

Office | For Lease

CBRE

# AIA East Gateway

The Future of Vitality & Wealth

Bangna-Trad Road

<https://property.cbre.co.th/rent/aia-east-gateway>



## AIA East Gateway

Bangna-Trad Road | Bangkok



# Grade A Office Building targeting LEED Gold and WELL Gold Certifications

Close to the Si lam BTS station

NO. OF STOREYS: 33 Storeys

TOTAL LETTABLE AREA: 70,000 sq.m.

OFFICE FLOOR: Level 6 to 33

COMPLETION: Q4, 2022

LEASE TERM: 3 years with an option to renew

DEPOSIT: 3 months

For Lease

3 M

Ceiling Heights

2,000

SQ.M. Floor Plates

\$700

Asking Rental (Inclusive of service charge, chilled water during normal office hours and land and building tax, but exclusive of VAT)



## AVAILABLE SPACES

FLOOR	UNIT	AREA	AVAILABILITY	REMARK
LOW ZONE				
6th – 12th	1	205	Available	
	2	125	Available	
	3	135	Available	
	4	275	Available	
	5	165	Available	
	6	85	Available	
	7	205	Available	
	8	125	Available	
	9	135	Available	
	10	275	Available	
	11	165	Available	
	12	85	Available	
13 <sup>th</sup> – 19 <sup>th</sup>	1	455	Available	
	2	570	Available	
	3	455	Available	1603 (under offer)
	4	575	Available	
TRANSFER FLOOR				
20 <sup>th</sup>	WF	Approx. 2,270	Available	
HIGH ZONE				
21 <sup>st</sup>	WF	Approx. 2,200	Available	
22 <sup>nd</sup>	WF	Approx. 2,200	Available	
23 <sup>rd</sup> – 26 <sup>th</sup>	WF	Approx. 2,270	Available	

## BUILDING SPECIFICATION

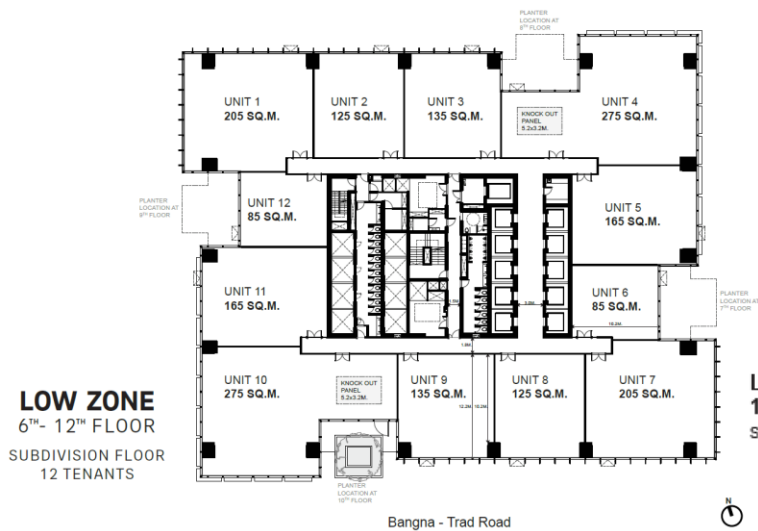
TELEPHONE LINES:	The lessee shall apply directly for the telephone line either from TRUE or TOT subject to payment of a non- refundable installation will be charged of Bath <b>TBC.-</b> per line, subject to availability. Fiber optic will be charged at Baht <b>TBC.-</b> per line, subsequent lines shall be charged at Baht <b>TBC.-</b>
CAR PARKING SPACES:	Total of 1,250 spaces  1 space for every 100 sq. m. of leased space free of charge. Additional car parking spaces can be requested at a monthly charge of Baht 1,250.- per space (exclusive of VAT), subject to availability.
VISITOR PARKING:	With a company stamp, 3 hours free of charged and subsequent hours at Baht 20.- per hour
AIR – CONDITIONING:	Central Chilled water system with VAV
OFFICE HOURS:	8.00 – 18.00
OVERTIME AIR-CON:	<u>Monday- Friday:</u>  6.00 p.m. – 10.00 p.m.: Baht 2.- per sq.m. per hour, with the minimum charge of 1 hour and at least 800 sq.m.  10.00 p.m. – 8.00 a.m.: Baht 3.- per sq.m. per hour, with the minimum charge of 1 hour and at least 800 sq.m.  <u>Saturday, Sunday and Public Holiday:</u>  8.00 a.m. – 10.00 p.m.: Baht 2.- per sq.m. per hour, with the minimum charge of 1 hour and at least 800 sq.m.  10.00 p.m. – 8.00 a.m.: Baht 3.- per sq.m. per hour, with the minimum charge of 1 hour and at least 800 sq.m.  <u>24-hour Chilled Water</u>  The Tenant shall be able to connect to the building 24-hour chilled water supply for server room as follows: Monthly fee at the charge of Baht 7,200.-/ton/month

For Lease

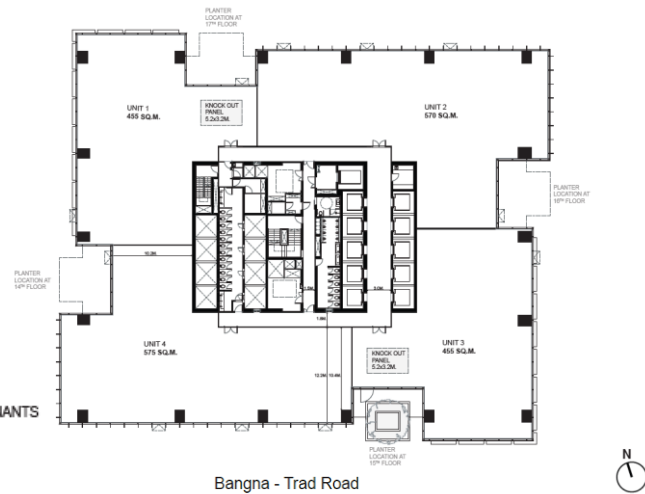
## BUILDING SPECIFICATION

HANDOVER CONDITIONS:	Acoustic T-Bar Ceiling, LED lighting fixtures, Air-conditioning units, ducting and supply with variable volume flow system (VAV), Sprinkler system and smoke detectors., Cement screed floor
UTILITIES:	Electricity: Baht 6.50.- /KW Hour Water: Baht 20.- /Cubic Meter
FACILITIES:	5 storeys of retail facilities with restaurant, coffee shop, food court and AIA Vitality Zone; fitness center & swimming pool, co-working space, open-air working space, urban rooftop farming, rooftop running track, recreation space and water feature space

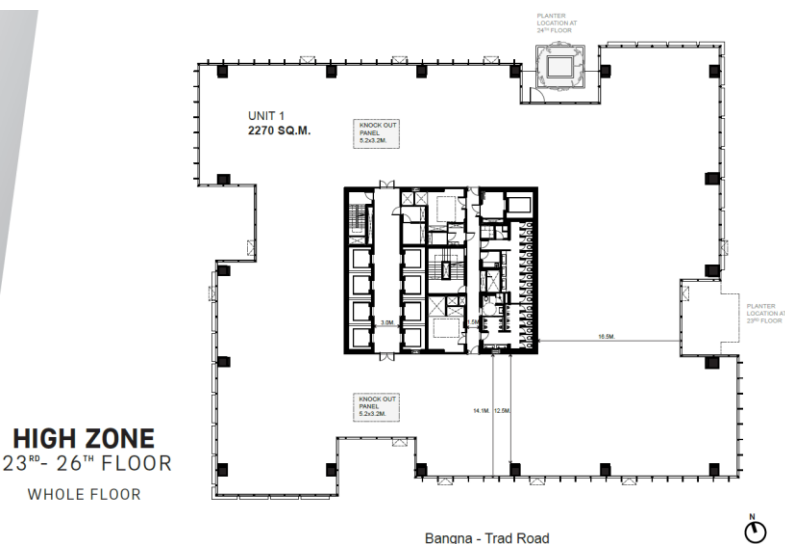
## FLOOR PLAN LOW ZONE



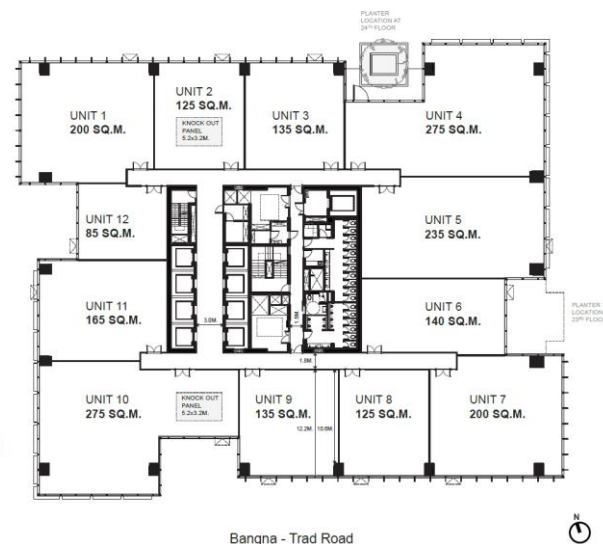
**LOW ZONE**  
13<sup>RD</sup>-19<sup>TH</sup> FLOOR  
SUBDIVISION FLOOR 4 TENANTS



## FLOOR PLAN HIGH ZONE



**HIGH ZONE**  
23<sup>RD</sup>- 26<sup>TH</sup> FLOOR  
SUBDIVISION FLOOR  
12 TENANTS

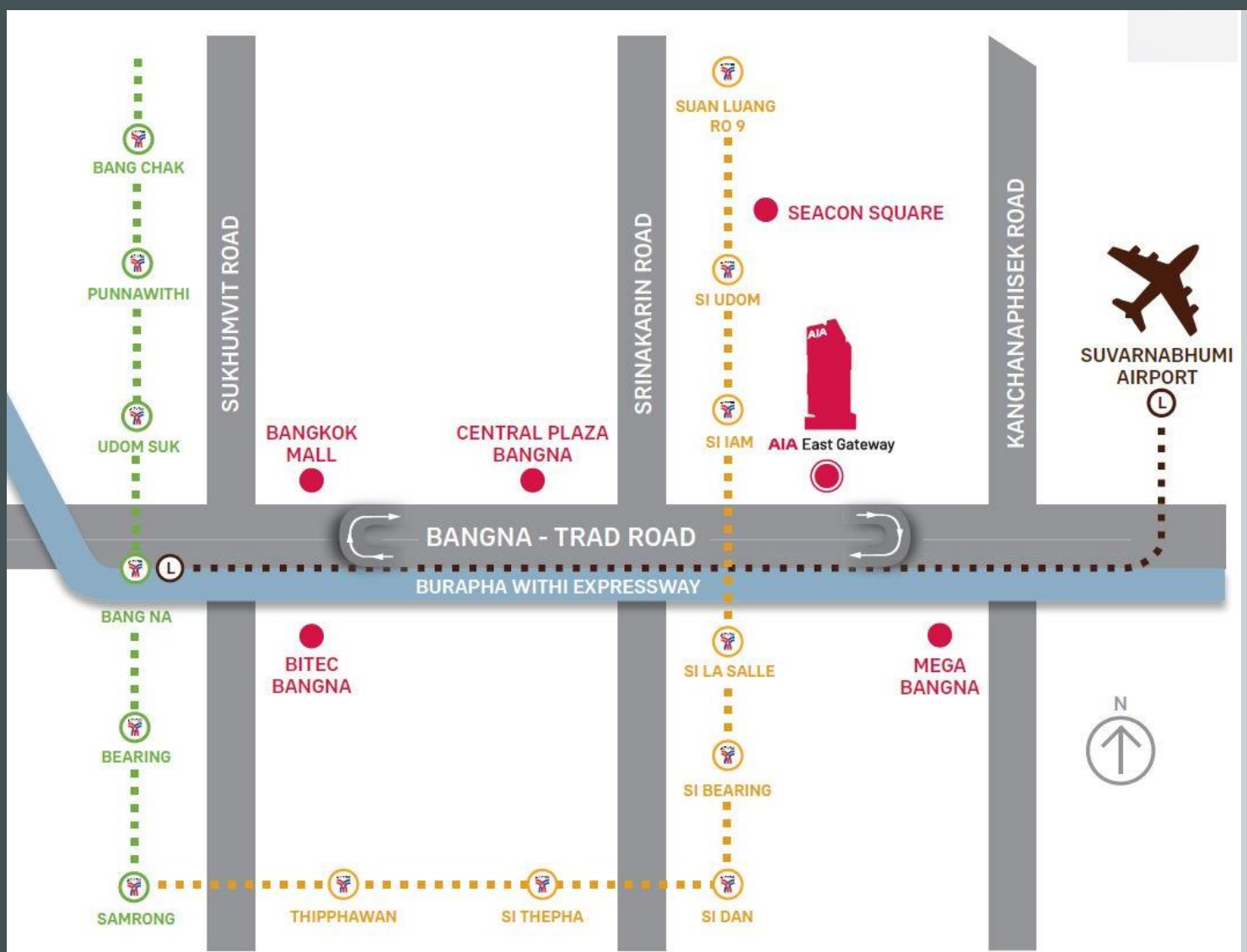


## AIA East Gateway

Bangna-Trad Road | Bangkok

For Lease

## LOCATION



## Contact Us

### SARUT VIRAKUL

Director

+66 2 119 2713

+66 8 9145 6544

[sarut.virakul@cbre.com](mailto:sarut.virakul@cbre.com)

### BARAMEE POOKCHAROEN

Senior Negotiator

+66 2 119 2707

+66 8 9010 5410

[baramee.pookcharoen@cbre.com](mailto:baramee.pookcharoen@cbre.com)

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

<https://property.cbre.co.th/rent/aia-east-gateway>

**CBRE**