

From the desk of Amy Ho

MENARA HAP SENG

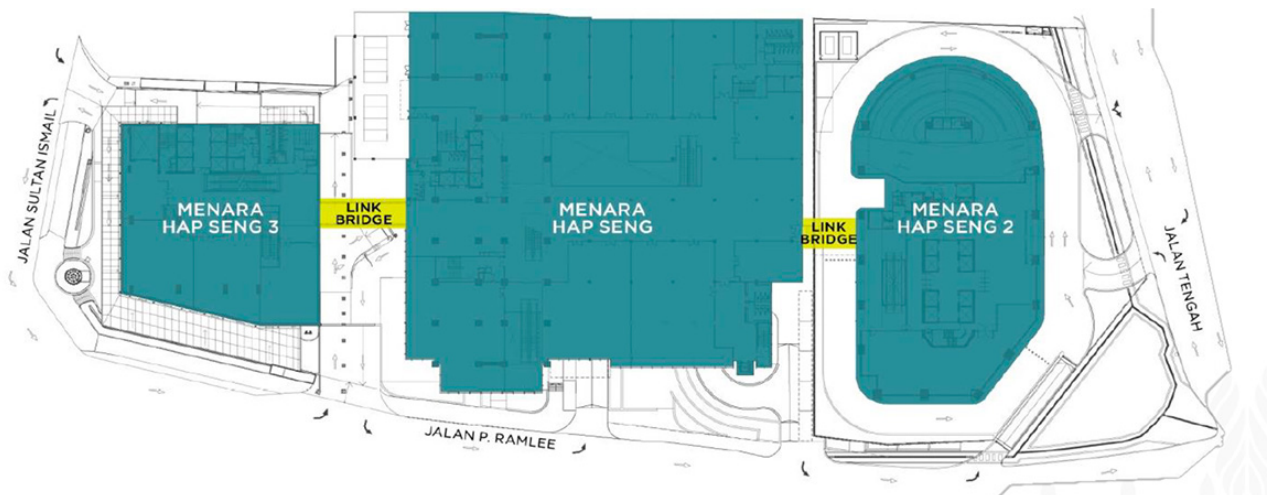
@ Jalan P. Ramlee, Kuala Lumpur

MYR 5.80 – MYR 6.00/ft²

Discover Menara Hap Seng: a modern 22-story office haven situated on Jalan P. Ramlee, in Kuala Lumpur's Golden Triangle. Formerly known as MUI Plaza, this award-winning hub offers three levels of curated retail, alfresco dining, and banking amenities. With approximately 13,390 sq ft per floor, the space is engineered for ultimate functionality.

Nestled among city icons like the KLCC Twin Tower and KL Tower, and within steps from luxury hotels like Shangri-La, The EQ, and Concorde Hotel, the location couldn't be more prestigious. Plus, with MRT and Monorail stations within walking distance, accessibility is a breeze.

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



The bridge linking the three buildings.

AVAILABILITY CHART

UNIT NO	SIZE sq. ft.	FURNISHING	RENTAL RATE	RENTAL, MYR
3.08, LEVEL 3	947	BARE UNIT	MYR 6.00	MYR 5,682
4.05 & 6, LEVEL 4	2,350	BARE UNIT	MYR 6.00	MYR 14,100
5.02A, LEVEL 5	791	BARE UNIT	MYR 6.00	MYR 4,746
5.03, LEVEL 5	1,582	BARE UNIT	MYR 6.00	MYR 9,492
5.06, LEVEL 5	947	BARE UNIT	MYR 6.00	MYR 5,682
5.08, LEVEL 5	947	BARE UNIT	MYR 6.00	MYR 5,682
7.07, LEVEL 7	904	BARE UNIT	MYR 6.00	MYR 5,424
9.01, 2A & 8, LEVEL 9	4,432	BARE UNIT	MYR 6.00	MYR 26,592
9.05, LEVEL 9	4,300	BARE UNIT	MYR 6.00	MYR 25,800
9.07, LEVEL 9	904	BARE UNIT	MYR 6.00	MYR 5,424
11.02, LEVEL 11	1,582	BARE UNIT	MYR 6.00	MYR 9,492
11.03, LEVEL 11	1,582	BARE UNIT	MYR 6.00	MYR 9,492
11.06, LEVEL 11	947	BARE UNIT	MYR 6.00	MYR 5,682
11.08, LEVEL 11	947	BARE UNIT	MYR 6.00	MYR 5,682
13.04, 5 & 6, LEVEL 13	5,238	BARE UNIT	MYR 6.00	MYR 31,428
15.01, LEVEL 15	13,390	BARE UNIT	MYR 5.80	MYR 77,662
16.01, LEVEL 16	13,259	BARE UNIT	MYR 5.80	MYR 76,902
5.07, LEVEL 5	904	FITTED UNIT	MYR 6.00	MYR 5,424
17.07, LEVEL 17	904	FITTED UNIT	MYR 6.00	MYR 5,424

RETAIL SPACE | AVAILABILITY CHART

UNIT NO	SIZE sq. ft.	FURNISHING	RENTAL RATE	RENTAL, MYR
1.19A, LEVEL 1	2,346	BARE UNIT	MYR 8.00	MYR 18,768
1.19B, LEVEL 1	840	SEATING AREA BARE	MYR 5.00	MYR 4,200

Rates quoted above include:

- Fitted ceilings with lightings and centralized Air-cond.
- Service Charge and Centralized Air-Conditioning (8:30 am - 5:30 pm)

Terms & Conditions:

Lease Terms: 3-Year Term

Deposits:

- 3 Months' Security Deposits
- ½ Month Utility Deposit (1 month for Retail Space)
- 1 Month Advance Rental

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- Fit-out Deposit of MYR 5,000 (Refundable upon completion of renovation)



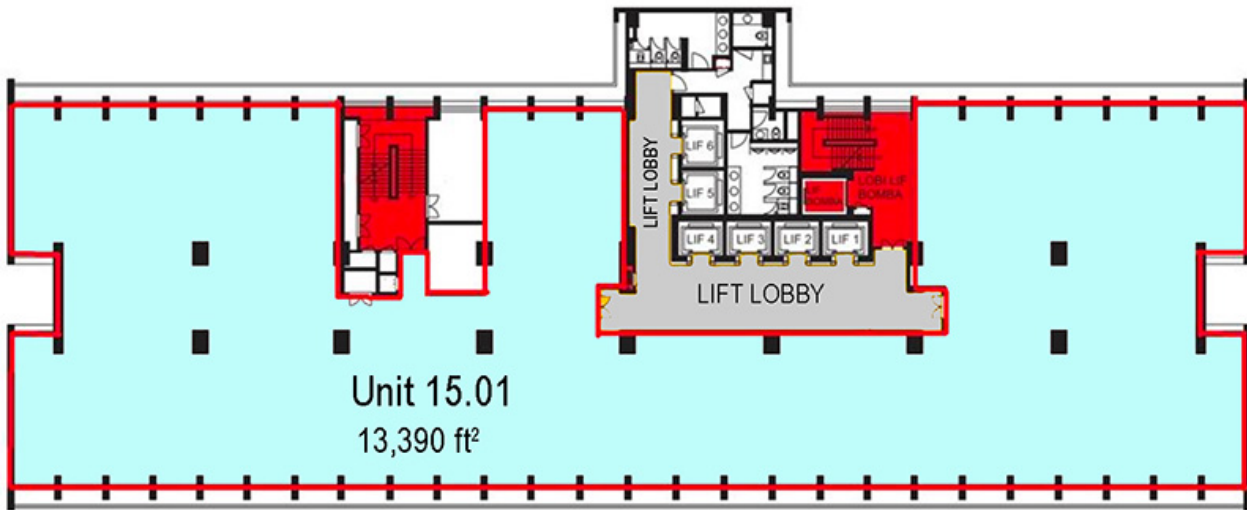
DROP-OFF ZONE



RETAIL FLOORS

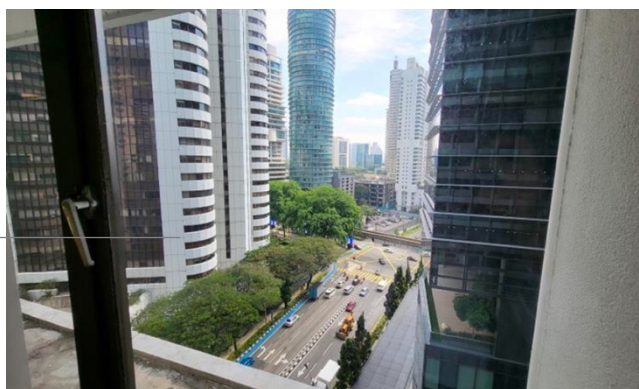
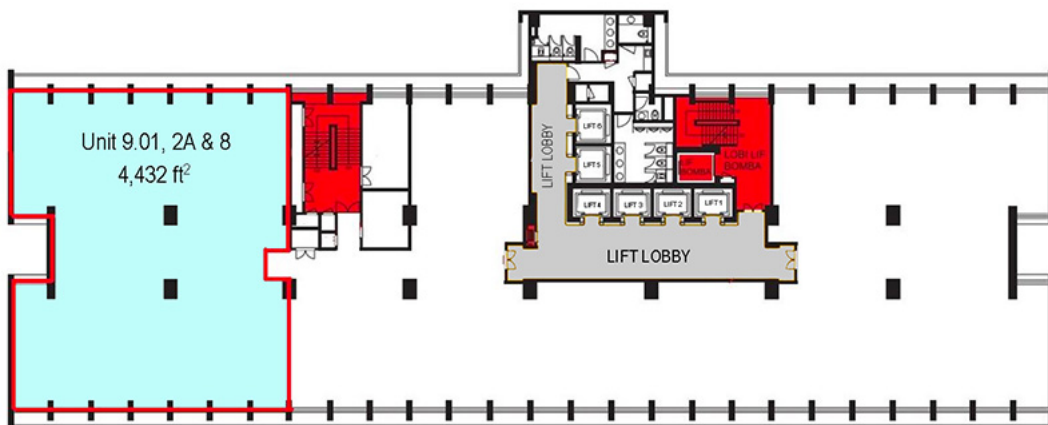


UNIT 15.01 | Size: 13,390 ft² | Rental: MYR 77,662 (MYR 5.80/ft²)



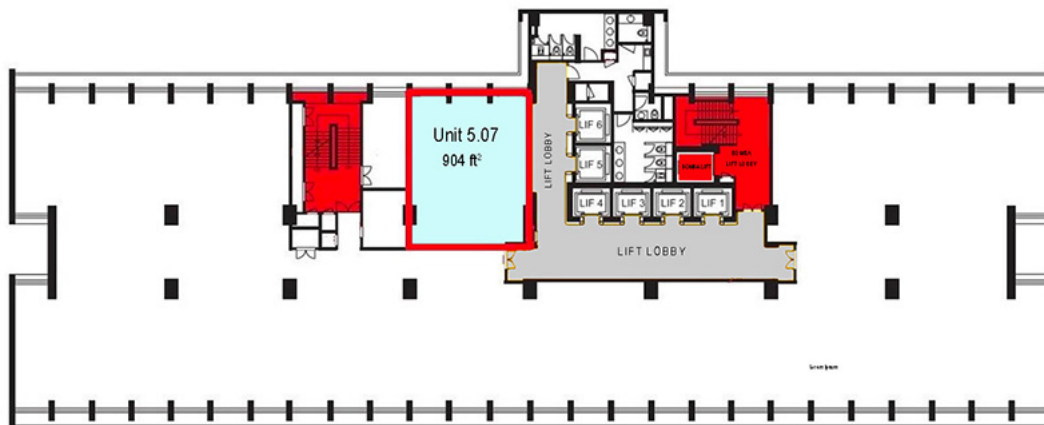
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UNIT 9.01, 2A & 8 | Size: 4,432 ft² | Rental: MYR 26,592 (MYR 6.00/ft²)



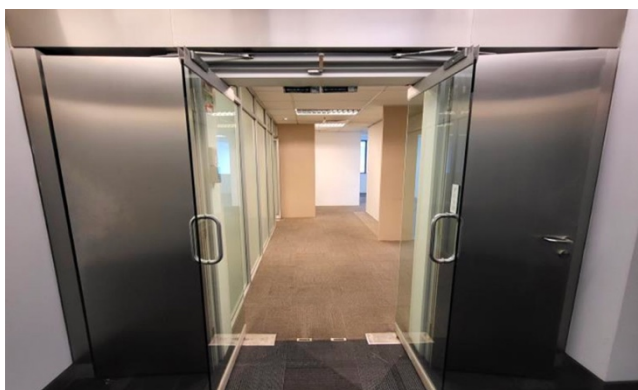
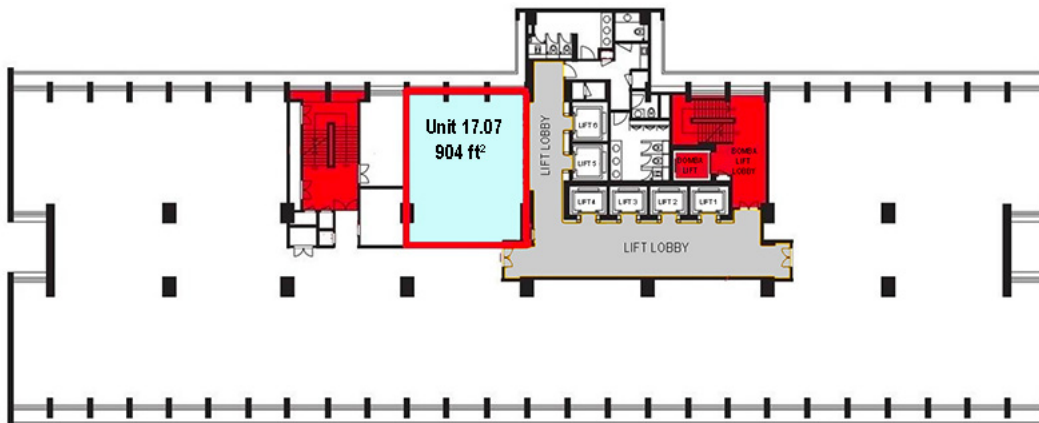
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UNIT 5.07 | Size: 904 ft² | Rental: MYR 5,424 (MYR 6.00/ft²) | Partly Fitted unit.

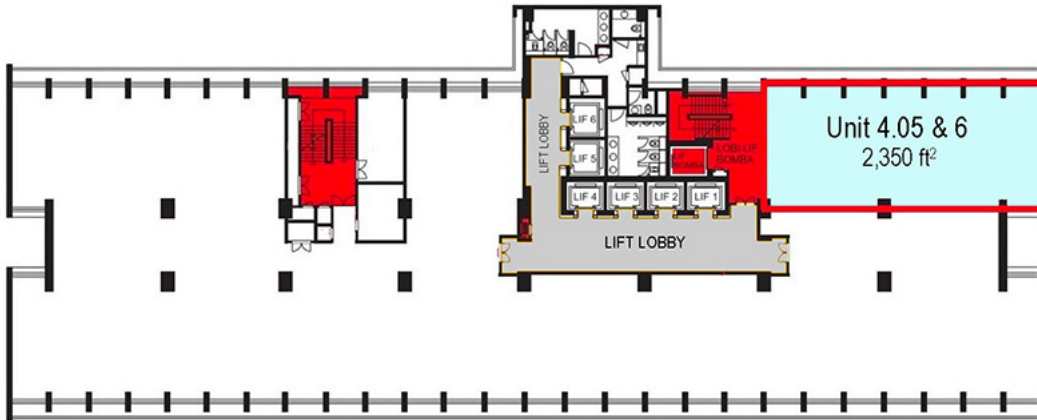


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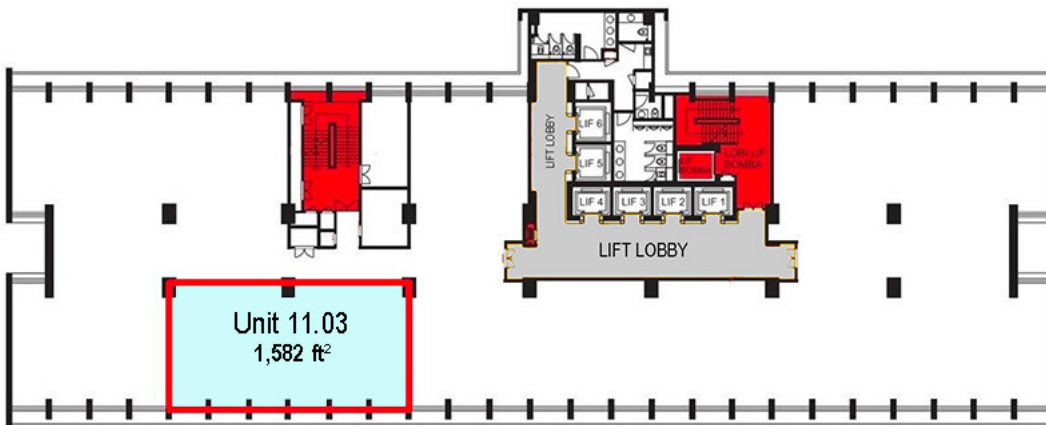
UNIT 17.07 | Size: 904 ft² | Rental: MYR 5,424 (MYR 6.00/ft²) | Partly Fitted unit.



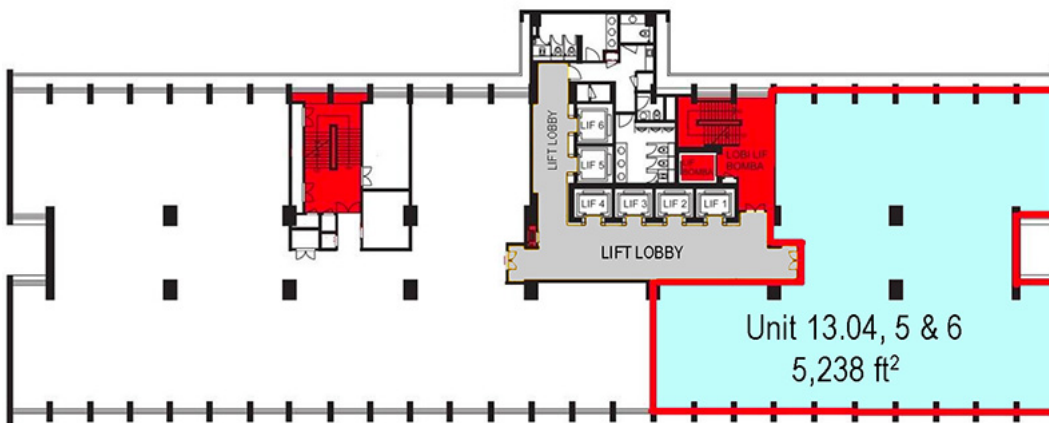
UNIT 4.05 & 4.06 | Size: 2,350 ft² | Rental: MYR 14,100 (MYR 6.00/ft²)



UNIT 11.03 | Size: 1,582 ft² | Rental: MYR 9,492 (MYR 6.00/ft²)



UNIT 13.04 - 06 | Size: 5,238 ft² | Rental: MYR 31,428 (MYR 6.00/ft²)



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