

Building I



Description

8-storey commercial office building located on Surawongse Road. As the CBD location as the Soi Anumanrachthon and Silom Road, walking distance to Chongnonsee BTS station. Property management by Bangkok Union Insurance Public Co., Ltd.

Space Availability

- Ground Floor which is already furnish: are available for rent on whole floor basis (305.81 sqm.)
- 4th Floor : are available for rent on whole floor basis (109,111 sqm.) or smaller unit basis.
- 5th Floor : are available for rent (437.75 sqm.), or smaller unit basis.

Rent and Service Fees : 550 Baht/sqm./month with one month rent fee

Asking Rental : Office Section = 550 Baht/sqm./month (negotiable) *Inclusive service charge

Lease T

- 3 (Three) years Fixed lease with an portion to review.
- 1 (One) month rental payable upon signing of offer letter.
- 2 (Two) months rental payable upon signing of leasing contract.

Security Deposit : Equivalent to 3 (Three) months rental and service charge.

Advance Rental Payment : Equivalent to 1 (One) month rental

Telephone Lines The Lessee can request the direct telephone line from the building with paying of refundable deposit Baht 15,000 per line and a non refundable charge of Baht 5,000 per line, or per request directly from outsides services provides by paying only a non refundable installation charge of Baht 5,000 per line, exclusive of VAT 7%.

Car Parking Space

- 1 (One) free car parking space per 100 sqm. Of leased space
- First hour free parking space for the tenant's visitors
- Additional parking spaces are available at a month rental rate of Baht 2,000 per space per month as non-fixed space (Exclusive of VAT)

Air conditioning System and Operation Time

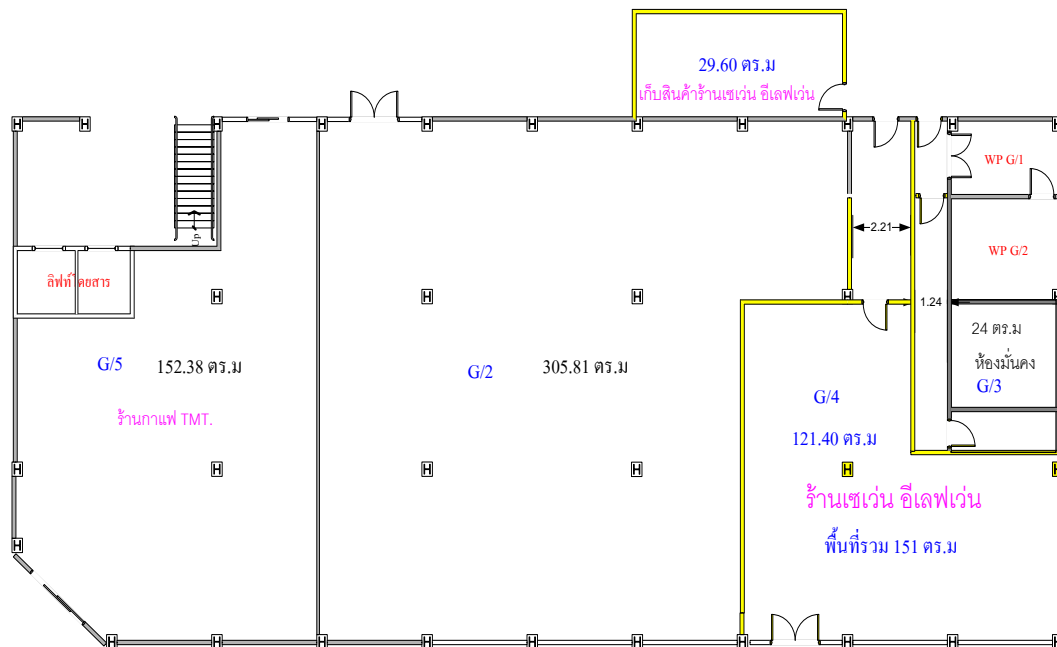
Water cooled package system operates from Monday to Friday at 7.00 a.m. to 5.30 p.m. (Except Saturday, Sunday, and Public Holiday)

Remarks: Overtime A/C, The Lessee has to install the split type A/C by themself.

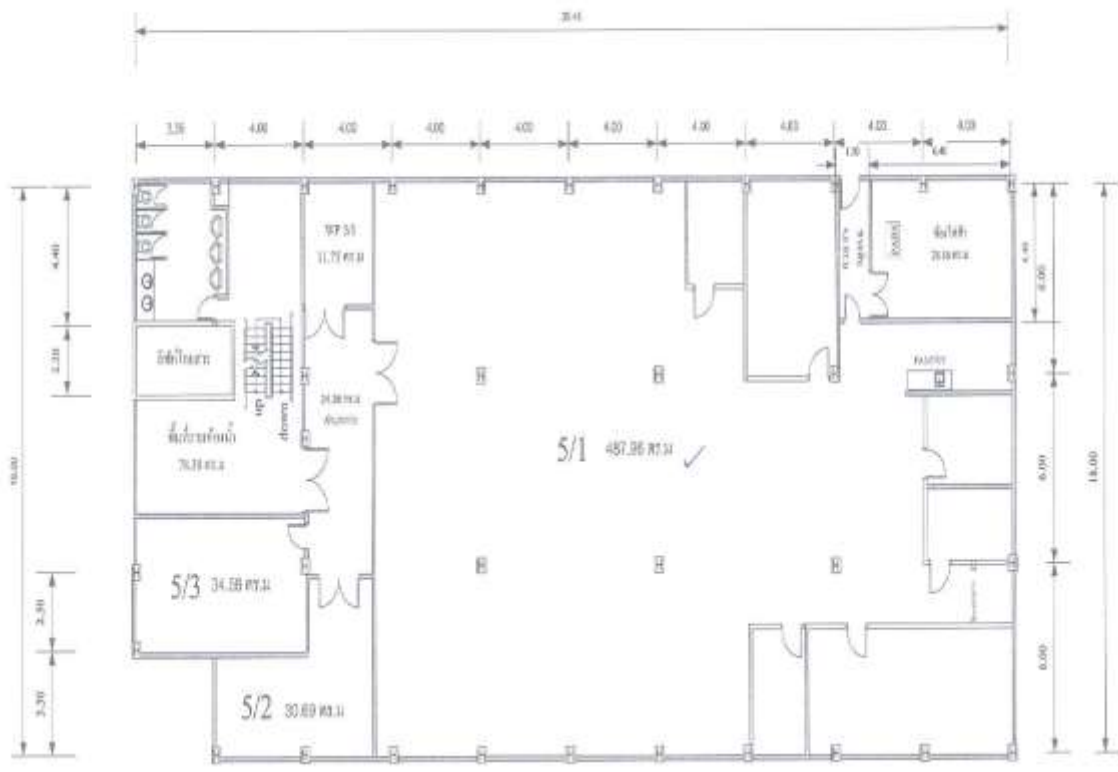
Utility Charges

Electricity charges - as used according to meter Baht 6.00 per kilo watt
Water charges - as used according to meter Baht 20.00 per cubic meter

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GROUND FLOOR PLAN BUI-1



5th FLOOR PLAN

SCALE 1 : 200