

OFFICE SPACE AVAILABLE FOR RENT AT BANGSAR SOUTH

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From the desk of Amy Ho

For RENT | Unfurnished Offices @ UOA CORPORATE TOWER, Bangsar South | MYR 6.00 – MYR 6.20/feet²

UOA CORPORATE TOWER



Located within the MSC Malaysia Cybercentre@Bangsar South City, UOA Corporate Tower is a 38-storey corporate office building designed in compliance with Green Building Index (GBI) Malaysia certified standards. It is positioned adjacent to the award-winning 6-acre lake garden landscape in Bangsar South and is complemented by a host of amenities including hotels and serviced apartments, Connexion Conference & Event Centre (CCEC), cafés and restaurants, supermarket, specialty stores, childcare centres and medical centres within walking distance. It is also connected to Kerinchi LRT station via a covered link bridge.

UOA Corporate Tower is the headquarters of UOA Group and other tenants include multinational corporations as well as Information and Communications Technology (ICT) companies.

Address UOA Corporate Tower, Avenue 10, The Vertical, Bangsar South City, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur

AVAILABLE UNITS

<u>Level</u>	<u>Built-up in feet²</u>
1 st Floor	5,598 ft ²
12 th Floor	10,219 ft ²
12 th Floor	8,022 ft ²
21 st Floor	10,154 ft ²
24 th Floor (23A)	16,992 ft ²

Contact Amy Ho at +6012-332 1188 to schedule a viewing today!

VERTICAL CORPORATE TOWER B



The Vertical Corporate Towers at The Vertical consist of two 40-storey corporate office buildings – UOA Corporate Tower and The Vertical Corporate Tower B. These towers stand majestically next to the renowned 6-acre lake garden landscape in Bangsar South.

Situated within the MSC Malaysia Cybercentre and built in adherence to GBI Malaysia certified standards, these towers elevate the cityscape with their modern glazed façade, impressive high-volume lobby, and state-of-the-art facilities. The Vertical Corporate Towers are indeed a significant addition to Bangsar South's commercial precinct.

Accessibility:

- A short stroll away from the link bridge to Nexus
- Shuttle service to the Universiti LRT Station and a covered link bridge to the Kerinchi LRT Station
- Convenient access to major routes including the Federal Highway, NPE (New Pantai Expressway), and Sprint Highway

Address: 10, The Vertical Corporate Towers, Avenue, 8, Jalan Kerinchi, Bangsar South, 59200 Kuala Lumpur

AVAILABLE UNITS

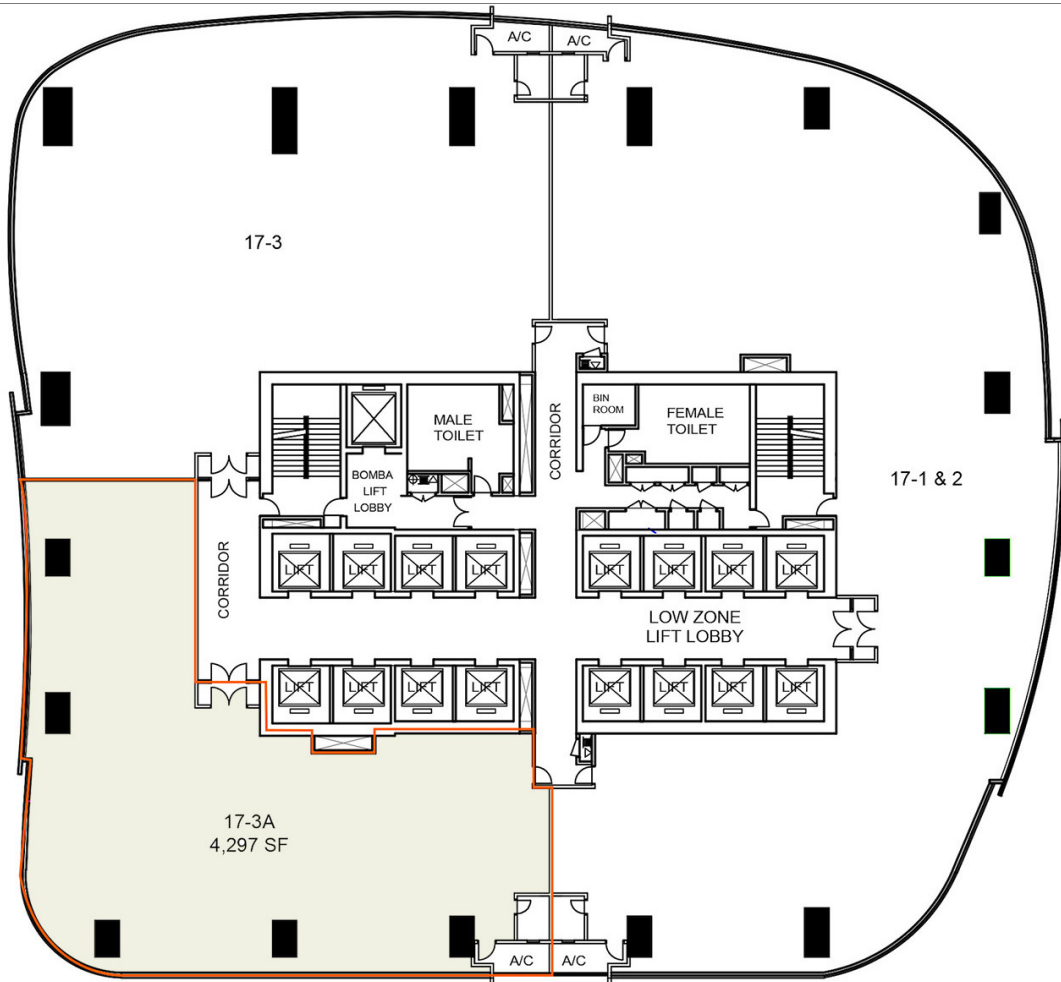
<u>Level</u>	<u>Built-up in feet²</u>	<u>Furnishing/Remarks</u>
1 st Floor	1,638 ft ²	Bare unit with blinds, DB cabinet & wet pantry
1 st Floor	1,063 ft ²	Bare unit
4 th Floor (3A)	18,466 ft ²	Bare unit
9 th Floor	3,433 ft ²	Bare unit
17 th Floor	4,297 ft ²	Bare unit
17 th Floor	5,320 ft ²	Bare unit
25 th Floor	9,237 ft ²	Bare unit

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Unit 17-3A Floor Plan



Level 17 Floor Plan | Vertical Corporate Tower B
For reference only.

For RENT | Office Space @ VERTICAL BUSINESS SUITES, TOWER A & B | MYR 4.80 – MYR 5.00/feet²

VERTICAL BUSINESS SUITES, TOWER A & TOWER B



The Vertical Business Suites, positioned in one of Kuala Lumpur's most desirable locales, stands poised to become the top business and lifestyle destination for the city's dynamic urban dwellers. With cleverly proportioned office suites specifically designed to suit the needs of Small and Medium Enterprises (SMEs), The Vertical is not just an exciting new business address, but a promising investment opportunity as well.

Comprising two impressive office towers, The Vertical Business Suites is part of the thriving MSC Malaysia Cybercentre @ Bangsar South City. Tower A, a 35-storey structure, houses 420 individual business suite units, while Tower B, rising 32 storeys, contains 250 units, all perched above a convenient 5-floor podium.

These intelligently designed office suites meet both spatial and operational demands of SMEs, offering a unique blend of flexibility and business readiness in a coveted urban setting.

From the desk of Amy Ho

TOWER A

<u>Level</u>	<u>Built-up in feet²</u>	<u>Furnishing/Remarks</u>	<u>Rental rate</u>
13 th Floor	1,206 ft ²	Bare unit	MYR 4.80 – MYR 5.00/feet ²
14 th Floor (13A)	1,111 ft ²	Bare unit	MYR 4.80 – MYR 5.00/feet ²

TOWER B

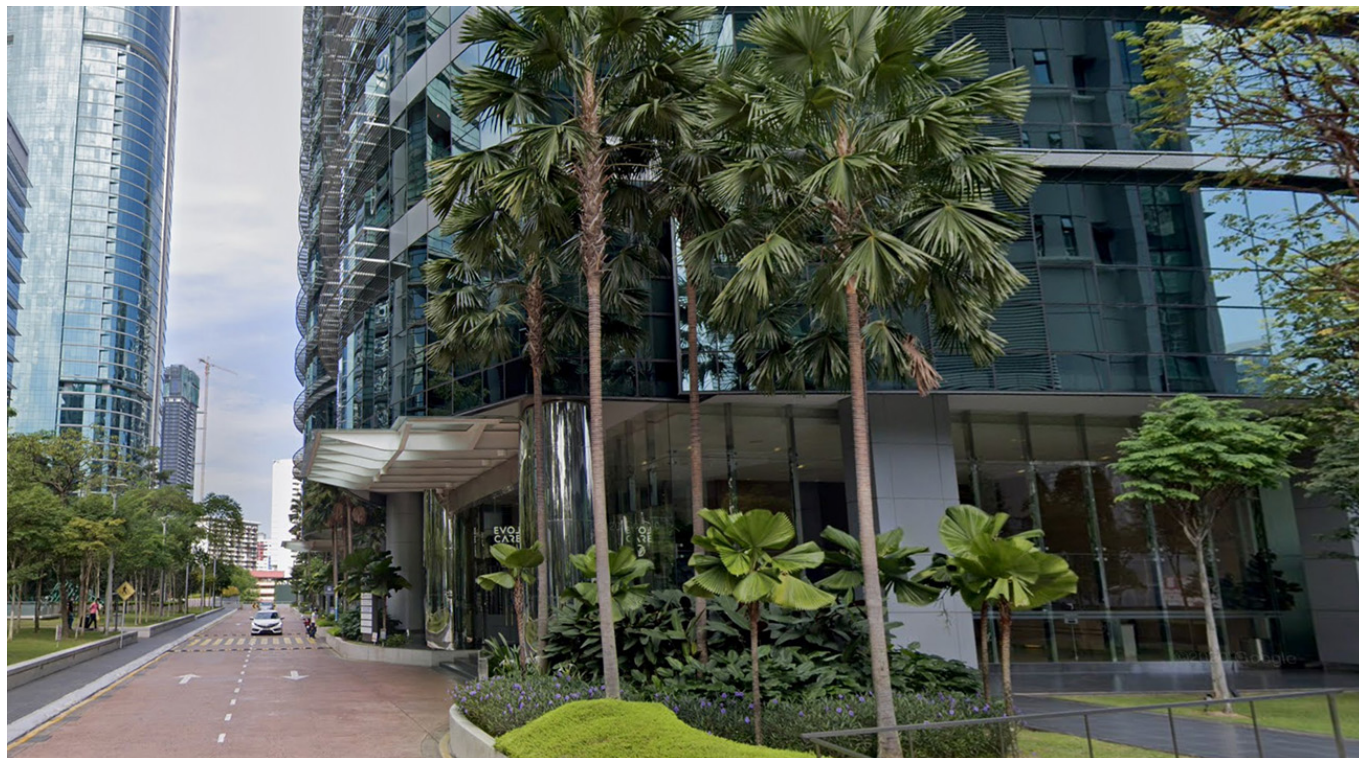
<u>Level</u>	<u>Built-up in feet²</u>	<u>Furnishing/Remarks</u>	<u>Rental rate</u>
1 st Floor	878 ft ²	Bare unit	MYR 4.80 – MYR 5.00/feet ²
3 rd Floor	2,362 ft ²	Bare unit	MYR 4.80 – MYR 5.00/feet ²
3 rd Floor	1,094 ft ²	Bare unit	MYR 4.80 – MYR 5.00/feet ²
17 th Floor	1,094 ft ²	Bare unit	MYR 4.80 – MYR 5.00/feet ²



- The Vertical II Office Suites
- Future Developments
- Link Bridge/Pedestrian Walk

For RENT | Office Space @ TOWER 5 AVENUE 7, THE HORIZON, Bangsar South | MYR 5.80/feet²

TOWER 5 AVENUE 7, THE HORIZON



Nestled within The Horizon development in Bangsar South, Tower 5, Avenue 7 is a prominent office building surrounded by an impressive array of boutique office towers. The Horizon, an award-winning hub of modern architecture, is punctuated by a beautifully designed central park with water features.

Phase 1 of The Horizon, completed in 2009, comprises 14 distinct 10 and 11-storey boutique office towers. Phase 2, brought to life in 2011, adds to the architectural ensemble with 8 more blocks ranging from 13 to 20-storeys high. These later towers stand out with their sustainable designs, integrating energy and water efficient features such as double-glazed reflective glass, motion and carbon dioxide sensors, solar panels, and rainwater harvesting systems.

Hence, Tower 5, Avenue 7 not only provides a prestigious business address but also promotes sustainable practices, reflecting a blend of modern architecture and eco-friendly innovation.

<u>Level</u>	<u>Built-up in feet²</u>	<u>Furnishing/Remarks</u>	<u>Rental rate</u>
Multiple level	17,500 ft ²	Bare unit	MYR 5.80/feet ²

From the desk of Amy Ho



BANGSAR SOUTH OFFICE AVAILABILITY CHART

UOA CORPORATE TOWER, Bangsar South | Rental Rate: MYR 6.00 - MYR 6.20/feet²

Level	Built-up feet ²	Remarks	MYR 6.00/ft ²	MYR 6.20/ft ²
Level 1	5,598	Bare unit	MYR 33,588	MYR 34,708
Level 12	10,219	Bare unit	MYR 61,314	MYR 63,358
Level 12	8,022	Bare unit	MYR 48,132	MYR 49,736
Level 21	10,154	Bare unit	MYR 60,924	MYR 62,955
Level 23A	16,992	Bare unit	MYR 101,952	MYR 105,350
	50,985			

VERTICAL CORPORATE TOWER B | Rental Rate: MYR 6.00 - MYR 6.20/feet²

Level	Built-up feet ²	Remarks	MYR 6.00/ft ²	MYR 6.20/ft ²
Level 1	1,638	Bare unit	MYR 9,828	MYR 10,156
Level 1	1,063	Bare unit	MYR 6,378	MYR 6,591
Level 3A	18,466	Bare unit	MYR 110,796	MYR 114,489
Level 9	3,433	Bare unit	MYR 20,598	MYR 21,285
Level 17	5,320	Bare unit	MYR 31,920	MYR 32,984
Level 17	4,297	Bare unit	MYR 25,782	MYR 26,641
Level 25	9,237	Bare unit	MYR 55,422	MYR 57,269
	43,454			

VERTICAL BUSINESS SUITES, Tower A | Rental Rate: MYR 4.80 - MYR 5.00/feet²

Level	Built-up feet ²	Remarks	MYR 4.80/ft ²	MYR 5.00/ft ²
Level 13	1,206	Bare Shell unit	MYR 5,789	MYR 6,030
Level 13A	1,111	Bare Shell unit	MYR 5,333	MYR 5,555
	2,317			

VERTICAL BUSINESS SUITE, TOWER B | Rental Rate: MYR 4.80 - MYR 5.00/feet²

Level	Built-up feet ²	Remarks	MYR 4.80/ft ²	MYR 5.00/ft ²
Level 1	2,362	Bare Shell unit	MYR 11,338	MYR 11,810
Level 3	878	Bare Shell unit	MYR 4,214	MYR 4,390
Level 3	1,094	Bare Shell unit	MYR 5,251	MYR 5,470
Level 17	1,094	Bare Shell unit	MYR 5,251	MYR 5,470
	5,428			

THE HORIZON, TOWER 5 AVENUE 7 | Rental Rate: MYR5.80/feet²

Level	Built-up feet ²	Remarks		MYR 5.80/ft ²
-	9,629	Bare unit (multiple floors available)		MYR 55,848
	9,629			