

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.

BUILDINGOVERVIEW

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.

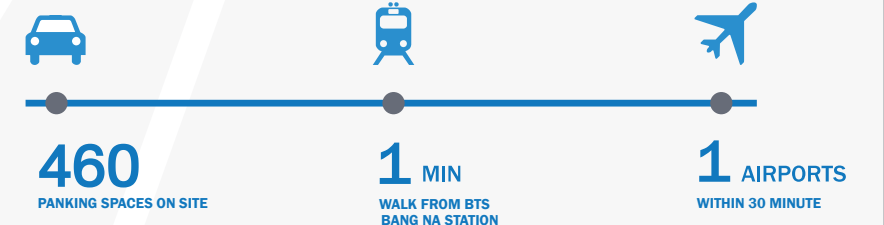


Remarks

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



**THE MOST ACCESSIBLE SITE
IN THE REGION**



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.
Car Park Lift	Main, 2M, 3, 3M	5	24 Persons
Helipad Lift	44-45	1	15 Persons

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- High Zone Lift
- Low Zone Lift
- Service Lift

Convention Halls
Level 2

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

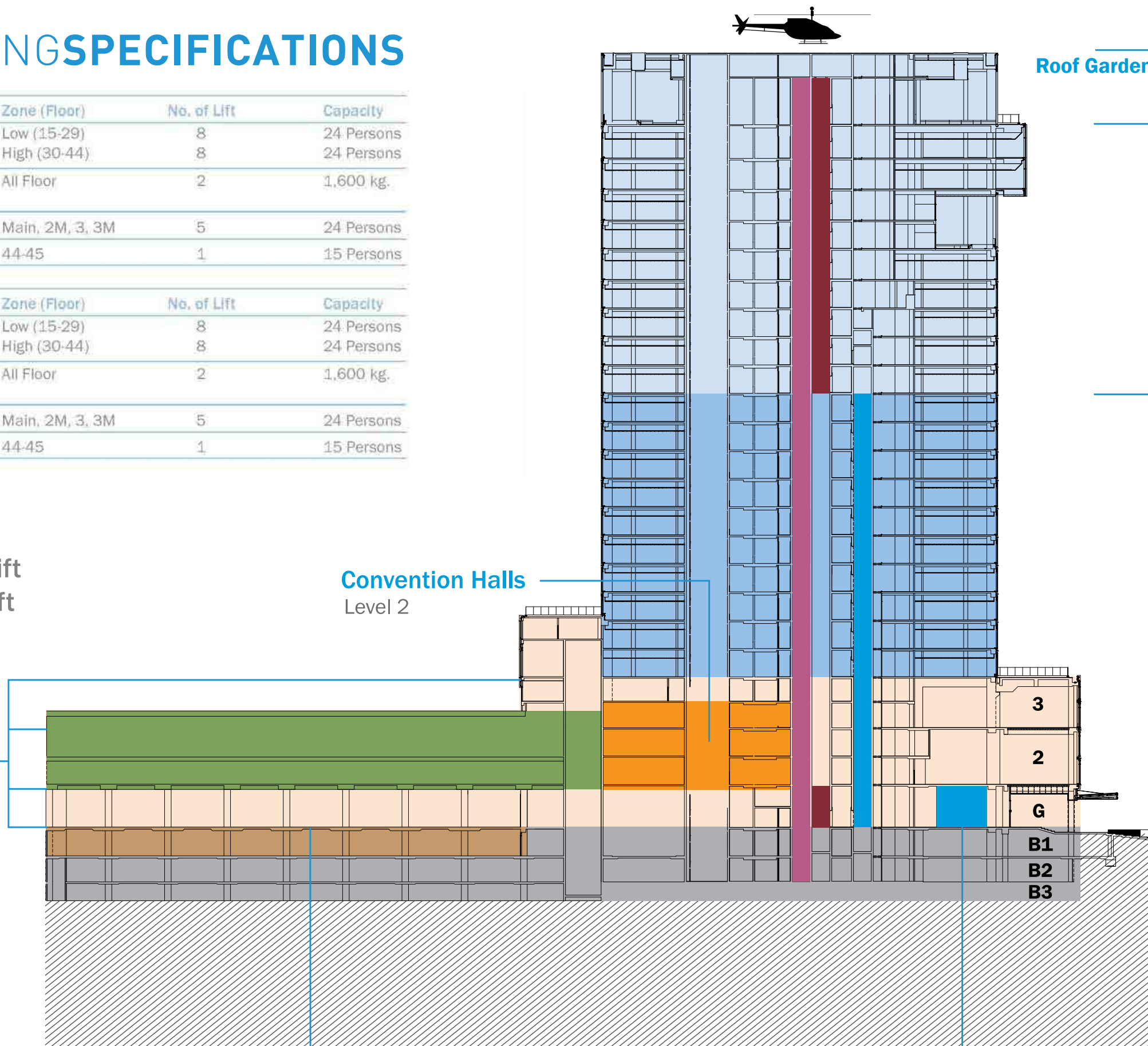
Car Park Zone

Office Car Park:
FL: B2, B3
490 cars

Retail
Level B1,G,2,3

Event Halls
Level G

Office Lobby





SINGLE TENANT : TOTAL 270 People



MULTIPLE TENANT



FLOORPLAN



SPECIFICATIONS

Architectural Outline

Location	4345 Sukhumvit Road, Bang Na, Bang Na, Bangkok 10260
Access	Direct covered link from Bang Na BTS station Complex entrance on Sukhumvit Road and Bang Na - Trad Road
Use	Office, Exhibiton, Convention, Retail and Parking
Land Area	46-1-0 rai (18.28 Acre)
Gross Area	Total : 292,100 sq.m. Office : 67,800 sq.m. Retail : 30,900 sq.m. Exhibition : 135,400 sq.m. Convention : 58,000 sq.m.
Building Struture	Post tension slab, precast concrete and insulated glass
Floors	29 Floors above ground, 3 basement Office floors : 9th - 28th Retail floors : B1, G, 2nd (BTS Link), 3rd Office lobby and exhibition facility : G Convention facility : 2nd Food court : 3rd Helipad lobby and roof garden : 29th
Lifts	Passenger use : 8 cars / capacity - 26 passengers / 2,000 kg Service use : 1 car / capacity - 16 passengers / 1,600 kg
Parking	490 spaces
Completion Date	Q1 2017
Landlord	Pharindhorn Co., Ltd.
Developer	BHIRAJ BURI GROUP
Architect	Design 103 International Co., Ltd.
Interior Designer	PIA interior Co.,Ltd.
Contractor	Italian - Thai Development PLC. Jardine Engineering Co., Ltd.
Management	Bhiraj Management Co., Ltd

Facility Specifications

Electric Power Supply	24kV from Metropolitan Electricity Authority (MEA) of Pravaj District to BITEC Three substations from Wat Sri Iam, Samrong Tai and BITEC Dual feeder installed to ensure stable electrical power supply into the building
Emergency Power Supply	2 sets of 1,100 kVA Caterpillar generators located on 2M floor with 12 hours continuous electricity supply for the building 20% of the building emergency power supply is available for tenant's use Additional space available for 2 sets of 350 kVA generators for tenants
Telecommunications	Telecommunication provider : TRUE, TOT, AIS, CAT and DTAC Fibre optic provider : UIH and TRUE Universal
Meeting Room Facility	Total area of 9,100 sq.m. with pre-function area and 12 conference rooms
Helipad	Helipad, to be certified by Civil Aviation Authority of Thailand (CAAT), located on the rooftop of the tower
Security System	Proximity card access control system with turnstile 69 CCTVs throughout the office area
Fire Protection System	2 Pressurized fire escapes in each floor, smoke detectors, fire alarm and sprinkler system
Earthquake Resistant Structure	The building is designed based on the requirements of Seismic Design Code DPT- 1302
Flood Protection Systemt	The building is designed to withstand flood water of 3.5 m above mean sea level

Office Specifications

Office Floors	9th - 19th low zone 20th - 28th high zone
Total Leasable Office Space*	Approx. 32,000 sq.m.
Leasable Space Per Floor*	Approx. 1,618 - 2,050 sq.m. Column free design Core to window depth of 12 m.
Office Ceiling Height	2.9 m.
Lobby Ceiling Height	Approx. 9.5 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 and 2 X 14W Fluorescent T5 lighting system with return grills Average luminance 500 LUX at working place 0.8 m.
Power Density	For receptacle outlets : normal power 85 VA/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 : 10 Ratio of person per sq.m. 1 : 12 Ratio of male toilet per person 1 : 9 Ratio of female toilet per person 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 wet columns
Interfloor Access	1 Dedicated zones for typical floor to enable tenants to install private interfloor staircase

*Leasable area is subjected to the final measurement.



CONTACT

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