

TAISEI HANOI OFFICE TOWER

NEW JAPANESE GRADE A OFFICE

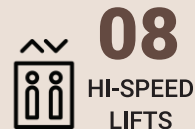
NOW LEASING

GROSS FLOOR AREA

45,600 SQM

NET FLOOR PLATE

1,300 SQM



COLUMN-FREE LAYOUT



SPACIOUS WELCOME LOBBY



PANORAMIC PARK VIEW



ADDRESS: NO. 289 KHUAT DUY TIEN STREET, TRUNG HOA WARD, CAU GIAY DISTRICT, HANOI

BUILDING SPECIFICATIONS

BUILDING OVERVIEW	
Development & Management	Taisei Development Hanoi Company Limited (a subsidiary of Taisei Corporation, Japan)
Completion	Q2/2024
Sustainability	LEED Certificate (In progress)
Building Scale	<ul style="list-style-type: none"> 20 Floors / 04 Basements Retail podium: 1F – 2F Office: 3F – 20F
Parking	<ul style="list-style-type: none"> Car: 100 lots Motorbike: 1,600 lots
Total GFA	45,600 sqm
Total NLA	1,700 sqm (Retail) 22,500 sqm (Office)
Typical Floor Plate	1,600 sqm (GFA) 1,300 sqm (NLA)
Ceiling Height	2.7 m (from floor finished level to suspended ceiling)
Floor Load Capacity	300 kg/sqm
Floor finishing	100 mm raised floor
Illumination	500 lx LED panel
Window finishing	Low-E double glazed curtain wall
Pantry	Available on every office floors
Restroom	<ul style="list-style-type: none"> Japanese automatic bidet on all toilet bowls Makeup corner in Female toilet

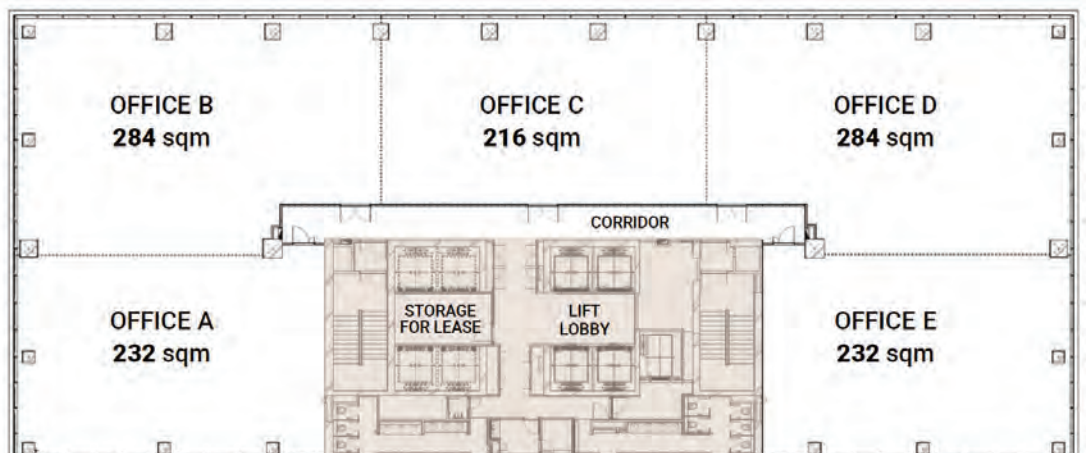
ELEVATORS	
Number & Capacity	<ul style="list-style-type: none"> 08 Passenger lifts 01 Cargo lift (Fire lift) 01 Basement lift
Brand	Japanese brand
Speed	Lower zone: 180m/min or 3m/sec Upper zone: 240m/min or 4m/sec

MECHANICAL SYSTEM	
Air conditioning	Air-conditioning package (Individual) for both cooling and heating (VRF)
Fire fighting	Standard automatic smoke detector, sprinkler, emergency light system
Electricity backup	100% backup power
Security	24/7 security Camera surveillance
Air quality control	Air intake comes with filter to prevent PM2.5 (MERV 14)
Energy efficiency	15% less power consumption *
Water efficiency	42% reduction in indoor water usage *

(* compared to regular office buildings)



TYPICAL OFFICE FOR LEASE LAYOUT



LEASING INQUIRY

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The information presented herein is effective as of November 2022 and subject to change without notice.