

# THE RICE

ICONIC OFFICE BUILDING

Q1, 2023


PHAHOLYOTHIN ROAD  
BTS: SAPHAN KHWAI (N7)





# LOCATION MAPS

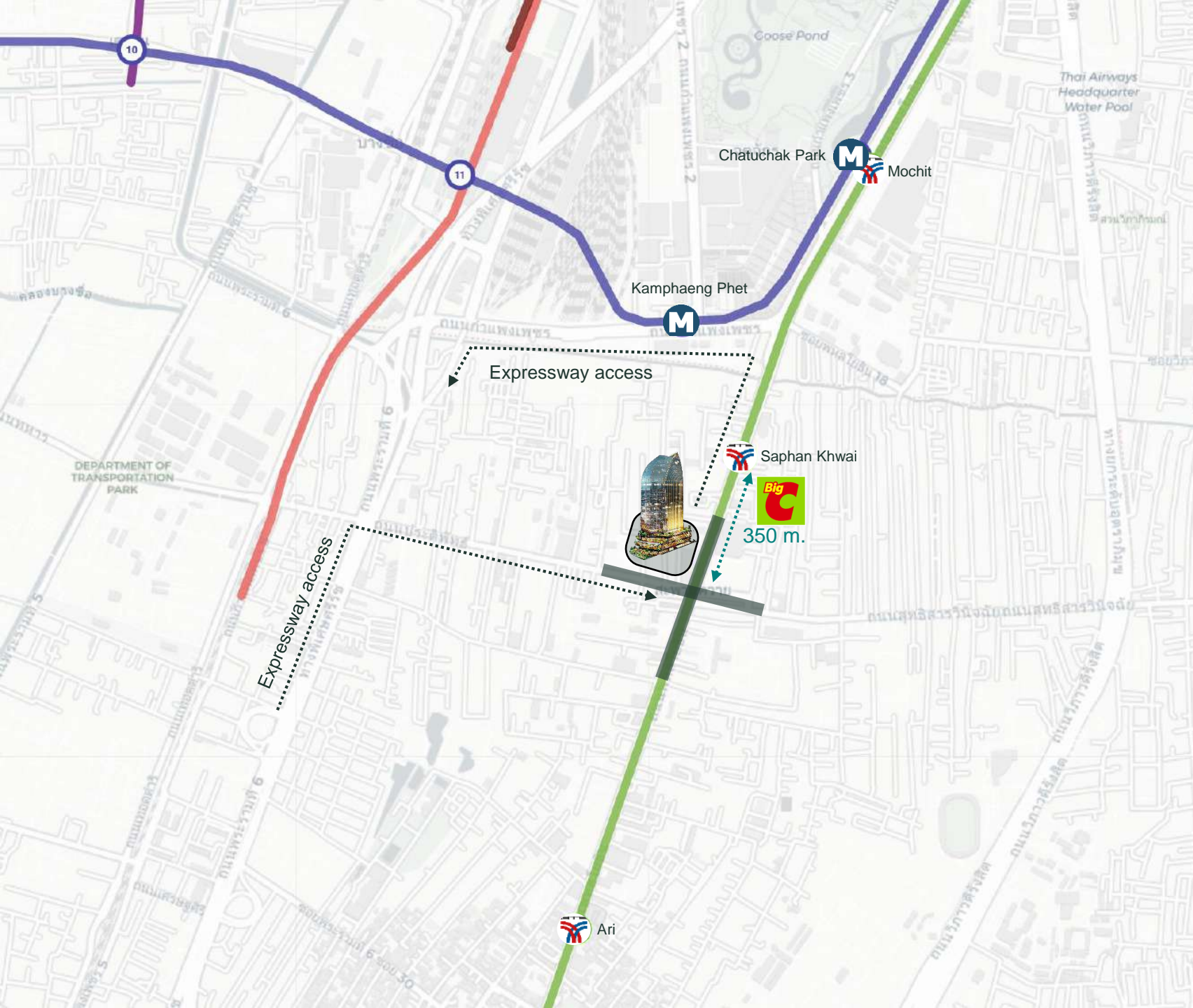
 Saphan Khwai Intersection

 **BTS: Saphan Khwai**  
350 m.

 **MRT: Kamphaeng Phet / Chatuchak Park**  
1.4 km / 1.6 km

 **Sirat Expressway (Toll Road)**  
2 km

 **Super Market**  
200 m.



# LEASE INFORMATION

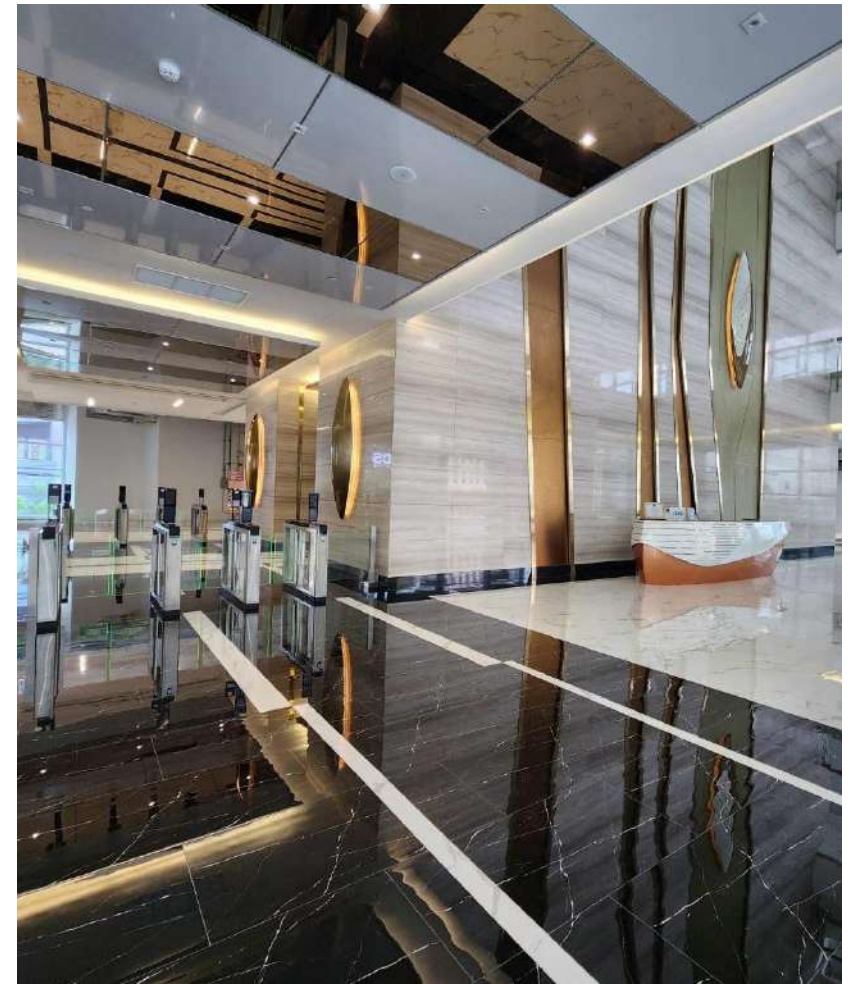
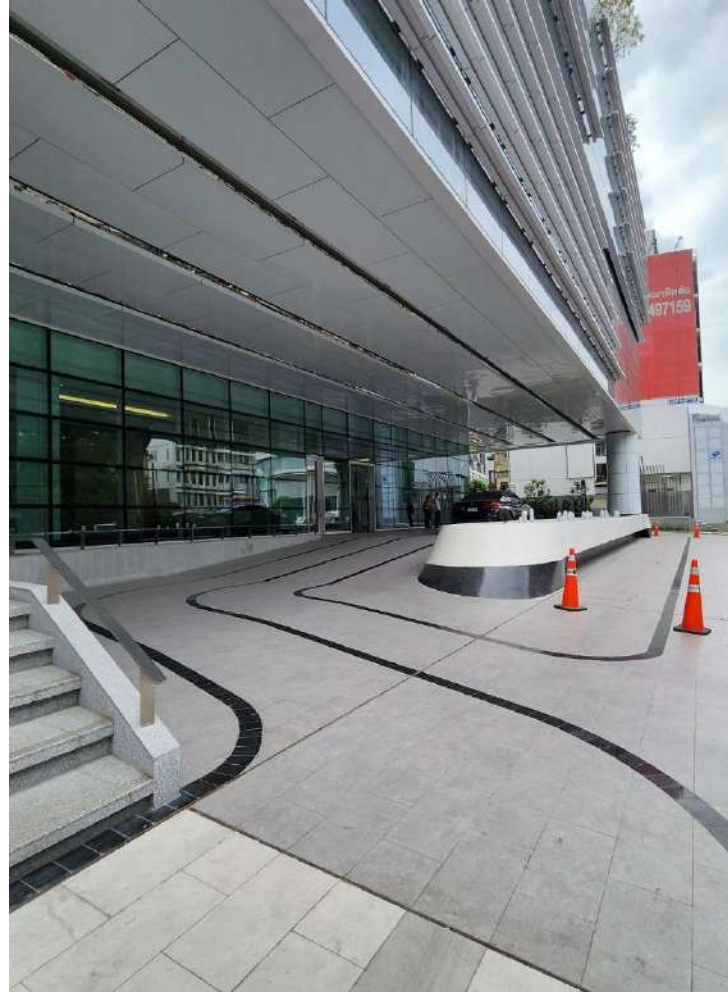
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<b>Completion Year:</b>	Q1, 2023
<b>No. of Storey:</b>	<b>26 Storey</b> – Retail from B1 - 4F / <b>Office from 5F – 21F</b>
<b>Office Leasable Area:</b>	Approx. 15,667.80 sq m
<b>Floor Plate Size:</b>	Approx. 700 - 950 sq m
<b>Ceiling Height:</b>	3 meters
<b>Lease term:</b>	3 years with an option to renew
<b>Asking Rental Rate:</b>	<b>Office THB 775.- /sq m/month</b> (Inclusive of service charge)
<b>Security Deposit:</b>	3 months of rental fee and service fee
<b>Car Parking Space :</b>	Total car parking space of 471 spaces (B1– 4F) 1 space free of charge for every 100 sqm of leased space Additional car parking space at <b>THB 2,500.-/space/month</b> (exclusive of VAT and subject to an availability)
<b>Air-Conditioning System:</b>	Central Chilled Water (Mon – Fri from 8.00 am – 6.00 pm)
<b>OT Air-Conditioning :</b>	<b>2-3.-THB/sq.m./month</b> , with a minimum charge of THB 2,000.-
<b>Telephone and Internet Installation:</b>	Main telecom provider is AIS, but the Tenant can contact other service providers directly for the installation processing.
<b>Utility Charges (To be confirmed):</b>	Electricity Charge – <b>THB 6.5.-/kWh</b> Water Charge – <b>THB 22.-/unit</b>
<b>Highlight Features:</b>	LEED Gold Certified Destination Control Lift with a Face scan access on the turnstile Iconic building design in the Rice Shape



# The Rice – Overview Photos



\*Subjected to building completion in Q1, 2023

# The Rice – Standard Handover Conditions



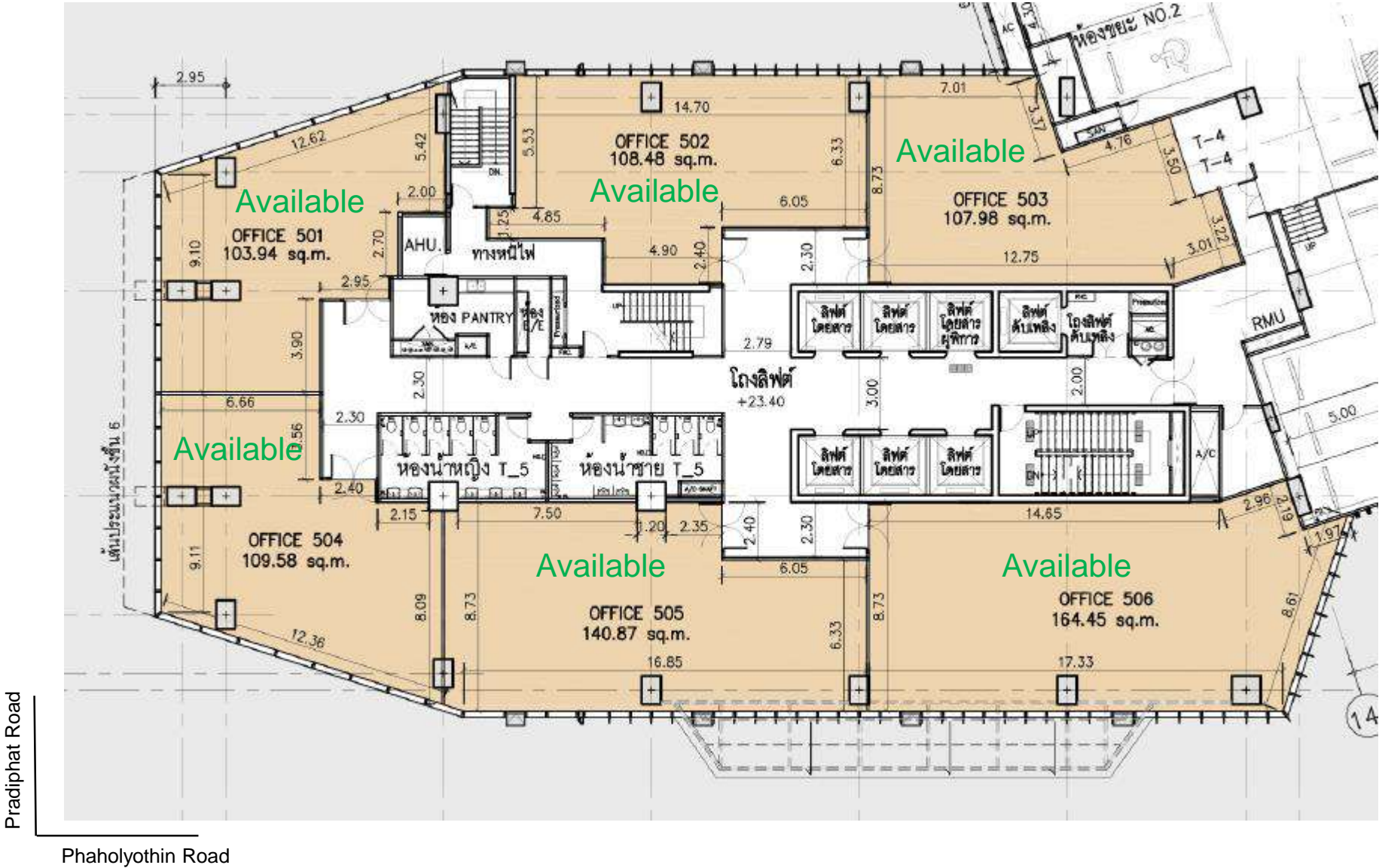
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# FLOOR PLAN

THE RICE

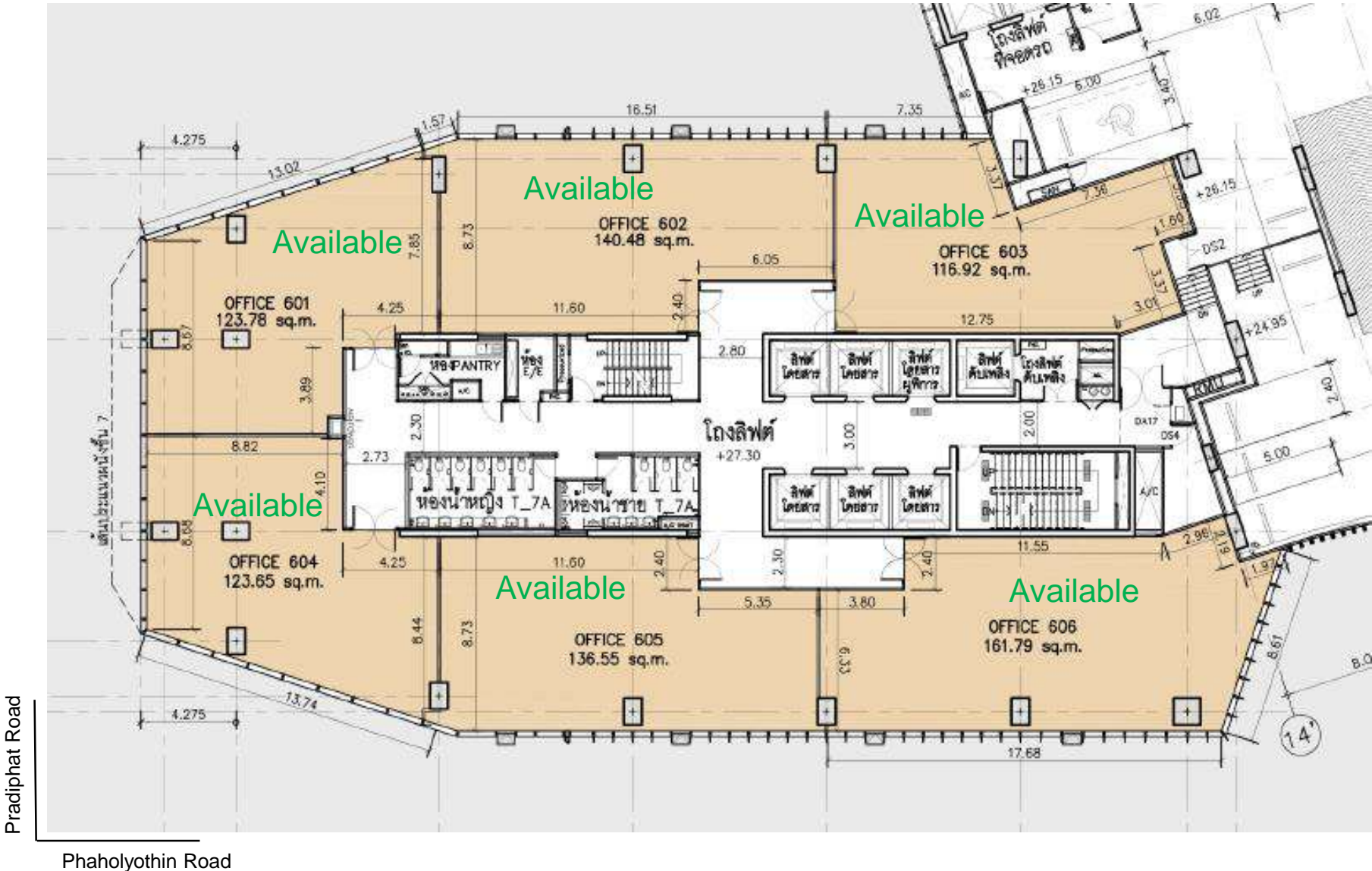
5<sup>th</sup> FLOOR, Subdivided unit



# FLOOR PLAN

THE RICE

6<sup>th</sup> FLOOR, Subdivided unit

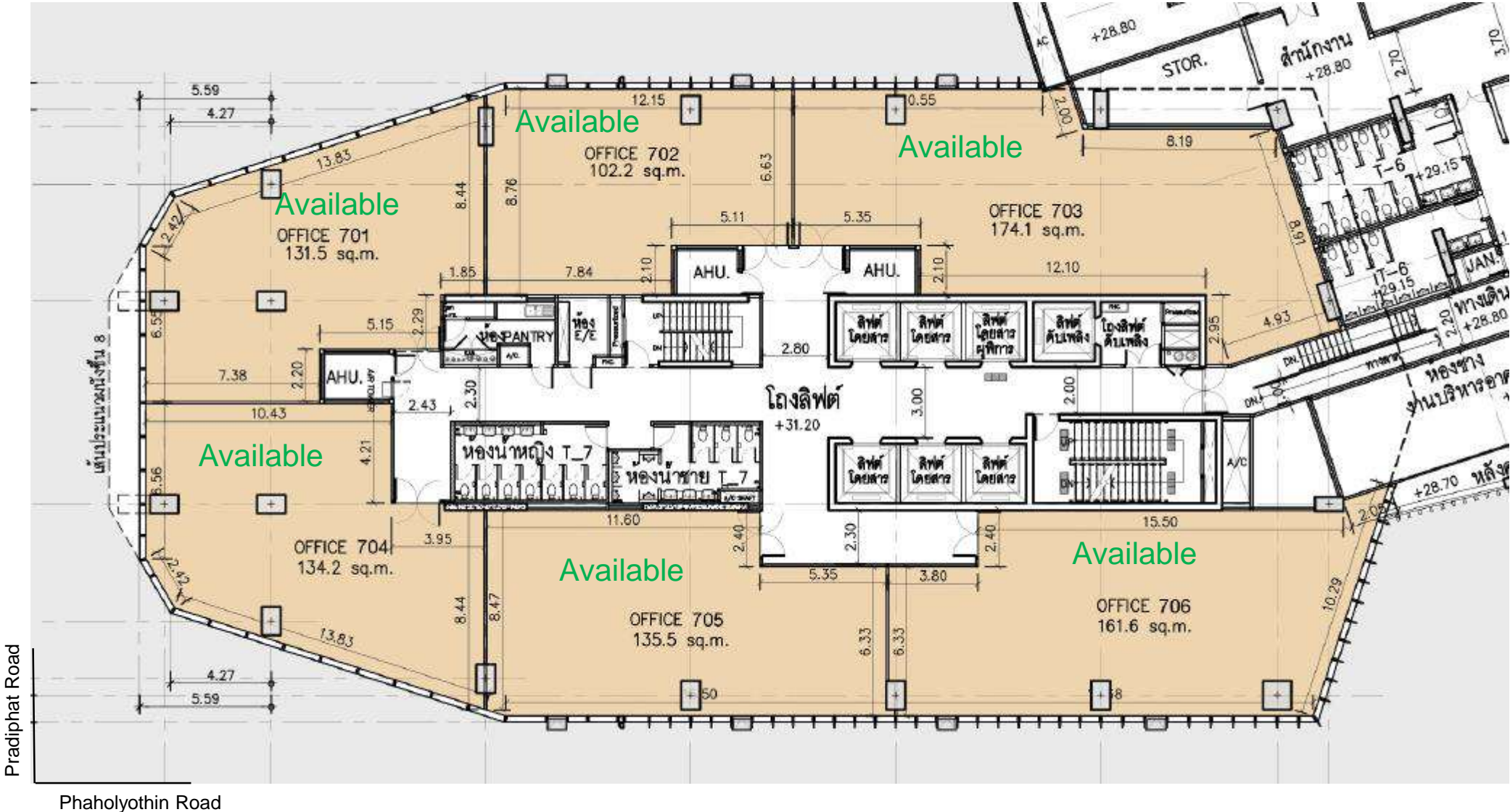




# FLOOR PLAN

# THE RICE

7<sup>th</sup> Floor, Subdivided unit

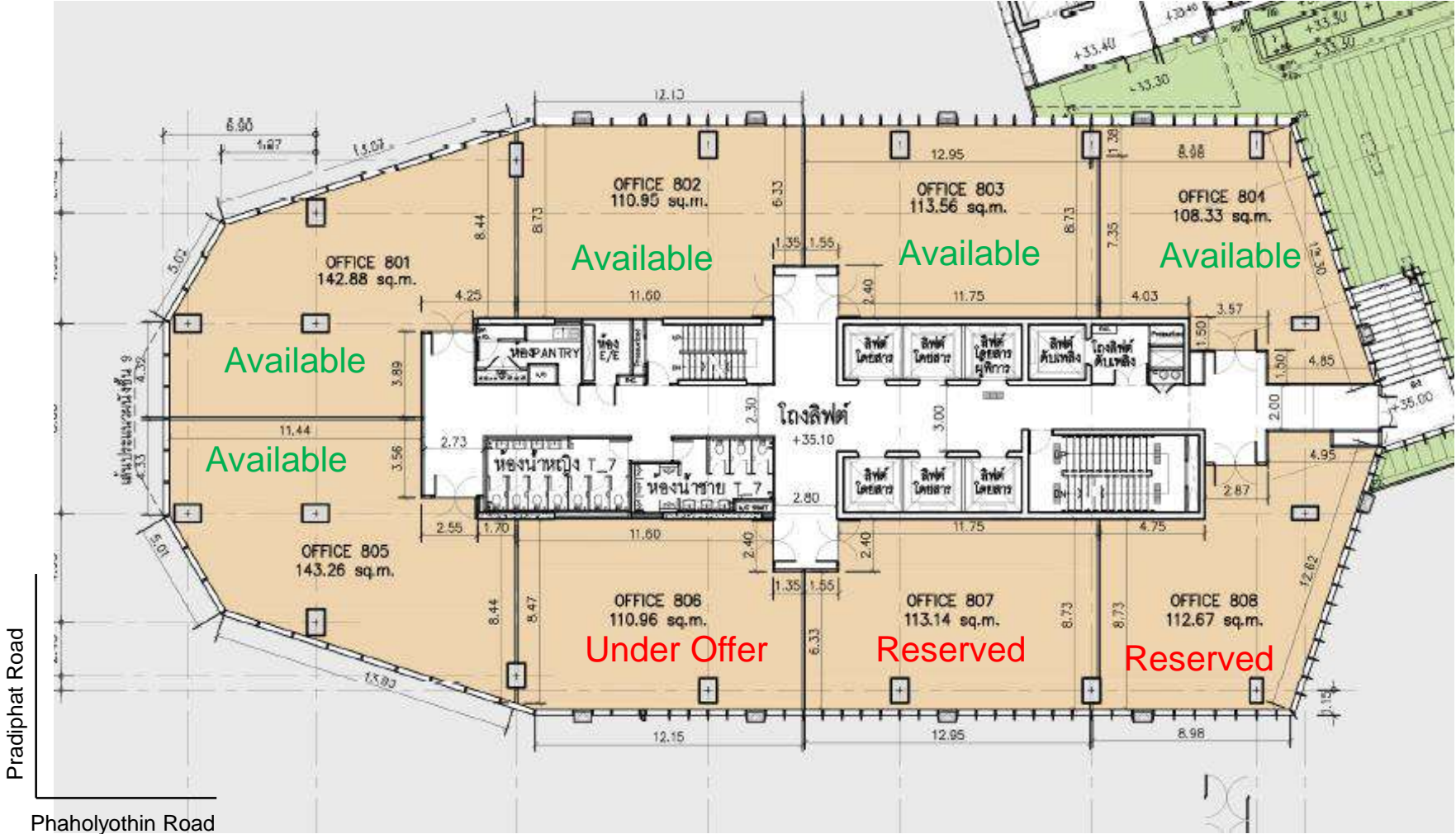




# FLOOR PLAN

8<sup>th</sup> FLOOR, Subdivided unit

# THE RICE

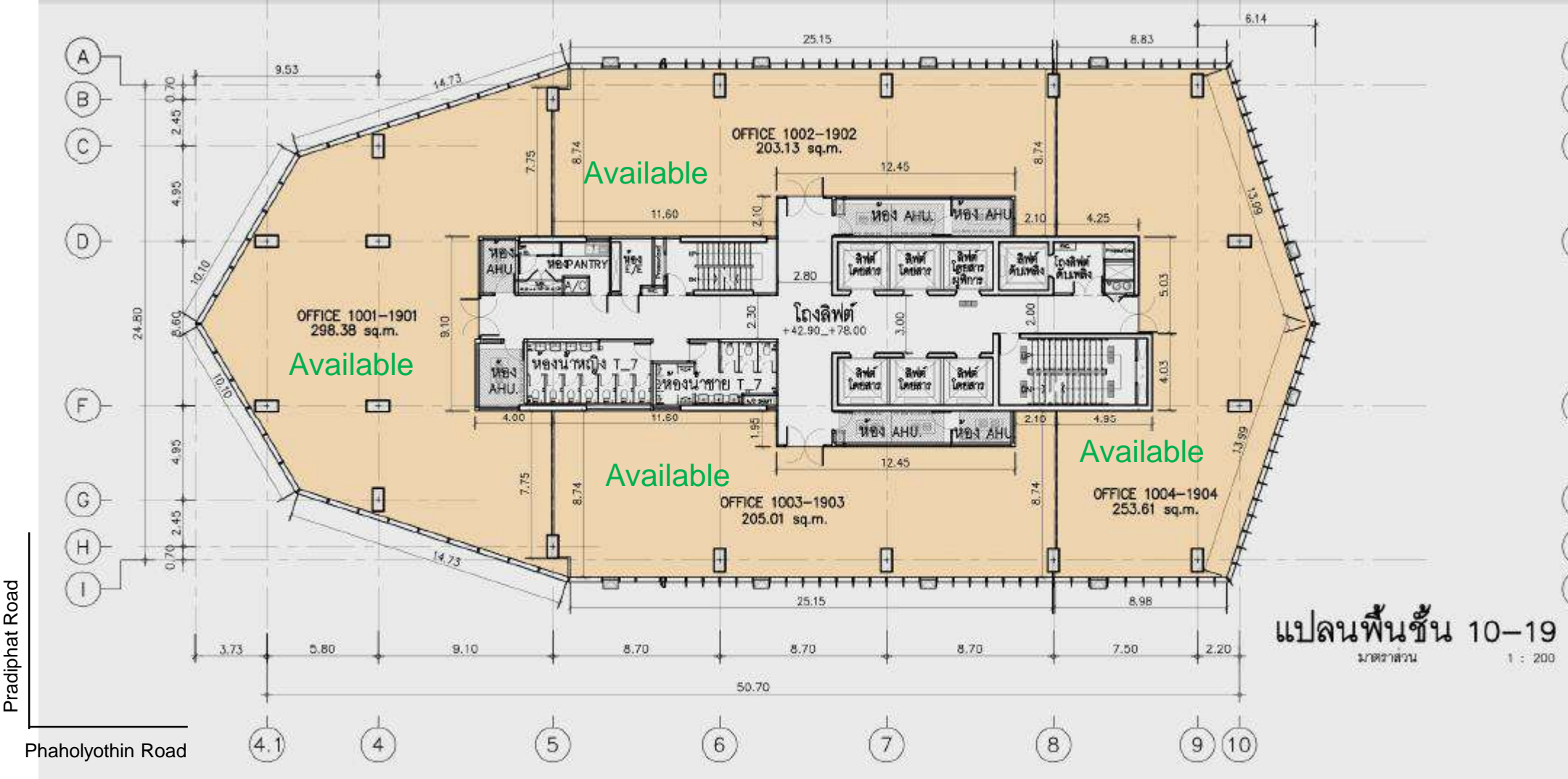


\*Subjected to final measurement and the Landlord reserves the right to make changes without prior notice.

# TYPICAL FLOOR PLAN

THE RICE

9<sup>th</sup> -14<sup>th</sup> & 16<sup>th</sup> – 19<sup>th</sup> FLOOR , Whole Floor – 960.13 sq.m.

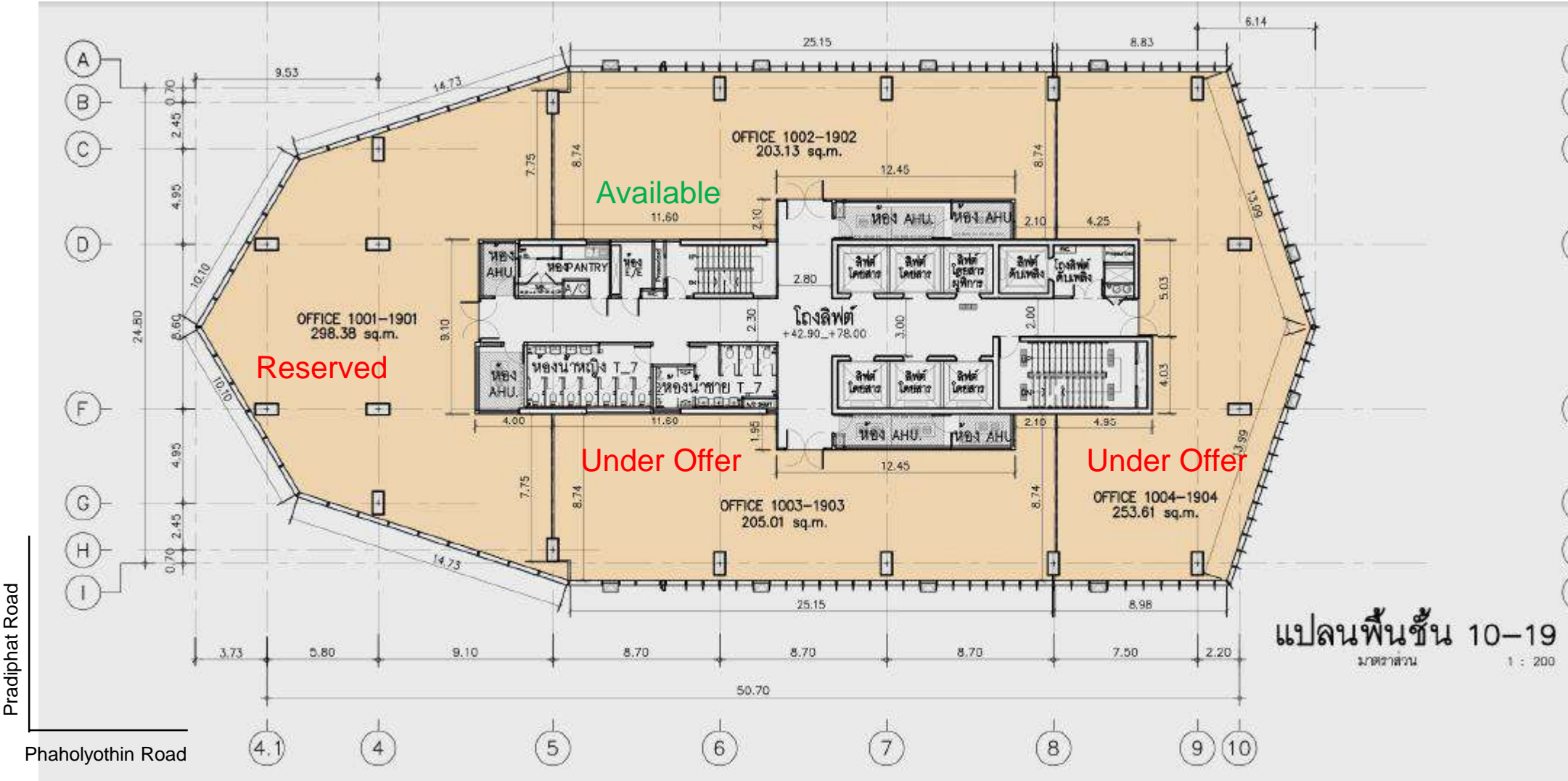




# TYPICAL FLOOR PLAN

THE RICE

15<sup>th</sup> FLOOR, Whole Floor – 960.13 sq.m.







**THANK YOU**



ENGAGING WITH  
PEOPLE & PROPERTY,  
PERFECTLY.