	Sq.m.
Available: Shop	786.21
Available: Food Court	439.10
Grand Total	1,287.97

*Subject to availability and contract.

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PICTURES



*Subject to availability and contract.

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HANDOVER CONDITION



*Subject to availability and contract.

Thank you