

From the desk of Amy Ho

For SALE: Prime 11-Storey Commercial Building with Main Road Frontage at Taipan/USJ 6, Subang Jaya

Location : 7, Jalan USJ 6/7, USJ 6, 47610 Subang Jaya, Selangor
Asking Price : MYR 65,000,000
Land Size : 33,000 ft²
Total Built-up : 101,662 ft²
Tenure : Freehold
Unique Features : 160 Car Park Bays, Opposite Taipan Business Centre; 3 mins walk to LRT Station

Strategically located opposite the dynamic Taipan Business Centre, Wisma Topspeed offers immediate access to a plethora of essential amenities. From bustling eateries to banks, and medical facilities, everything is just a doorstep away. Furthermore, the convenience is enhanced with the Taipan LRT/BRT station located merely a 3-minute walk away, making the daily commute for you and your team a breeze.

Constructed in 2016, this building has a proven track record of a strong rental yield, with its previous tenancy bringing in MYR 266,000 per month. Now it presents an extraordinary opportunity for both investors and businesses alike, with an asking price of MYR 65,000,000.

Don't miss this chance to own a significant piece of Subang Jaya's commercial landscape.

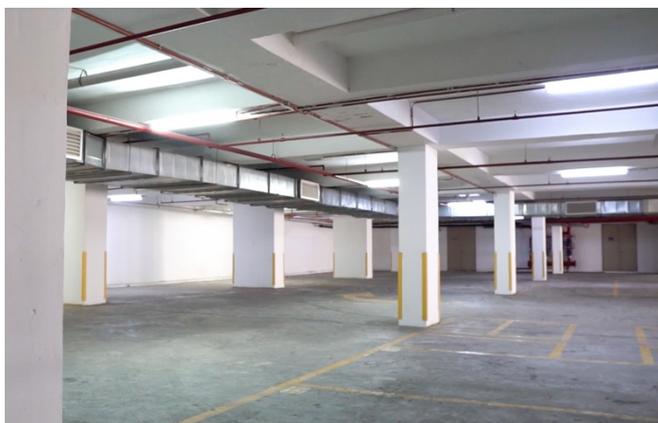
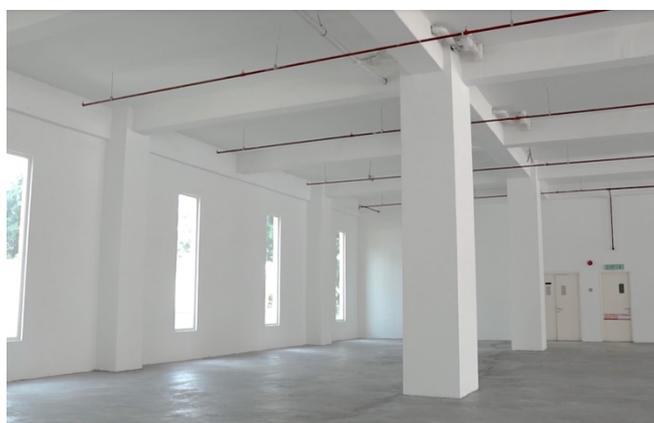
Contact Amy Ho @ +6012-332 1188 to schedule a viewing appointment.



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Typical Floor Space



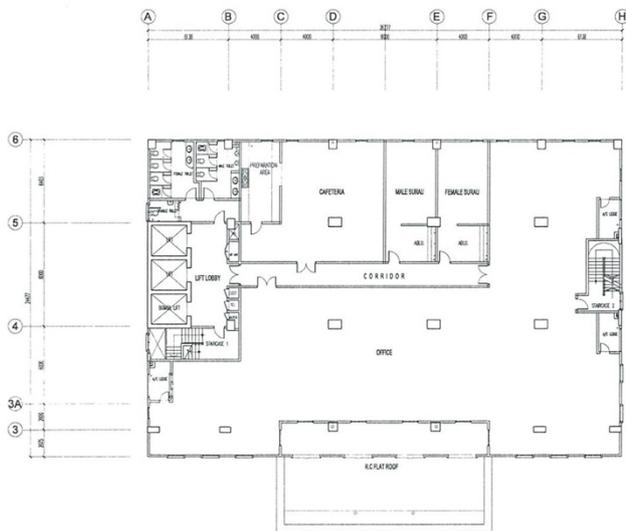
Car Park

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Floor Size

LEVEL	DESCRIPTION	GROSS AREA		SERVICES AREA		NETT AREA	
GROUND FLOOR	OFFICE	858.63	9,242	191.78	2,064	666.85	7,177
1ST FLOOR	CAFE	973.12	10,474	-	-	105.05	1,131
	OFFICE			247.21	2,660	506.37	5,450
	RC FLAT ROOF			114.49	1,232	-	-
SECOND FLOOR	OFFICE	858.63	9,242	88.63	954	770.00	8,288
THIRD FLOOR	OFFICE	858.63	9,242	88.63	954	770.00	8,288
FORTH FLOOR	OFFICE	858.63	9,242	88.63	954	770.00	8,288
FIFTH FLOOR	OFFICE	858.63	9,242	88.63	954	770.00	8,288
SIXTH FLOOR	OFFICE	858.63	9,242	88.63	954	770.00	8,288
SEVENTH FLOOR	OFFICE	858.63	9,242	88.63	954	770.00	8,288
EIGHT FLOOR	OFFICE	887.95	9,557	88.63	954	799.32	8,603
	TOTAL	7,871.48	84,727	1173.89	12,635	6697.59	72,092

Ground Floor Plan



Typical Floor Plan

