

DEFINING YOUR WORKPLACE



DESIGN AND CONCEPT

BHIRAJ TOWER at BITEC, one of the latest in a new wave of cutting-edge architecture dominating Bangkok's eastern skyline, boasts spacious interiors, a contemporary modular concrete frame and stunning glass finishings; a welcome addition to the city's commercial space.

With the project concept "Defining your Workplace", BHIRAJ TOWER at BITEC is attracting visionary businesses with its design incorporating modern style and environmental sustainability. Aiming to incorporate work play balance into its design theme, the 2,200 square-metre roof garden offers space to relax, contemplate and create, while the 200-metre jogging track provides a great opportunity for those looking to let off some steam at work.

The Bang Na area already features an abundance of office buildings; BHIRAJ TOWER at BITEC however, is its only office featuring a Grade A BTS connect, and the large interior spaces are unlike other building in the area. Forward-thinking designs accommodate for tenants looking to build on the 'ego-office' concept, and build on company identity through unique and tailored office spaces.

Not just a change in office experience, BHIRAJ TOWER at BITEC is part of a mixed-use project, combining office space, exhibition areas, and retail, offering a more balanced working and living experience.





LOCATION

BHIRAJ TOWER at BITEC is strategically located in the Sukhumvit-Bang Na area, a gateway of Bangkok's transportation network. Minutes from the Chalerm Maha Nakorn and Burapha Withi expressway and BTS Bang Na station make BHIRAJ TOWER at BITEC accessible whether traveling by public or private transport.

Nestled on the gateway to the Eastern corridor, home to Thailand's industrial hub, BHIRAJ TOWER at BITEC is also ideal for manufacturing firms in one of the regions many industrial estates who are seeking a Bangkok headquarters. Lying just a short BTS journey from major downtown hotels, and only 30 minutes from Suvarnabhumi Airport, the location is also ideal for travelling business visitors.

With this continuous development of public transport, Light Rail Transit Bangna Interchange Station to Suvarnabhumi Airport, and rapidly increasing urbanization in the Bang Na area, both commercially and residentially, the area has already become prime location.

BUILDING OVERVIEW

With 29-storeys and a total office space of 32,000 square metres the contemporary and polished yet captivating exterior design of the BHIRAJ TOWER at BITEC combines sustainability and modern architectural techniques.

Spaciously laid out, with its 9.5 metre tall and elegantly finished lobby and 2.9 metre tall office floors, the offices offer maximum light, and spectacular views of the Chao Phraya River and Bangkok's Green Lung.

Occupant safety is also a priority at BHIRAJ TOWER at BITEC, and entry is managed by an intelligent security system with turnstile access control, along with 24 hour monitoring from guards and CCTV.

Each floor can accommodate office space ranging from 122 sq.m to 1,862 sq.m per floor and private inter-floor access. Offices are also column-free, allowing for highly customized office design, perfect for the "ego office".









Facilities at BHIRAJ TOWER at BITEC offer employees a sense of privilege and exclusivity. The private 2,200 square-metre roof garden and 200-metre running track offer an opportunity for company staff to engage more with the workplace, a chance to relax and unwind with colleagues, set up staff activities; generate a far more positive working environment.

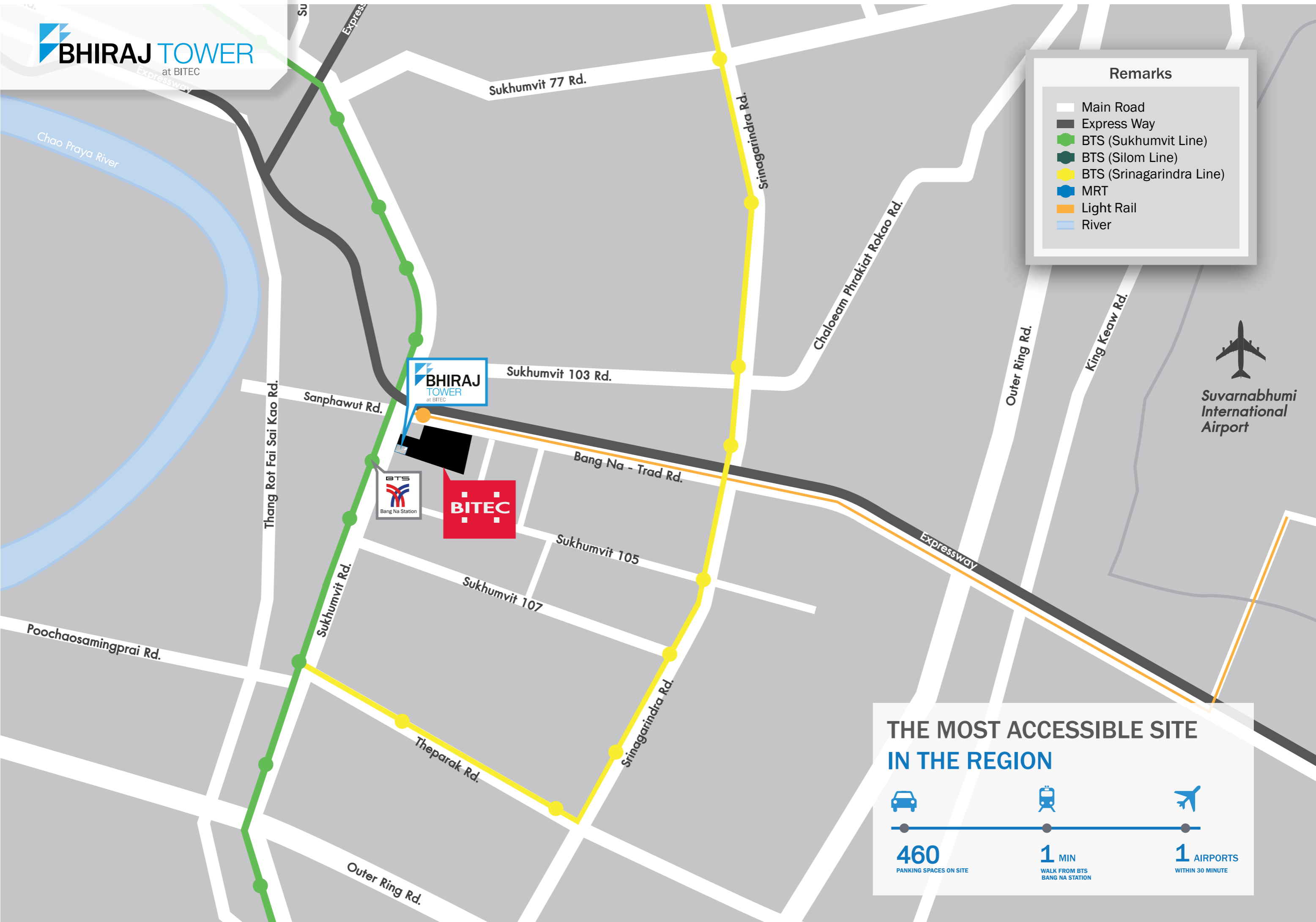
BHIRAJ TOWER at BITEC connects to the Bangkok International Trade and Exhibition Centre (BITEC), and will be part of the mixed-use project as part of a master plan extension covering over 170 rai. The venue regularly hosts exhibitions, roadshows and other events, which can enhance and inspire business. The connecting BHIRAJ CONVENTION CENTRE also offers convention and meeting rooms to support company events, while BITEC has restaurants, banks and retail stores, attractive for employees on their down-time.






BHIRAJ TOWER
at BITEC

Remarks

-  Main Road
-  Express Way
-  BTS (Sukhumvit Line)
-  BTS (Silom Line)
-  BTS (Srinagarindra Line)
-  MRT
-  Light Rail
-  River



**THE MOST ACCESSIBLE SITE
IN THE REGION**

		
460 PARKING SPACES ON SITE	1 MIN WALK FROM BTS BANG NA STATION	1 AIRPORTS WITHIN 30 MINUTE

ENVIRONMENTS

Along with the upcoming Bangkok Mall, to be situated opposite BITEC, and its featured water park, theme park and shopping facilities, BHIRAJ TOWER at BITEC is contributing to overall urbanization and development in the Bang Na area.

Real estate value in the area is increasing rapidly due to these developments, as well as more job opportunities for local residents. BHIRAJ TOWER at BITEC aims to attract more corporate and financial interest to the locality, and assist in improving livelihoods and generating a positive impact.



BUILDINGSPECIFICATIONS

Lift Type	Zone (Floor)	No. of Lift	Capacity
Passenger Lift	Low (15-29)	8	24 Persons
	High (30-44)	8	24 Persons

Service Lift & Fireman's Lift	All Floor	2	1,600 kg.
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Car Park Lift	Main, 2M, 3, 3M	5	24 Persons
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Helipad Lift	44-45	1	15 Persons
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-  High Zone Lift
-  Low Zone Lift
-  Service Lift

Convention Halls
Level 2

Retail
Level B1,G,2,3

Event Halls
Level G

Office Lobby

Roof Garden & Helicopter Lounge

Level 29

OFFICE
High Zone
Level 20 - 28

OFFICE
Low Zone
Level 9 - 19

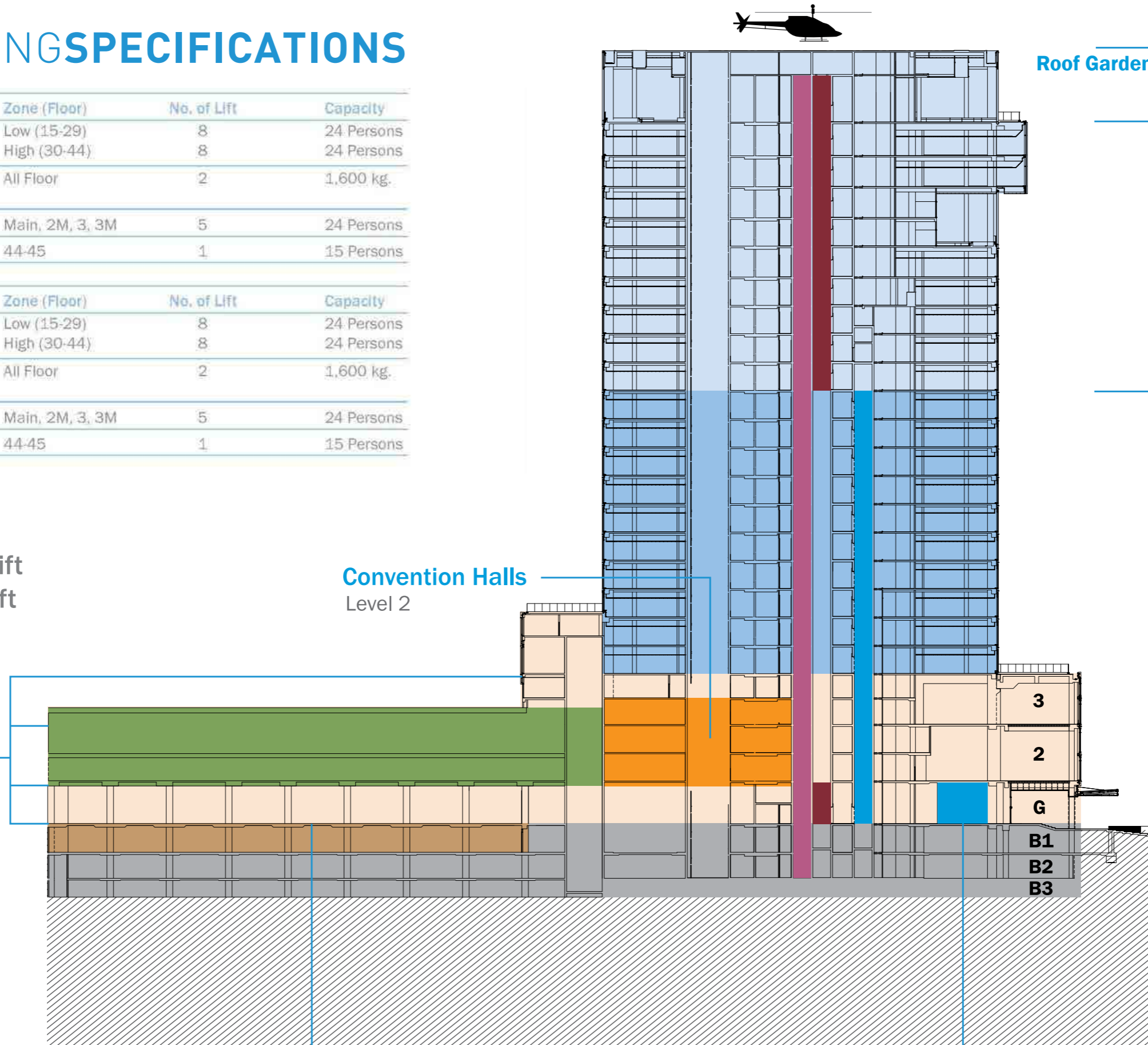
Food Court
Level 3



Connect to
Bang Na Station

Car Park Zone

Office Car Park:
FL: B2, B3
490 cars





SINGLE TENANT : TOTAL 270 People



MULTIPLE TENANT



FLOORPLAN



SPECIFICATIONS

Architectural Outline

Location	647 Sukhumvit Road (Soi 35), Klongton Nuea, Vadhana, Bangkok 10110
Access	Direct covered link from BTS Phrom Phong Station 10-minute walk from MRT Sukhumvit Station Complex entrance on Sukhumvit Road and Sukhumvit Soi 35
Use	Office, Retail and Parking
Land Area	13-0-32 Rai (5.172 Acre)
Gross Area	"Total: 207,294 sq.m. Office: 102,859sq.m. Retail: 104,435 sq.m. managed by top retail operator"
Building Structure	Reinforced concrete, glass fibre reinforced concrete (GRC) and double glazed curtain wall "45 floors above ground, 1 basement
Floors	Office floors: 15th - 44th Retail floors: B, G, M (BTS Link), 2nd - 5th Helipad lobby: 44th Meeting room facility: 45th"
Lifts	Passenger use: 16 cars / destination control / capacity - 24 passengers / 1,600 kg Service use: 2 cars / capacity - 24 passengers / 1,600 kg Car park use: 5 cars / capacity - 24 passengers / 1,600 kg Helipad use: 1 car / capacity - 15 passengers / 1,000 kg
Parking	"700 spaces (office) 1,160 spaces (retail)"
Completion Date	Quarter 4, 2014
Landlord	Bhiraj Buri Co., Ltd.
Developer	BHIRAJ BURI GROUP
Architect	Design: 103 International Co., Ltd.
Interior Designer	Interior: Architecture 103 Co., Ltd.
Contractor	"Syntec Construction Public Co., Ltd. Jardine Engineering Co., Ltd. Secco Engineering and Construction Co., Ltd."
Management	Bhiraj Management Co., Ltd


Facility Specifications

Electric Power Supply	"24KV from Metropolitan Electricity Authority (MEA) of Bangkok District Two substations from Phai Singto and Prasarnmit Dual feeder installed to ensure stable electrical power supply into the building"
Emergency Power Supply	"2 sets of 1,100 KVA and 1 set of 1,600 KVA Caterpillar generators located on 5th floor with oil tank capacity of 17,000 Litres 45% of the building emergency power supply is available for tenant's use Additional space available for 3 sets of 350 kVA generators for tenants"
Telecommunications	Telecommunication Provider : TRUE ,TOT, AIS and DTAC Fibre provider :UIH, Symphony and TRUE Universal
Meeting Room Facility	Total area of 450 sq.m. with pre-function area, exhibition area, and two conference rooms
Helipad	Helipad, to be certified by Federal Aviation Administration (FAA), located on the rooftop of the tower
Security System	"Proximity card access control system with turnstile Lift destination control system 167 CCTVs throughout the office area"
Fire Protection System	"2 pressurized fire escapes in each floor, smoke detectors, and sprinkler system"
Earthquake Resistant Structure	The building is designed based on the requirements of Seismic Design Code DPT- 1302.
Flood Protection System	The building is designed to withstand flood water of 2.5m above mean sea level.

Office Specifications

Office Floors	15th - 29th low zone 30th - 44th high zone
Total Leasable Office Space*	Approx. 47,500 sq.m
Leasable Space Per Floor*	"Approx. 1,500-1,900 sq.m. Column-free design Core to window depth of 12m"
Office Ceiling Height	2.85 m
Lobby Ceiling Height	Approx. 10 m
Floor Load Capacity	"300 kg. per sq.m. 450 - 500 kg. per sq.m. around the perimeter of the building core"
Ceiling Type	Acoustic T-bar
Lighting on Typical Floors	"2 X 28W T5 lighting system with supply and return grills Average luminance 500 LUX at working plane 0.8 m"
Power Density	For receptacle outlets : normal power 85VA/sq.m For server : essential power 25 VA/sq.m
Air Conditioning	"Central chilled water system 4 air handling unit (AHU) per typical floor Variable air volume (VAV) system for two zones (approx. 70 sq.m and approx. 40 sq.m) per each office unit Temperature controller provided for each zone Separate cold water line from central chilled water system for tenants' server room to operate independently"
Toilets	"For typical office floor: 1:18 sq.m. ratio for toilet area and net leasable area 1.2:1 ratio for male and female 1 toilet for disabled 1 executive toilet available on dedicated zone"
Plumbing and Drainage	"Pantry area provided in every floor 4 points located at the building columns and 4 points located at the building core"
Interfloor Access	"2 dedicated zones for typical floor to enable tenants to install private interfloor staircase Proximity card system installed on all fire escape doors for specific users to access other floors"



 **BHIRAJ TOWER**

CONTACT

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